

Minutes of Planning and Development Committee

Meeting Date: Thursday, 14 March 2013 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

S Bibby	R Sherras
I Brown	D Taylor
S Carefoot	R Thompson
B Hilton	J White
S Knox	A Yearing
J Rogerson	

In attendance: Head of Planning Services and the Head of Legal and Democratic Services.

Also in attendance: Councillors S Brunskill and N Walsh.

690 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Holgate, G Mirfin and M Thomas.

691 MINUTES

The minutes of the meeting held on 14 February 2013 were approved as a correct record with the exception of an amendment to Minute 654 application 3/2012/0913/P which the Head of Planning Services wished to realign with the refusal notice, which accurately rejected Committee's decision and the following wording to replace reason 2:

The proposal conflicts with the Council's submitted Core Strategy for reasons relating to visual amenity impact as a result of an inappropriate urban extension to the open countryside. It is also considered that to grant outline permission at the present time, for a development of this scale on greenfield land outside the settlement boundary, would be prejudicial to the emerging policies in the Core Strategy as it would pre-determine decisions about the scale and location of new development that should properly be made through the plan making process; when the effects of the proposed development on all relevant considerations could be assessed in association with similar considerations required in other potential greenfield development sites.

692 DECLARATIONS OF INTEREST

There were no declarations of interest.

693 PUBLIC PARTICIPATION

There was no public participation.

PLANNING APPLICATIONS

1. APPLICATION NO: 3/2012/0876/P (GRID REF: SD 364149 431052)
PROPOSED DEVELOPMENT OF THREE HOUSES ON LAND OFF VICTORIA TERRACE, MELLOR BROOK

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the proposal as shown on drawing No's 11.138/03C, 04C, 05C, 06C, 09A, 10 and 11.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Consultation Draft.

4. Prior to the first occupation of any of the dwellings hereby permitted, the access into the site from Mellor Brow shall have been formed to the satisfaction of the Local Planning Authority in accordance with submitted drawing number 11.138.10 (and as more specifically detailed on drawing number 10 dated 07.06.06 that has previously been approved under references 3/2007/0136/P and 3/2010/0180/P). Additionally, the access road serving the three dwellings and all garages and parking spaces shall have been provided in accordance with the submitted plans.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Consultation Draft.

5. No part of the development hereby permitted shall be commenced until an arboricultural impact and tree constraints plan in accordance with BS5837 2012 – Trees in Relation to Design, Demolition and Construction has been submitted to and approved in writing by the Local Planning Authority.

Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees identified in the Mellor Brook Tree Preservation Order 1999 and identified for retention in the approved Arboricultural Impact Assessment and Tree Constraints Plan shall be protected in accordance with BS5837 2012, the details of which shall be agreed in writing and implemented in full throughout the period of construction works under the supervision of a qualified arboriculturalist and in liaison with the Local Planning Authority.

A tree protection monitoring schedule shall be agreed by the Local Planning Authority and tree protection measures shall be inspected by the Local Planning Authority before any development works are commenced.

All previously approved root protection/exclusion zones shall remain in place until all building work has been completed and all excess materials have been removed from the site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zones. In addition, no impermeable surfacing shall be constructed within any protection zone.

No tree surgery or pruning shall be implemented without the prior written permission of the Local Planning Authority, which will only be granted when the Authority is satisfied that it is necessary, is in accordance with BS3998 for tree work and will be carried out by an approved arboricultural contractor.

REASON: In order to ensure that all trees protected by a Tree Preservation Order or shown for retention in the approved Arboricultural Impact Assessment and Tree Constraints Plan, are physically protected from the potential adverse effects of development in the interests of visual amenity and to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Consultation Draft.

6. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening. In particular the submitted details shall relate to the extensive landscaping/screen planting close to the western site boundary as shown (in illustrative form) on drawing no 11.138/09A.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall

include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of visual amenity and the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

7. The development shall be carried out in strict accordance with all mitigation measures stated in the Extended Phase 1 Habitat Survey and Baseline Ecological Impact Assessment by Cameron S Crook and Associates dated September 2012 that was submitted with the application. Specifically, the following requirements shall be satisfied:

- Checks for any new badger setts on the site shall be carried out six to eight weeks prior to any site works (including clearance) being carried out and the results of such checks shall be submitted in writing for the consideration of the Local Planning Authority.
- In relation to bats, existing flight-lines shall, wherever possible, be maintained and the required partial demolition of the existing building shall be undertaken during the period October to March inclusive.
- In relation to breeding birds, as much existing mature vegetation as possible shall be retained and no vegetation shall be removed during the breeding season of February to July inclusive or until or unless checked for breeding birds by an ecologist.
- In relation to botany/vegetation communities/habitats, the mature woodland and scrub adjoining the site of the proposed development shall be retained and links into the wildlife corridor shall be maintained.

REASON: In the interests of species protection and conservation and to comply with Policies DMG1 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

8. Prior to the commencement of development, a working method statement relating to the required de-culverting works and the creation of compensatory habitat shall be submitted to and approved in writing by the Local Planning Authority. The working method statement shall include details of the length of the proposed de-culverting, the design of the new channel to be opened up and details of what will happen to the excavated material. The development shall thereafter be carried out in complete accordance with the approved details unless any subsequent amendments or modifications have first been agreed in writing by the Local Planning Authority.

REASON: In the interests of species protection and conservation and to comply with Policies DMG1 and ENV10 of the Ribble Valley Districtwide

Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 – 2028
– A Local Plan for Ribble Valley Regulation 22 Submission Draft.

(Councillor S Brunskill and Councillor N Wash were given permission to speak on the above item. Mr Booth spoke in favour of the above application).

2. APPLICATION NO: 3/2012/0967/P (GRID REF: SD 360286 437463)
REPLACE FRONT DOOR AND REPLACE ONE FIRST FLOOR WINDOW WITH
A SIDE OPENING SYSTEM TO ENABLE ESCAPE IN CASE OF EMERGENCY.
FLAT AT OVER 60'S CLUB, TOWNELEY ROAD, LONGRIDGE, LANCASHIRE

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

2. The permission shall relate to the development as shown on Plan Drawing No's OSC/KTC/003 Revision C and OSC/BRM/002 Revision B.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. APPLICATION NO: 3/2013/0085/P (GRID REF: SD 374760 442312)
PROPOSED DEMOLITION OF THE EXISTING KITCHEN AND STORE AND
REPLACEMENT WITH A SINGLE STOREY KITCHEN AND UTILITY ROOM AT
48 CHATBURN ROAD, CLITHEROE

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the development shown on plan reference number J.BROWN2012-02A.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with submitted plans.

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall

have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings” and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings” and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft)

4. APPLICATION NO: 3/2013/0097/P (GRID REF: SD 362179 443352)
PROPOSED SINGLE STOREY EXTENSION OF UTILITY SPACE AND INCLUDING REMOVAL OF NORTH WEST FACING ROOF SLOPE AND DOOR AT 6 CHURCH RAIKE, CHIPPING

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the development shown on drawing No 268/201.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with submitted plans.

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with

Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area.

5. APPLICATION NO: 3/2012/0964/P (GRID REF: SD 368700 438070)
PROPOSED DETAILED CONSENT FOR THE ERECTION OF 30 DWELLING-HOUSES, CREATION OF NEW ACCESS ON TO WHALLEY ROAD, NEW ESTATE ROAD, LANDSCAPING, REPLACEMENT SCHOOL CAR PARK AND PICK UP AND DROP OFF PROVISION, PUBLIC OPEN SPACE, DEMOLITION OF EXISTING AGRICULTURAL BUILDING AT LAND TO THE NORTH OF WHALLEY ROAD, HURST GREEN

The Head of Planning Services gave an update in relation to the comments which had now been received from the Area of Outstanding Natural Beauty section of Lancashire County Council who were satisfied that the development was reasonable. There was also comment made in relation to the mineral advice.

DEFERRED and DELEGATED to the Director of Community Services for approval of the legal agreement within a period of 6 months from the date of this decision and as outlined in the Section 106 Agreement sub-heading within the report and subject to the following conditions:

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall be implemented in accordance with the proposal as detailed in the amended plan dated 5 December 2012 reference Y81:842.SK15 REVC and plans reference Y81:781.00 REVA in relation to all plot numbers and elevation drawings and plans LL02, LL03, LL04, LL05 in relation to landscape and boundary treatment.

REASON: For avoidance of doubt and to clarify which plans are relevant.

3. No development shall begin until detailed plans indicating the proposed slab floor level and road level has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

4. The new estate road/access between the site and B6243 Whalley Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site with the exception of the replacement school car park.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft and to ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

5. At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources. Details and a timetable of how this is to be achieved, including details of the physical works on site, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on site. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter.

REASON: In order to encourage renewable energy and to comply with Policies G1 of the Ribble Valley Districtwide Local Plan and Policy EM18 of the North West of England Regional Spatial Strategy to 2021 and Policies EN3, DME5 and DMG1 of the Core Strategy 2008-2028 Regulation 22 Submission Draft.

6. No development shall take place until details of the provisions to be made for artificial bird (species) nesting sites/boxes have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be implemented in full before the development is first brought into use, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for bird species of conservation concern and reduce the impact of development in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

7. Prior to commencement of any works, a detailed mitigation plan for species identified in the ecological survey and assessment dated October 2012 including measures for protecting breeding sites or resting places shall be submitted to and approved in writing by the local planning authority.

The measures as detailed in the approved mitigation plan shall also include details of measures to enhance the ecological and biodiversity of the site through appropriate landscape planting and long - term management. All details shall be implemented in accordance with an agreed specified timetable and thereafter shall be permanently maintained in accordance with the approved details.

REASON: In order to reduce the impact of the development on biodiversity and safeguard the natural habitats of those species of conservation concern in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN2 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

8. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified under the requirements of condition 7 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the Local Planning Authority before any site works are begun.

The root protection zones shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development in accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN2 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

9. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - (i) the parking of vehicles of site operatives and visitors
 - (ii) loading and unloading of plant and materials
 - (iii) storage of plant and materials used in constructing the development
 - (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - (v) wheel washing facilities
 - (vi) measures to control the emission of dust and dirt during construction
 - (vii) a scheme for recycling/disposing of waste resulting from construction works

viii) Details of the hours of operation in relation to construction traffic as a result of the development.

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

10. The dwellings shall achieve a minimum Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

REASON: In order to encourage an energy efficient development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

11. This planning permission shall be read in conjunction with the Legal Agreement dated ...

REASON: For the avoidance of doubt as the application is subject of an agreement.

12. Prior to commencement of any phase of the development, details of the surface water drainage and means of disposal from that phase based on the hierarchy outlined in building regulation 83 and sustainable drainage principles with evidence of an assessment of site conditions shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To prevent the increased risk of flooding both on and off site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

13. Surface water must be drained separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewage systems.

REASON: To prevent the increased risk of flooding both on and off site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

14. Notwithstanding any indication on the approved plans, no development shall not be commenced unless and until a drainage strategy for disposal of surface and foul water has been submitted to and approved in writing by the Local Planning Authority. Development should be completed and maintained and managed in accordance with the approved details.

REASON: To prevent the increased risk of flooding both on and off site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

15. No development shall take place until a surface water drainage scheme for the site based on sustainable drainage principles and assessment of hydrological and hydro-geological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1:100 year critical storm will not exceed the run-off from undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with approved details before the development is completed. Advice is also given regarding surface water run-off and suds management scheme.

REASON: To prevent the increased risk of flooding both on and off site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

16. No part of the development shall commence until a scheme for the construction of the site access has been submitted to, and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: To satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable before work commences on site and comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

17. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centreline of the proposed access road from the nearer edge of the carriageway of the B6243 Whalley Road to points measured 70m in each direction along the nearer edge of the carriageway of the B66243 Whalley Road, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access and to comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

18. The proposed access road shall be constructed to a minimum width of 5.5m with continuous 2m wide footway provision on both sides from the B6243 Whalley Road into the site for a minimum length of 10m.

REASON: To enable vehicles and pedestrians to enter and leave the site in a safe manner and comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

19. Notwithstanding the submitted details no development approved by this permission shall be commenced until design details and specifications of the internal streetscape and its associated lighting, street furniture, walls and fences has been submitted to and approved in writing by the Local Planning Authority. The works shall then be completed in accordance with approved details.

REASON: In the interests of the visual amenities of the area in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide local Plan and Policies DMG1 and DMG2 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

20. Notwithstanding the approved scheme submitted with this application, further details of landscaping along the northern boundary of the proposed development site shall be submitted to and approved in writing by the Local Planning Authority. These submitted details along with those submitted with the application shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period not less than five years to the satisfaction of the Local Planning Authority. The maintenance shall include the replacement of any tree or shrub which is removed, or dies or is seriously damaged or becomes seriously diseased by a species of a similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

21. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order amended, revoking or re-enacting that Order) any future extensions, external alterations to the dwelling formed as a result of the barn conversion including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

22. The proposed car parking area and lay-by area shown on the plan shall be implemented to the satisfaction of the Local Planning Authority and carried out prior to commencement of development elsewhere on site unless agreed in writing by the Local Planning Authority. A phasing plan including timescale for the car park and lay-by shall be submitted to and approved in writing by

the Local Planning Authority. The car park and lay-by shall thereafter be retained in perpetuity.

REASON: In the interests of highway safety and to comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG2 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

23. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DME4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location.

24. Prior to commencement of development, a landscape management plan including long-term design objective, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) including the play area, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall also provide precise details of all play equipment and its maintenance and indicate a timescale when the play space shall be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved.

REASON: In the interests of residential and visual amenity and to ensure that appropriate provision is made for public open space in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMB4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

25. No development shall take place until details of a scheme relating to the safeguarding of local mineral reserves has been submitted to and approved in writing by the Local Planning Authority. Any such scheme shall include recordings of significant mineral reserves and how the reserves will be utilised on the site or elsewhere. The approved statement shall be adhered to throughout the construction period.

REASON: In the interest of protecting mineral reserves and to comply with Policy CS1 of the Joint Lancashire Minerals and Waste Local Development Core Strategy.

NOTE(S):

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserved the right to provide the highway

works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Executive Director at PO Box 9, Guild House, Cross Street, Preston PR1 8RD in the first instance to ascertain the details of such an agreement and the information to be provided.

2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.
3. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act.
4. The applicant is advised that in order to comply with both the landscaping and the materials condition, that any replacement perimeter fencing along the northern boundary of the proposed site shall seek to use the estate rail fencing similar to that used within the locality and with new hedgerow planting alongside it or appropriate dry stone walling.

(Mr Leeming spoke in favour of the above application. Mrs Wright spoke against the above application).

695 ITEMS DELEGATED TO DIRECTOR OF COMMUNITY SERVICES UNDER SCHEME OF DELEGATED POWERS

The following proposals have been determined by the Director of Community Services under delegated powers:

696 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0953/P	Car park crossing point, alteration of public right of way, modification of air intake duct, installation of trolley shelter, installation of extract duct (Re-submission of 3/2012/0607P)	E. H. Booth & Co Berry Lane Longridge
3/2012/0981/P	Change of use of land to facilitate the sale of motor vehicles, touring caravans and trailer tents	Deer Park Garage Gisburn Road Gisburn
3/2012/1008/P	Proposed demolition of outbuilding to make way for office building and car parking including improvements	Hill Top Farm Forty Acre Lane Longridge
Cont/		

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont...	to entrance and provision of passing place on farm track	
3/2012/1010/P	Proposed erection of three detached dwellings, each with work from home office space, vehicular and pedestrian access alterations to existing entrance and associated external driveway and landscaping works	land adjacent to 55 Pendle Road Clitheroe
3/2012/1064/P	Application for a 'V' stack advertisement hoarding in relation to Calderstones Vale development site. Advertisement to measure 1.5m x 3.5m on 2.5m legs to rise above existing hedge at land at corner	Mitton Road & Pendle Drive Whalley
3/2012/1086/P	Proposed erection of a two storey three bedroom dwelling adjacent to the existing cottages recently erected	Smithy Row 7 Smithy Row Hurst Green
3/2012/1095/P	Creation of a new single storey dwelling to rear following demolition of remains of derelict barn	4 Stanley Street and Sharples Court Longridge
3/2012/1104/P	Proposed Summer House	Cherry Tree Cottage Clitheroe Road Waddington
3/2012/1107/P	Application for the renewal of planning permission 3/2009/0792/P for a two bedroom dwelling with integral garage	Stonyhurst View Brockhall Village
3/2012/1116/P	Change of use from residential dwelling (Class C3) to offices (B1 Business)	33 Salthill Road Clitheroe
3/2013/0008/P	Application for the discharge of conditions 4 (protected species mitigation) and 5 (building dependant protected species sites) in respect of planning application 3/2012/0833/P relating	Vale House Close Manor Road Whalley
3/2013/0010/P	Extension at first floor level to existing single storey building and extension at ground floor level to form garden room	Newlands Back Lane Chipping
3/2013/0011/P	Proposed first floor side extension	35 Whalley Road Wilpshire
3/2013/0016/P	Application for the modification of a S106 agreement relating to application 3/2004/1184/P	Green End Sawley Road Grindleton

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0017/P	Proposed change of use from dwelling to office at ground floor with one bedroom flat above and alterations to roof of single storey element	144 Woone Lane Clitheroe
3/2013/0022/P	Proposed single storey extension to the rear	Kingfisher Cottage Whalley Road, Sabden
3/2013/0025/P & 3/2013/0026/P	Installation of new signage to the exterior of the building	Assheton Arms Hotel Downham
3/2013/0028/P	Application for the discharge of condition No 4 (site access and off site highway improvements), condition No 12 (phase 2 ground investigation), condition No 14 (tree protection measures) and partial discharge of condition No 3 (wall materials) of planning permission 3/2012/0219/P	Altham Pumping Station Burnley Road Altham
3/2013/0030/P	Proposed single storey extension to side (west) elevation forming garage and utility room; two storey extension to front (north) elevation forming home cinema and playroom with attached single storey oak framed car port, oak framed tiled canopy to the front (north) elevation, oak framed tiled canopy to rear (south) elevation with infill balustrading and timber decking and formation of two window openings to the side (east) elevation	Beechwood 2 Hammond Drive Read
3/2013/0031/P	Demolish and replace existing single storey rear extension	83 Mersey Street Longridge
3/2013/0039/P	Advertisement Consent for 1 x Illuminated Fascia Sign and 1 x Illuminated Hanging sign	Lloyds Pharmacy 40 Berry Lane Longridge
3/2013/0040/P	Construction of a single storey garden room and detached garage (single) within garden area	1-2 Ladycroft Cottage Holden
3/2013/0044/P	Change of use of store/garage building to residential annex with retention of one garage space	Riverside Barn Garage Sawley Road Sawley
3/2013/0045/P	Demolition of existing agricultural buildings to make way for proposed indoor leisure complex incorporating swimming pool, sauna, steam room and Jacuzzi, with café and display shop	Todber Holiday Park Burnley Road Gisburn

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0048/P	Proposed extension to side (north west) and rear (south west) elevations to form Garage, Utility Area and Garden Room, infilling (glazed and brickwork) of open porch on front (north east) elevation and alterations to existing drive to form 2 no car parking spaces	2 Butts Grove Clitheroe
3/2013/0049/P	Proposed orangery to rear	22 Asturian Gate Ribchester
3/2013/0053/P	Single Storey rear extension	61 St Marys Drive Langho
3/2013/0058/P	Proposed erection of fencing to section on north boundary adjacent	Well Terrace at The Sixth Form Centre York Street, Clitheroe
3/2013/0061/P	Proposed single storey extensions to dwellings (north east and south west elevations)m alterations to lean-to roof forming entrance canopy (north east elevation), formation of new window opening (north west elevation) and formation of new door/window opening (south west elevation)	31 Mellor Brow Mellor
3/2013/0065/P	Application to vary Condition no. 15 of planning application 3/2012/0745/P	Brown Leaves Hotel Longsight Road Clayton-Le-Dale
3/2013/0076/P	Application for a non material amendment to increase the size of the extension	150 Whalley Road Langho

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2012/1048/P	Conversion of two traditional farm buildings into two full open market dwellings and the demolition and rebuilding of an existing farmhouse	Sheepfold Farm Balderstone Hall Lane Balderstone	DWLP Policies G1, ENV3, ENV7, H15 and H17, Submission Draft Core Strategy Policies DMG1, DME2, DME3 and DMH4, Sections 11 and 12 of the NPPF – Detrimental impact on original character of

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			traditional building and visual amenity of the open countryside, highway safety and species protection.
3/2012/1058/P	Outline application for separate dwelling within the curtilage	Higherfield Osbaldeston Lane Osbaldeston	NPPF, Policies G1, G5, H2, DMG1, DMG2, DMH1 and DMH3 – inappropriate and unsustainable development due to the isolated location of the site.
3/2012/1079/P	2 No signs internally illuminated (retrospective) at Greens Solicitors	79 King Street Whalley	Districtwide Local Plan Policies G1, ENV16 and Whalley Conservation Area Appraisal, Submission Draft Core Strategy Policies DMG1 and DME4, NPPF – Sections 7 and 12 – harmful impact on the host building and the street scene spoiling the historic character and appearance of the Conservation Area.
3/2012/1094/P	Internal alterations including upgrading of existing attic room to create habitable rooms with insertion of 3 No conservation roof lights. Alterations to ancillary adjoining store building to create new kitchen	Higher Lickhurst Fm Leagram Chipping	Harmful impact upon the character (including setting) and significance of the listed building - - attic floor historic fabric, first floor room plan form and incongruous, conspicuous and visually intrusive
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			roof lights and French-doors. Planning (Listed Buildings and Conservation Areas) Act 1990.
3/2012/1115/P	Proposed works to the rear boundary wall, including timber fence	2 Hippings Way Clitheroe	The proposed development is contrary to Policies G1 and H12 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMH5 of the emerging Core Strategy.
3/2013/0012/P	Restoration works to existing outbuilding to prevent building falling into further disrepair	Rockhouse Town End Slaidburn	Harmful impact upon character and significance of listed building because of alteration/ loss of important historic fabric. Planning (Listed Buildings and Conservation Areas) Act 1990.
3/2013/0027/P	Proposed alteration to windows on west elevation of existing dwelling, conversion of attached garage/utility to entrance hall/utility, new windows to north elevation of attached garage, replacement of existing garage door with oak framed entrance and additional velux windows	Green Banks Barn Moorside Lane Wiswell	DWLP – G1, ENV16, H17 & Submission Draft C.S DMG1, DME4 and DMH4 – detrimental to character and appearance of the barn conversion and Wiswell Conservation Area.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0041/P	Erection of new gated fence across walkway	St Michael & St John's Social Centre and Parish Hall Lowergate Clitheroe	<p>DWLP – ENV20, SDCS – DME4 and Para. 132 of NPPF - The proposed treatment to the important historic fabric to which the gates would be attached has not been shown nor clearly and convincingly justified and has an unduly harmful impact upon the character and significance of the listed buildings.</p> <p>DWLP – G1, ENV16, ENV19, ENV20, Core Strategy S.D – DMG1 and DME4 and Section 12 of NPPF - conspicuous and incongruous addition and would result in the unsympathetic enclosure of the historic and important open space between the two listed buildings.</p>
3/2013/0073/P	Alteration and extension to existing dormer bungalow	138 Ribchester Rd Clayton-le-Dale	<p>Districtwide Local Plan Policies G1, H10, SPG Extensions and Alterations to Dwellings. Submission Draft Core Strategy Policies DMG1 and DMH5 and Section 7 of the NPPF. It</p>

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			would result in a dominant and incongruous addition to the detriment of visual amenity.

698 AGRICULTURAL NOTIFICATIONS WHERE PLANNING CONSENT WILL **NOT** BE NECESSARY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0114/N	Proposed construction of a 25m section of new forest access track that is required to create a turning area for the timber wagons within the woodland, to allow extraction of felled timber, Wagons are only able to access the woodland from one direction due to the local road networks.	Cowley Brook Woodland Roman Road Knowle Green
3/2013/0116/N	Replace an existing machinery building	Blackshaw Farm Jacksons Bank Road Balderstone
3/2013/0117/N	Portal steel frame storage building	Hawkshaw Farm Longsight Road Clayton-le-Dale

699 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0861/P	Outline application for residential development	Land off Milton Avenue Clitheroe
3/2012/1013/P	7 non illuminated car park disclaimer directional and information signs	BHI Gisburn Park Hospital, Gisburn Park Estate, Gisburn
3/2012/1024/P	Demolition of car port and erection of dwelling to provide manager's accommodation for the caravan park/parm and associated office and reception facilities in connection with the caravan park	Hacking Caravan Park Potterford Farm Elker Lane Billington
3/2012/1042/P	Change of use from vacancy shop premises and dwelling to form 2 apartments	2 Walker Street Clitheroe
3/2012/1106/P	Single storey annex ancillary to the main dwelling	Reed Deep Whalley Road Hurst Green

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0098/P	Single storey extension of utility space and including removal of new facing roof slope and door	6 Church Raike Chipping

700 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0065	Land off Dale View Billington	24/5/12	12	With applicants solicitor
3/2012/0014	Land adj Greenfield Avenue, Low Moor Clitheroe	19/7/12	30	With Planning
3/2012/0379	Primrose Mill Woone Lane, Clitheroe	16/8/12	14	Deed of Variation With Miller Homes
3/2012/0497	Strawberry Fields Main Street, Gisburn	11/10/12	21	With Agent
3/2012/0420	Land North & West of Littlemoor Clitheroe	8/11/12	49	With Planning
3/2012/0617	Land off Clitheroe Road Barrow	8/11/12	7	With Agent
3/2012/0179	Land at Accrington Road Whalley	6/12/12	77	With Planning
3/2012/0738	Dale View Billington	6/12/12	10	With Planning
3/2012/0785	Clitheroe Hospital Chatburn Road, Clitheroe	6/12/12	57	With Agent
<u>Non Housing</u>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures Lancashire County Council to draft Section 106
<u>Non Housing</u>				
3/2012/0455	Shireburn Caravan Park Edisford Road Waddington	7/8/12		Decision 11/2/13

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0623	Land at 23-25 Old Row, Barrow	8/11/12	16	23	27/2/13

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2011/0300 O	17.1.12	Mr & Mrs Myerscough Outline application for the erection of a country house hotel and spa Land adjacent to Dudland Croft Gisburn Road Sawley	-	09/04/13	
3/2011/0025 O	25.6.12	J-J Homes LLP Outline planning application for residential development (ten dwellings) Land off Chatburn Old Road Chatburn	-	Procedure has now been changed – appeal will be dealt with via a Public Inquiry, date 12.03.13	Public notified
3/2012/0259 D	25.9.12	Mr A Ball Proposed new vehicle/pedestrian access to site Seven Acre Cottage Forty Acre Lane Longridge	WR	-	Awaiting site visit
3/2012/0401 Non-determination	12.10.12	Phillips Property Limited Outline application for the proposed re-development of the site for residential purposes 51-53 Knowsley Road Wilpshire	WR	-	Appeal Dismissed 12/2/13
3/2012/0096 D	14.11.12	Mr & Mrs D Hancox Proposed dwelling with garages, garden and landscaping Kemple Barn Whalley Road Clitheroe	WR	-	Statement sent 21/12/12 Inspector appointed. Site visit 4/3/13
3/2011/1032 D	19.11.12	Mr Peter Street Proposed 'Log Cabin' style holiday lodges Whins Lodge Whalley Old Road Langho	WR	-	Statement sent 20/12/12

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2011/0991 C	06/12/12	Sunderland Peacock & Associates land rear of Hazelmere Pimlico Road Clitheroe	WR	-	Statement sent 15/01/13 Appellant's final comments received 26/2/13
3/2012/0477 D	06/12/12	Heywood Butchers The Abattoir Clerk Hill Road Whalley	WR	-	Statement sent 16/01/13 Appellant's final comments received 15/2/13
3/2012/0831 D	13/12/12	Mr J Harding and Ms C Britcliffe 29 Moor Lane, Clitheroe	WR	-	Statement sent 23/01/13
3/2012/0637 Undetermined	07/01/13	Mr Andrew Taylor, David Wilson Homes, land to the south of Mitton Road, Whalley	Inquiry	15/05/13 (7 days)	Notification letter sent 08/01/13 Questionnaire sent 30/01/13
3/2012/0843 D	07/01/13	Paddy Power plc Whiteside Bakery 10 Market Place Clitheroe	WR	-	Notification letter sent 8/1/13 Questionnaire sent 21/01/13 Statement sent 15/2/13
3/2012/0630 Undetermined	22/01/13	land SW of Barrow and W of Whalley Road Barrow	Inquiry	4/6/13	Notification letter sent 29/01/13 Questionnaire sent 01/02/13
3/2012/0478 and 0479 Undetermined	23/01/13	28 Church Street Ribchester	WR		Notification letter sent 31/01/13 Questionnaire sent 05/02/13 Statement due 06/03/13
3/2012/0723 R	25/01/13	site of former stable Trapp Lane Simonstone	WR		Notification letter sent 01/02/13 Questionnaire sent 06/02/13 Statement due 07/03/13

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2012/0526 R	01/02/13	Laneside Farm Pendleton	WR		Notification letter sent 11/02/13 Questionnaire sent 11/02/13 Statement due 15/03/13
3/2012/0089 R	Awaiting start date appellant's documents received 31/01/13	Lanshaw Barn Woodhouse Lane Slaidburn			Notification letter sent 26/2/13 Questionnaire due 01/03/13 Statement due 29/03/13
3/2012/0402 R	Awaiting start date appellant's documents received 24/01/13	Mason House Farm Clitheroe Road Bashall Eaves			Notification letter sent 25/02/13 Questionnaire sent 25/02/13 Statement due 01/04/13
3/2012/0862 R	Awaiting start date appellant's documents received 21/01/13	Fell View Barnacre Road Longridge			Questionnaire and notification sent 22/2/13 Statement due 27/03/13
3/2012/0327 O	27/2/13	Land east of Clitheroe Road, Lawsonsteads Whalley	WR/Cost		Allowed

702 CORE STRATEGY WORKING GROUP

Committee received minutes of two meetings of the Core Strategy Working Group held on 30 January and 13 February 2013. Councillor Rogerson pointed out that he had been present at the 13 February meeting. The Chairman commented that the Working Group was working very well and there had been two subsequent meetings which were now being held on a weekly basis.

703 APPEALS

3/2012/0401/P – Proposed redevelopment of site for residential purposes at 51-53 Knowsley Road, Wilpshire – Appeal dismissed

The meeting closed at 7.25pm.

If you have any queries on these minutes please contact John Heap (414461).