

Minutes of Planning and Development Committee

Meeting Date: Thursday, 23 May 2013 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

S Bibby	S Knox
I Brown	G Mirfin
S Carefoot	J White
B Hilton	A Yearing
J Holgate	

In attendance: Director of Community Services, Head of Planning Services, Head of Regeneration and Housing, Head of Legal and Democratic Services and Regeneration Projects Officer.

25 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Rogerson, I Sayers, D Taylor, M Thomas and R Thompson.

26 MINUTES

The minutes of the meeting held on 11 April 2013 were approved as a correct record and signed by the Chairman.

27 DECLARATIONS OF INTEREST

Councillor S Carefoot declared an interest in respect of planning application 3/2013/0285/P and 3/2013/0286/P in respect of Sharley Fold Farm, Dixon Road, Longridge.

28 PUBLIC PARTICIPATION

There was no public participation.

29 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2012/0789/P (GRID REF: SD 377489 435316)
PROPOSED DEMOLITION OF THE EXISTING BUILDING AND THE
ERECTION OF ONE DETACHED DWELLING AND ACCESS ALTERATIONS
AT LAND OPPOSITE FOXHILL HOUSE, WHINS LANE, SIMONSTONE

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 the amended plans received by the Local Planning Authority on 5 April 2013 (drawing no LOF/01 Dwg01B).

REASON: For the avoidance of doubt and to ensure compliance with the submitted amended 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 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4. The development shall be carried out in accordance with the Tree Survey Schedule for Arboricultural Impact Appraisal Report By Bowland Tree Consultancy Limited (Ref. BTC359 dated 26 July 2012) Prior to the commencement of any development works including delivery of building materials and excavations for foundations or services, all trees identified for retention in that report shall be protected with a root protection area in accordance with the BS5837 [Trees in Relation to Construction]. Details of a tree protection monitoring schedule shall also be submitted to and agreed in writing by the Local Planning Authority before any site works are begun. The monitoring schedule shall then be implemented in accordance with the agreed details.

The root protection area 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 without prior written permission of the Local Planning Authority, which will only be granted when the Authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and will be carried out by an approved arboricultural contractor.

REASON: In order to ensure that the trees within the site that are to be retained are afforded maximum physical protection from the adverse effects of development in order 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.

5. 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. The scheme shall include an appropriate number and species of trees to replace those trees that are to be felled as part of the proposed development scheme.

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 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 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

6. No part of the development shall be commenced until a non-native species removal and disposal method statement has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the eradication and removal from the site all Japanese Knotweed and Himalayan Balsam. The removal and disposal of these species shall then be carried out in accordance with the approved method statement to the satisfaction of the Local Planning Authority.

REASON: To ensure that there is no risk of further spread of a non-native plant species and to ensure that there are no residue non-native plant species parts remaining in the interests of protecting the native ecology of the site and to comply with Policies G1 and ENV13 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.

(Mr Kinder spoke in favour of the above application. Miss Roland spoke against the above application).

2. APPLICATION NO: 3/2012/0870/P (GRID REF: SD 373163 445294)
CHANGE OF USE OF AN AGRICULTURAL BUILDING WITH OFFICE AND STAFF FACILITIES TO MIXED USE FOR AGRICULTURAL, OFFICE, STAFF FACILITIES, CIDER MAKING AND HOLIDAY COTTAGE USE (PART RETROSPECTIVE) AT DOVE SYKE NURSERY, EAVES HALL LANE, WEST BRADFORD

WITHDRAWN from the Agenda

3. APPLICATION NO: 3/2012/1113/P (GRID REF: SD 374048 440941)
PROPOSED HOUSING DEVELOPMENT AT PARKER AVENUE, 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 as shown on drawing numbers RA039/02A and 03A.

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 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4. Prior to the first occupation of each of the dwellings hereby permitted a hard surfaced parking area for two vehicles with access from Back Whalley Road shall have been formed within the rear curtilage to the satisfaction of the Local Planning Authority in accordance with the details shown on drawing number RA039/02A. Thereafter, two parking spaces and vehicular access to the spaces shall be permanently retained for each dwelling to the satisfaction of the Local Planning Authority.

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 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

5. The fencing and gates on the rear (east) boundary of the site shall not exceed 1.2m in height unless precise details of the design of any fencing above that height have first been submitted to and approved in writing by the Local Planning Authority. Any fencing above 1.2m high shall be permanently retained in accordance with the approved design unless the Local Planning Authority agrees in writing to any future amendments or alterations.

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

NOTE(S):

1. The applicant is advised to ensure prior to the commencement of development that the proposed on-site parking spaces for each dwelling benefit from a legal right of way from Whalley Road across Back Whalley Road, as any failure to provide the required access and parking spaces would be liable to enforcement action in respect of a breach of condition number 4 of this planning permission.

4. APPLICATION NO: 3/2013/0004/P (GRID REF: SD 372592 436652)
PROPOSED ERECTION OF FOUR DWELLINGS (ALTERNATIVE SCHEME TO THAT APPROVED UNDER REFERENCE 3/2009/0807/P) AT ABBEY FARM, NETHERTOWN CLOSE, WHALLEY

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 proposed development as shown on the amended plans received by the Local Planning Authority on 6 March 2013 (drawing numbers WHA/01 Dwg 01B, 02A, 03C, 04C and 05.

REASON: For the avoidance of doubt and to ensure compliance with the submitted amended 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 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4. Prior to the first occupation of any of the dwelling hereby permitted, their respective driveways, parking spaces and garages shall have been provided in accordance with the details shown on drawing number WHA/01 Dwg 04C. Thereafter these facilities shall be retained permanently available for their designated purpose to the satisfaction of the Local Planning Authority.

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 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

5. The ground floor window to a study and the two first floor windows to an en suite shower room at the western end of the front elevation of the dwelling on plot 4 shall be fitted with obscured glazing, precise details of which shall be submitted to and approving in writing by the Local Planning Authority. The approved glazing shall be fitted prior to the first occupation of this dwelling and thereafter shall be retained in this manner in perpetuity unless the Local Planning Authority grants permission in writing for any alterations to the glazing in these windows.

REASON: In the interests of the privacy of the occupiers of a neighbouring property 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.

6. No doors, windows or other openings shall at any time be formed in the south facing rear elevation or the east facing side elevation of the detached garage/annex building on Plot 4 unless a further planning permission has first been granted by the Local Planning Authority in respect thereof.

REASON: In the interests of the privacy of the occupiers of a neighbouring property 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 garage/annex building on Plot 4 shall only be occupied as ancillary accommodation in association with the occupation of the main dwelling on this plot and shall not be used as an independent separate residential unit.

REASON: To comply with the terms of the application and because the provision of two separately occupied units on this plot could be injurious to the amenities of nearby residents and, as a result of insufficient parking provision, could be detrimental to highway safety. This would be contrary to 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.

8. Prior to the first occupation of each of the dwellings, their curtilages shall have been defined by boundary walls, fences or hedges in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and to provide a satisfactory level of amenity for the occupiers of the proposed dwellings in order 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.

9. Once development works commence on site, should site operatives discover any adverse ground conditions and suspect that the ground may be contaminated, they should report this to the Contaminated Land Officer at Ribble Valley Borough Council. Works in that location shall then cease and the potential problem area shall be protected by fences, barriers and warning signs as appropriate. Sampling and analysis of the suspected contaminated materials shall then be carried out by a competent person and a report detailing the sampling methodologies and the analysis results together with details of remedial methodologies shall then be submitted for the written approval of the Local Planning Authority. Any approved remediation scheme shall be implemented prior to any further development works taking place and prior to occupation of the development.

In the event that no adverse ground conditions are encountered during site works and/or development, a verification statement shall be submitted to the Local Planning Authority prior to occupation of the dwellings confirming that no adverse ground conditions were found.

REASON: To ensure that the development does not cause pollution of ground or surface waters either on or off site 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.

(Mr Kinder spoke in favour of the above application).

5. APPLICATION NO: 3/2013/0276/P (GRID REF: SD 874355 441977)
PROPOSED TWO SETS OF PROJECTING METAL 3D BOX SECTION LETTERS, 500MM LONG, 800MM WIDE AND TWO BOROUGH CRESTS, 100MM X 100MM FIXED TO THE FRONT AND SIDE ELEVATIONS AT RIBBLE VALLEY BOROUGH COUNCIL, COUNCIL OFFICES, CHURCH WALK, CLITHEROE

GRANTED subject to the following condition:

1. This consent shall relate to the advertisement signs as shown on drawing number 2946-001 dated 7 March 2013.

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

(Councillor Carefoot declared an interest in the next item and left the meeting)

6. APPLICATION NO: 3/2013/0285/P & 3/2013/0286/P
(GRID REF: SD 360655 437331)
PROPOSED GARDEN FENCE, GATES AND OUTBUILDING AND REMOVAL
OF EXISTING STORE AND CONIFERS AT SHARLEY FOLD FARM, DIXON
ROAD, LONGRIDGE

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 as shown on plan references 12-004/05/1; 12-004/05/2; 12-004/05/3 and 12-004/05/4 with the exception of the raising of existing brick wall on the south east boundary.

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

3. Notwithstanding the submitted details, precise specifications of all materials shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that materials to be used are appropriate to the locality in accordance with Policy G1 and ENV19 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of Regulation 22 Submission Draft Core Strategy.

4. Prior to commencement of development precise details of the rear and side elevation of the proposed shed shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that materials to be used are appropriate to the locality in accordance with Policy G1 and ENV19 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of Regulation 22 Submission Draft Core Strategy.

RECOMMENDATION 2: That Listed Building Consent be granted 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 relate to the development as shown on plan references 12-004/05/1; 12-004/05/2; 12-004/05/3 and 12-004/05/4 with the exception of the raising of existing brick wall on the south east boundary.

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

3. Notwithstanding the submitted details, precise specifications of all materials shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that materials to be used are appropriate to the locality in accordance with Policy G1 and ENV19 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of Regulation 22 Submission Draft Core Strategy.

(Councillor Carefoot returned to the meeting)

7. APPLICATION NO: 3/2013/0296/P (GRID REF: SD 368523 432599)
APPLICATION FOR THE VARIATION OF CONDITION NUMBER 3 (WINDOW GLAZING/OPENING) OF PLANNING PERMISSION 3/2011/0709/P AT 24 RIBCHESTER ROAD, WILPSHIRE

(The Head of Planning Services added a late item containing information from the applicant).

REFUSED for the following reason(s):

1. The variation of the condition by the removal of the requirement to fit restrictors to the windows to limit the degree of opening to not more than 45% would be seriously detrimental to the privacy of the occupiers of an adjoining property contrary to the requirements of saved policies G1 and H10 of the Ribble Valley Districtwide Local Plan, the Supplementary Planning Guidance: Extensions and Alterations to Dwellings, and the requirements of Policies DMG1 and DMH5 of the Core Strategy 2008 to 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

(The applicant spoke in favour of the above application).

- 30 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:

- 31 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0423/P	Proposed new slurry lagoon (retrospective)	Withgill Farm Withgill Fold Withgill, Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0910/P	Proposed change of use of land for the siting of 15 new static holiday caravans in place of the storage area which will be relocated	Bridge Heywood Caravan Park, Dunkirk Farm Whalley Road Read
3/2012/0977/P	Proposed change of use – the provision of an ‘on-site’ residential accommodation for the applicant, and integrated single storey double garage, wood fire boiler and store	Northcote Stud Northcote Road Langho
3/2012/1070/P	Proposed storage of hazardous substance consent in connection with items falling within Parts A, B and C of Schedule 1 of the 1992 Regulations	Samlesbury Aerodrome Myerscough Road Balderstone
3/2012/1110/P	Proposed extension of dwelling into adjoining barn, conversion of outbuildings into one dwelling and erection of ménage and stables	Quarry House Tosside
3/2013/0009/P	Erection of kitchen extension, utility store (retrospective) and extension to car park from 48 spaces and 4 disabled spaces to 74 car parking spaces and 8 disabled spaces	The Sanctuary of Healing Dewhurst Road Langho
3/2013/0051/P	Restoration of former cottages to create one, three bed dwelling house with attached garage, garden room and walled parking area	Cottages Top Row Sabden
3/2013/0089/P	Two storey extension to the side and sunroom to the rear (resubmission)	16 Hawthorne Place Clitheroe
3/2013/0102/P	Two storey rear extension to the property	29 Eastfield Drive West Bradford
3/2013/0104/P	Retrospective application for the erection of a timber post and rail with vertical board fence (amended resubmission of application 3/2012/0737/P)	2 St Denys Croft Pimlico Road Clitheroe
3/2013/0107/P	Proposed construction of a conservatory	Foxcroft, Whalley Road Billington
3/2013/0132/P	Proposed pumping station, rising main and surface water outfall ancillary to proposed residential development to land at Preston Road Longridge – Outline Planning Permission 3/2011/0316/P	Preston Road Longridge

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0134/P	Application for an amendment to planning permission 3/2010/0632 for formation of new window openings on North and East elevation and lowering of window sill on East elevation	Stocks House Hellifield Road Bolton By Bowland
3/2013/0143/P	Proposed non-illuminated fascia sign and 1no. non-illuminated projecting sign to the front elevation to replace existing	Barclays Bank Plc 67 King Street Whalley
3/2013/0146/P	Proposed extension to kitchen and rear of property and creation of garden room; creation of utility room/W.C. to the rear of the garage; creation of new dormer window to front of property - master bedroom and extension of dormer window to bathroom at rear of property	35 The Hazels Wilpshire
3/2013/0153/P	Outline application for a new dwelling in the curtilage of existing dwelling	1 Durham Avenue Wilpshire
3/2013/0056/P & 3/2013/0057/P	Internal alterations	Abbey Croft 2 The Sands, Whalley
3/2013/1062/P & 3/2013/0163/P	Planning permission and listed building consent for a small link building and the conversion of workshop into habitable space	Black Hall Farm Garstang Road Chipping
3/2013/0165/P	Proposed extension to the side replacing existing garage with, garage, utility and study	40 Moorfield Whalley
3/2013/0167/P	Single storey rear extension	5 Oakway Longridge
3/2013/0172/P	Proposed porch to front of property rendered on the outside to match the existing and with slate roof	7 Highfield Road Clitheroe
3/2013/0195/P	Proposed slated roof to existing single storey rear extension to replace flat felted roof. Refacing front elevation in natural stone to replace existing brick outer leaf	2 Ribblesdale Place Osbaldeston Lane Osbaldeston
3/2013/0196/P	Proposed demolition of the existing rear conservatory and the erection of a single storey rear extension. Alterations to the internal layout of the garage/utility room to form a spare room, WC, utility and workshop/store. A new pitched	12 Whittam Road Whalley
Cont/		

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont...	roof will be extended over the rear end of the existing garage/utility and the walls/roof brought up to current regulations	
3/2013/0198/P	Proposed single storey rear extension and replacement garage	13 Langdale Avenue Clitheroe
3/2013/0200/P	Proposed rear conservatory to the property	49 Fairfield Drive Clitheroe
3/2013/0209/P	Proposed change of use of Unit 6 from Class B1 to Class D2	Unit 6 90 Berry Lane Longridge
3/2013/0210/P	Proposed extension to existing covered roof area for to create a manure store and new covered area over existing sheep handling area	Birchen Lea Farm Leagram Chipping
3/2013/0211/P	Proposed two-storey rear extension and 4sq.m PV Solar Thermal Panels on the South East elevation. Re-submission of 3/2012/1056	2 Cardigan Close Clitheroe
3/2013/0212/P	Proposed replacement two-storey dwelling following demolition of the existing bungalow. Re-submission of refused application 3/2012/0552/P	Shay Cross Old Back Lane Wiswell
3/2013/0223/P	Installation of drop kerb and hard standing	62 Padiham Road Sabden
3/2013/0226/P	Non-material amendment to application 3/2010/0944/P to provide a front (south-eastern) porch	Pennine View Bleasdale
3/2013/0232/P	Removal of existing pews to form one large open space. Alterations relocation of existing pulpit to side wall	Chipping Congregational Church Club Lane Chipping
3/2013/0233/P	Loft conversion and formation of French door opening in gable wall	31 Bolland Prospect Clitheroe
3/2013/0234/P	Renewal of planning permission 3/2010/0021/P - Proposed single storey link/garage extension and loft conversion	Oak Barn Norcross Farm Hothersall Lane Hothersall
3/2013/0235/P	New glazing and sliding doors to front elevation	Bay Horse Garage Ltd Longsight Road Osbaldeston

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0238/P	Application for the approval of details reserved by condition no. 3 of planning permission 3/2012/0848/P	Huntroyde Home Farm Huntroyde West Whins Lane Simonstone
3/2013/0240/P	Proposed window in side elevation. Re-submission of 3/2012/0970	4 Park Mews Gisburn
3/2013/0241/P	Demolition of existing outbuildings and section of boundary wall, and construction of new garage building	38 Townend Farm Longridge Road Chipping
3/2013/0242/P	Non-material amendment to 3/2013/0061. Omission of extension to South West elevation (area of Kitchen on 4316-07A) formation of sliding/folding door opening to south west elevation (area of sitting area on 4316-07C)	31 Mellor Brow Mellor
3/2013/0248/P	Proposed single storey side and rear extensions and new roof to existing attached double garage	The Nook Snodworth Road Langho
3/2013/0250/P	Demolition of current extension and erection of replacement extension to be rebuilt to modern standard	150 Whalley Road Clitheroe
3/2013/0255/P	Two storey side extension	3 Chapel Hill Farm Cottages, Lower Lane Longridge
3/2013/0256/P	Application for the discharge of condition no.3 (materials) and condition no.4 (method statement) of planning permission 3/2012/1104P	Cherry Tree Cottage Orchard Cottages Waddington
3/2013/0257/P	New fascia featuring 2no 'Maserati logos and 'Bowker Ribble Valley'. Maserati Logo to feature back lights	Bay Horse Garage Ltd Longsight Road Osbaldeston
3/2013/0263/P	Proposed replacement trolley bay from metal framed to wooden framed ones and new timber cladding applied to the side of the entrance area. Proposed relocation of two fire exit doors and new cladding applied to the front of the ATM	Tesco Duck Street Clitheroe
3/2013/0265/P	Application to discharge condition no.3 (materials) of planning permission 3/2012/1068P	16 Whins Avenue Sabden
3/2013/0269/P	Application to discharge condition number 3 (Materials), condition number 5 (Construction Method	Altham Pumping Stn. Burnley Road Altham
Cont/		

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont...	Statement), condition number 10 (Noise Insulation Measures), condition no 11 (Acoustic Fence Details) and condition number 15 (Landscaping Details) of planning permission 3/2012/0219/P	
3/2013/0326/P	Application for a non-material amendment to planning permission 3/2012/0918/P to allow the West wall of the Garden Room to be constructed in natural stone (as the North and East elevations) instead of the painted render on the approved plans	Cross House Broad Lane Whalley
3/2013/0332/P	Application for the discharge of a planning obligation relating to planning permission 3/2001/0755/P and revoke planning permission 3/2000/0890/P	Burons New Laithe Horton-in-Craven
3/2013/0337/P	Application for a non-material amendment to planning permission (reserved matters) 3/2012/0629P, to amend detached house driveways to 4.8m wide to ease parking congestion on the site roads at land	Chapel Close Low Moor Clitheroe
3/2013/0343/P	Application for non-material amendment to planning permission 3/2012/0154, to move one of the Velux windows to the front of the extension	Alder House Alderford Close Clitheroe
3/2013/0344/P	Application for the discharge of condition 4 (tree protection measures) of planning permission 3/2012/0821/P	Nook House Farm Longsight Road Clayton-le-Dale

32

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0062/P	Replacement of two existing wood panel garages with a new build brick and block garage. Part retrospective application for the installation of a flue	3 Larkhill Cottages Old Langho	Contrary to Policy G1 of DWLP and Policy DMG1 of RVCS.
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...	outlet to rear slope on the existing garage		
3/2013/0108/P 3/2013/0109/P	Formation of a car park for use by hotel guests	Eaves Hall Moor Lane West Bradford	Harmful to character of the listed building because the car park would be incongruous, conspicuous and visually intrusive within the designed landscape. Contrary to Policies ENV19, ENV20 and G1(a) of RVDLP, Paragraph 17 and 131 NPPF and Policies DME4 and DMG1 of the RV(Reg 22)CS.
3/2013/0208/P	Application for the removal of condition no. 3 of planning consent 3/2010/1023/P, to allow the holiday let to be used as permanent residential accommodation	Higher Mill Farm Mill Lane Slaidburn Road Waddington	The site is in a predominantly rural location, and the development of the site in principle would therefore not be in accordance with the NPPF presumption in favour of sustainable development. Contrary to guidance within Local Plan Policies G1, ENV1, H2, H15 and H23, and guidance within the NPPF –
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			unsustainable location for the creation of a new dwelling.
3/2013/0227/P	Proposed bedroom extension over the garage	The Farmhouse Dean Top Whalley Road Simonstone	DWLP – policies G1, H10, SPG – RVCS – policies DMG1 and DMH5 - Scale, design, massing – detrimental to visual amenity and property itself.
3/2013/0244/P	Repairs and refurbishment of existing dwelling	Bell Sykes Farm Catlow Road Slaidburn	The proposals would be unduly harmful to the character (including fabric and setting) and significance of the listed building because of the unjustified removal and alteration of important historic fabric. This is contrary to Policies ENV20 and ENV19 of the Ribble Valley Districtwide Local Plan, Policy DME4 of the Ribble Valley Core Strategy Regulation 22 Submission Draft and the National Planning Policy Framework paragraphs 126 and 131 (desirability of sustaining and
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			enhancing the significance of heritage assets).

33 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0207/P	Application for a Lawful Development Certificate for the proposed erection of gates to be less than 1m high	Huntroyde Hall West Whins Lane Simonstone

34 CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR ACTIVITY IN BREACH OF PLANNING CONDITION

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0179/P	Application for a Lawful Development Certificate for an existing use. Connected sheds for domestic ancillary use	2 Pendle View Brockhall Village Langho

35 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0141/P	Change of use of barn to dwelling and erection of detached garage	Eatoughs Farm Fleet Street Lane Ribchester
3/2013/0142/P	Two floor mounted air conditioning condenser units to the rear	Barclays Bank 67 King Street Whalley
3/2012/0175/P	Two storey and single storey extensions and proposed drive	Glenlivet, Straits Lane Read
3/2013/0180/P	Retrospective application for decking in the rear garden	2 Pendle View Brockhall Village
3/2013/0199/P	Change of use of ground floor from commercial to residential use to form one two-bed unit	27-29 Bawdlands Clitheroe
3/2013/0214/P	New slurry lagoon	Over Hacking Farm Stonyhurst
33/2013/0213/P	Two storey side extension and single storey rear extension to existing detached dwelling including internal alterations	5 Abbot Walk Clitheroe
3/2013/0136/P	New 4 bed attached house on side of property on garden area in lieu of approved two-storey extension	2 Halton Place Longridge

<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 Agent
3/2012/0379	Primrose Mill Woone Lane Clitheroe	16/8/12	14	Deed of Variation Applicants solicitor
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 Legal/Planning
3/2012/0617	Land off Clitheroe Road Barrow	8/11/12	7	Approved
3/2012/0179	Land at Accrington Road Whalley	6/12/12	77	With Agent
3/2012/0738	Dale View Billington	6/12/12	10	With Legal
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	With Agent
3/2012/0964	Land to the north of Whalley Road Hurst Green	14/3/13	30	With Legal
3/2012/1101	The Whins Whins Lane Read	11/4/13	16	With Planning
3/2013/0113	Petre Wood Crescent Langho	11/4/13	25	Negotiations ongoing 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>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	Waiting for decision
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	Appeal allowed 19/04/13 Costs application refused 24/04/13
3/2011/1032 D	19.11.12	Mr Peter Street Proposed 'Log Cabin' style holiday lodges Whins Lodge Whalley Old Road Langho	WR	-	Appeal dismissed 26/03/13
3/2012/0831 D	13/12/12	Mr J Harding and Ms C Britcliffe 29 Moor Lane, Clitheroe	WR	-	Appeal dismissed 16/04/13
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)	Waiting for Inquiry to take place
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 (8 days)	Waiting for Inquiry to take place
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 sent 15/03/13

<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>
3/2012/0723 R	25/01/13	site of former stable Trapp Lane Simonstone	WR		Notification letter sent 01/02/13 Questionnaire sent 06/02/13 Statement sent 07/03/13
3/2012/0526 R	01/02/13	Laneside Farm Pendleton	Changed to Hearing		Notification letter sent 11/02/13 Questionnaire sent 11/02/13 Statement sent
3/2012/0526 R	27/03/2013	Laneside Farm Pendleton	Costs		
3/2012/0089 R	15/02/13	Lanshaw Barn Woodhouse Lane Slaidburn	WR		Notification letter sent 26/2/13 Questionnaire due 01/03/13 Statement sent 29/03/13
3/2012/0402 R	18//2/13	Mason House Farm Clitheroe Road Bashall Eaves	WR		Notification letter sent 25/02/13 Questionnaire sent 25/02/13 Statement due 01/04/13
3/2012/0862 R	13/02/13	Fell View Barnacre Road Longridge	WR		Questionnaire and notification sent 22/2/13 Final comments sent 25/04/13
3/2012/0327 Application for award of costs against RVBC	27/02/13	land to the east of Clitheroe Road (Lawsonsteads) Whalley	Costs		Applicant's application for costs is successful and a full award of costs is being made against RVBC

<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>
3/2012/0938 R	11/03/13	26 Waddow Grove Waddington	HH		Appeal dismissed 16/04/13
3/2012/0729 R	13/03/13	Dog & Partridge Tosside	WR		Notification sent 21/03/13 Questionnaire sent 03/04/13
3/2012/1088 R	28/03/13	8 Church Brow Clitheroe	LB		Notification sent 08/04/13 Questionnaire sent 09/04/13
3/2012/0913 R	28/03/13	land off Waddington Road Clitheroe	Inquiry		Notification sent 11/04/13 Questionnaire sent 15/04/13
3/2012/0723 Application for award of costs against RVBC	09/04/13	site of former stable Trapp Lane Simonstone	Costs		
3/2012/0792 R	30/04/13	Hodder Bank Stonyhurst	WR		Notification sent 07/05/13 Questionnaire sent 07/05/13
3/2012/1079 R	26/04/13	79 King Street Whalley	WR		Notification sent 07/05/13 Questionnaire due 17/05/13
3/2012/0972 R	23/04/13	Shays Farm Tosside	WR		Notification sent 24/04/13 Questionnaire sent 24/04/13
3/2012/0539 R	25/04/13	Carr Hall Home and Garden Centre Whalley Road, Wilpshire	Hearing		Notification sent 30/04/13 Questionnaire sent 8/05/13
3/2013/0099	Awaiting confirmation from Inspectorate	land to the west of Whalley Road, Barrow			
38	NON DETERMINATION APPEAL IN RELATION TO A PROPOSED OUTLINE APPLICATION FOR THE PROVISION OF UP TO 190 RESIDENTIAL UNITS (FALLING WITHIN USE CLASS C3) INCLUDING AFFORDABLE HOUSING WITH TWO NEW VEHICULAR AND PEDESTRIAN ACCESSES ON TO WHALLEY ROAD, ON-SITE LANDSCAPING, FORMAL AND INFORMAL OPEN SPACE AND ASSOCIATED INFRASTRUCTURE WORKS INCLUDING A NEW				

FOUL WATER PUMPING STATION AT LAND TO SOUTH WEST OF BARROW AND WEST OF WHALLEY ROAD, BARROW

The Director of Community Services submitted a report advising Committee in relation to the recently received non-determination appeal and requesting guidance on the issues relating to the Council's reasons for refusal of the scheme. No formal decision had yet been made in relation to this application for several reasons. There had been ongoing discussions with consultees in respect of highway and education matters. This coupled with the case officer's commitments and conflicting priorities in relation to other major development schemes (applications and appeals) and outstanding consultation responses, had meant that there had been limited opportunities to progress work on this particular scheme.

The appeal for non-determination was submitted on 25 April 2013 and on receipt no further work had been undertaken in relation to dealing with the planning application. The Planning Inspectorate had now contacted the Council to confirm that the appeal was valid. The appellant had requested that the appeal be considered at a Public Inquiry which they estimate will sit for four days. All those persons who were notified or consulted about the application and any other interested persons who had made representations regarding the application would be informed of the appeal so that additional comments could be submitted to the Planning Inspectorate. It was important to gauge the Members of Planning and Development Committee in order that Committee Members were satisfied with the officer report and were in agreement with its content and conclusions. It was felt that had this application been considered at a Planning and Development Committee, the formal recommendation would have been one of refusal with the following issues forming the substance of the Council's case:

- The proposal would be prejudicial to emerging policy in the Core Strategy
- Insufficient information has been made available to enable a comprehensive assessment to be made of the likely impacts of the application on the local highway infrastructure
- Visual impact

The Head of Planning Services also informed Committee that if ongoing discussions between the appellant and the Local Planning Authority conclude that the highway network can safely accommodate the level of traffic generated without causing severe residential cumulative impacts, then that reason would not be pursued at the Inquiry. He also informed Committee that although an Assistant Planning Officer had written this report, it had been with the authorisation of both himself and a Senior Planning Officer.

RESOLVED: That Committee endorse the issues outlined as reasons for refusal and authorise the Director of Community Services and Head of Planning Services to liaise as appropriate to establish the best possible case to defend the appeal.

HOUSING LAND AVAILABILITY

The Director of Community Services submitted a report providing Committee with information on the most recent results of the Housing Land Availability survey and also asking that they formally adopt a figure of 200 houses per annum for development management purposes. He informed Committee that the Regional Spatial Strategy for the north west had been revoked in its entirety and that this had come into force on 20 May 2013. It was therefore imperative that for the avoidance of doubt, that a figure of 200 dwellings per annum be adopted by Committee for development management purposes until such time as the Core Strategy had been through the Examination in Public process.

RESOLVED: That Committee note the report and agree to the adoption of the 200 units per annum in the light of the revocation of the Regional Spatial Strategy.

CORE STRATEGY LOCAL DEVELOPMENT SCHEME – PROPOSED REVISION

The Chief Executive submitted a report asking Committee to consider and agree an update to the timetable in the Council's Local Development scheme. As Members were aware, the Examination process had been suspended to enable the Council's evidence base to be refreshed and brought up to date. The current timetable anticipates the re-opening of the Examination on the 1 July. The consequence knock-on effect to the timetable therefore needed to be incorporated into the Local Development scheme. The timetable was outlined for Committee's information and set out the key stages and milestones for the Core Strategy leading to adoption together with the proposed housing and economic development DPD that would deal with allocations taking account of the suspension. This would provide an indication of the timeframe expected which would assist in resource planning.

RESOLVED: That Committee authorise the Chief Executive to update and publish the Local Development scheme as required in consultation with the Chairman of Planning and Development Committee, keeping Members informed of any significant changes as appropriate.

PROPOSED REVISION TO STATEMENT OF COMMUNITY INVOLVEMENT

The Chief Executive submitted a report on the revisions made to the adopted Statement of Community Involvement following legislative changes since the document's last revision in 2010. This was purely a technical update to comply with new regulations and the new duty to co-operate enshrined within the Localism Act.

RESOLVED: That Committee

1. accept the proposed changes to the document and agree to authorise the Chief Executive to publish it for a consultation of six weeks in the near future; and

2. agree that subject to no substantive issues arising from the consultation, that in consultation with the Chair of Planning and Development Committee, the revised document be adopted.

42 CAPITAL OUTTURN 2012/2013

The Director of Resources submitted a report seeking Member approval for the slippage of capital schemes from the 2012/2013 financial year to 2013/2014 financial year, and to review the final outturn of the capital programme for 2012/2013 for this Committee. The past capital programme for the Planning and Development Committee consisted of two schemes which totalled £27,900. Actual expenditure to date was £11,896. The total slippage for this Committee amounted to £16,000 which related to the purchase of an upgrade to MVM software due to the supplier being unable to fulfil the order.

RESOLVED: That Committee agree the request for slippage as outlined in the report and approve the slippage of £16,000 into the 2013/2014 financial year.

43 CORE STRATEGY – SERVICE CENTRE HEALTH CHECKS

The Chief Executive submitted a report for Committee's information updating them on the update to the Core Strategy evidence base document following a request from the Planning Inspectorate in relation to the submitted Core Strategy. A service centre health check document was attached for Committee's information and summarised the findings of the service centre health checks undertaken for Clitheroe, Longridge and Whalley and assessed the health of the local centres, in line with recognised methodology as well as national policy, the National Planning Policy Framework published in 2012. The broad direction highlighted by the survey was that the current approach in the Core Strategy was appropriate. However, it had been discussed in the Core Strategy Working Group that given the emphasis of NPPF there was merit in developing an additional focused service centre policy to be presented to the Inspector in the Examination.

RESOLVED: That the report be noted.

44 CORE STRATEGY – GYPSY AND TRAVELLER ACCOMMODATION

The Chief Executive submitted a report on the update to this Core Strategy evidence base document following a request from the Planning Inspectorate in relation to the submitted Core Strategy. The document was included for Committee's information; the updated GTAA did not identify any current unmet gypsy and traveller need and considers that none will arise in the next 10 years, ie to 2023 'beyond potential in migration'. The updated GTAA did not imply any significant change to the text of Key Statement H4 or the accompanying Development Management Policy, it may still require change to the provision figures within the H4 supporting text by updating the text with the suggested new figures and timescales indicated. However, the text of the actual policy would remain the same.

RESOLVED: That the report be noted.

45 MINUTES OF THE CORE STRATEGY WORKING GROUP

Committee received the minutes of two Core Strategy Working Group meetings held on 27 March 2013 and 10 April 2013.

RESOLVED: That the minutes be received.

46 REPRESENTATIVES ON OUTSIDE BODIES 2013/2014

A report was submitted for Committee's information on the outside bodies that come under the remit of the Planning and Development Committee and their membership.

RESOLVED: That the report be noted.

47 APPEALS

- a) 3/2012/0831/P – Installation of a 2.5m x 1m balcony to second floor window on Lowergate aspect of 29 Moor Lane, Clitheroe. Appeal dismissed.
- b) 3/2012/0938/P – New double side extension including balcony to the rear. Alterations to materials for base of existing front extension at 26 Waddow Grove, Waddington. Appeal dismissed.
- c) 3/2011/1032/P – “Log cabin” style holiday lodges at Whins Lodge, Whalley Old Road, Langho. Appeal dismissed.
- d) 3/2011/0025/P – Outline planning application for residential development (10 dwellings) at Land off Chatburn Old Road, Chatburn. Appeal allowed with conditions.

48 REPORTS OF REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

49 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following items of business be exempt information under Category 3 of Schedule 12A of the Local Government Act, the press and public be now excluded from the meeting.

50 EXTERNAL REPRESENTATION IN RELATION TO FORTHCOMING PLANNING APPEALS

The Director of Community Services submitted a report providing Committee with an update in relation to the appointment of barristers and landscape witnesses in connection with current and forthcoming planning appeals. The main issue

related to the cost of employing an expert witness to defend the appeals in which a landscape/visual impact formed part of the reason.

RESOLVED: That Committee retrospectively agree the appointment of barristers and external landscape witnesses based on the submitted quotes.

51 CORE STRATEGY EVIDENCE BASE – EXEMPTIONS TO FINANCIAL PROCEDURES

The Chief Executive submitted a report for Committee's information on the exemptions agreed to the procurement regulations in connection with progressing the Core Strategy. The work related to viability appraisal and retail issues, which had been commissioned.

RESOLVED: That the report be noted.

The meeting closed at 8.07pm.

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