

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 18 July 2013 starting at 6.30pm  
Present: Councillor T Hill (Chairman)

Councillors:

S Bibby	I Sayers
I Brown	D Taylor
S Carefoot	M Thomas
B Hilton	R Thompson
J Holgate	J White
G Mirfin	A Yearing
J Rogerson	

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

Also in attendance: Councillor C Ross.

### 169 APOLOGIES

An apology for absence from the meeting as submitted on behalf of Councillors S Knox.

### 170 MINUTES

The minutes of the meetings held on 13 June 2013 and 25 June 2013 were approved as a correct record and signed by the Chairman.

### 171 MATTERS ARISING

Councillor J White referred to Minute 108(4) of Committee dated 13 June and asked the Head of Planning Services about two issues which he had raised at that meeting in relation to footpaths and road widening scheme and the classification of the correct location of the junction. The Head of Planning Services updated Committee on both issues.

### 172 DECLARATIONS OF INTEREST

Councillor J Rogerson declared an interest in planning application 3/2012/0870/P, Dove Syke Nursery, West Bradford. Councillor T Hill declared an interest in planning application 3/2013/0137/P, Lawsonsteads, Whalley.

### 173 PUBLIC PARTICIPATION

There was no public participation.

## PLANNING APPLICATIONS

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

1. 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 AND CIDER MAKING (RETROSPECTIVE) AT DOVE SYKE NURSERY, EAVES HALL LANE, WEST BRADFORD, BB7 3JG

The Head of Planning Services commented on changes to condition 5 and condition 6.

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 external appearance of the building (ie window and door numbers, sizes and positions) and to the uses of the different parts of the building as shown on submitted drawing number Cre/5731/1508/01 REVA (amended plan received by the Local Planning Authority on 1 July 2013).

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

3. The cider produced at the site shall be for wholesale only with no retail sales from the site other than incidental sales during any authorised temporary events held at the site.

REASON: As the establishment of an A1 retail use would be inappropriate in this rural location to the detriment of the character of the area contrary to Policies G1 and ENV1 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 Submission Draft.

4. With regards to the cider making business, any deliveries of raw materials to the site or despatch of the finished product from the site shall only take place between the hours of 9am and 6pm Monday to Saturday with no deliveries or despatch on Sundays or Bank Holidays.

REASON: In the interests of 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 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

5. The number of festivals/events held at the site shall be restricted to a maximum of 3 in any one calendar year as defined from 1 January to 31 December. Each event shall be restricted to 1 day and the opening times of those days shall be restricted to 9am to 11.30pm with all persons attending the events to be off the site by midnight.

REASON: In the interests of the amenities and character of the locality and the amenities of nearby residents 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.

6. Except for the 3 days upon which a festival/event is being held (see condition 5 above) the use of the premises by customers shall be restricted to hours between 9am and 6pm Monday to Saturday and 10am to 4pm on Sundays.

REASON: 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; as the use of the premises outside these hours could prove injurious to the character of the area and to the amenities of nearby residents.

(Gary Hoerty spoke in favour of this application.)

(Councillor Rogerson returned to the meeting.)

2. APPLICATION NO: 3/2013/0113/P (GRID REF: SD 370946 434979)  
PROPOSAL FOR 25 NO AFFORDABLE HOMES TO LAND OFF PETRE WOOD CLOSE INCLUDING ASSOCIATED LANDSCAPING AND PUBLIC FOOTPATH DIVERSION AT PETRE WOOD CRESCENT, LANGHO

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 proposal as shown on drawing Nos 11-1767-P01A, P03B, P04A, P05A, P06A, P07A and P08.

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 2028 to 2018 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4. No dwellings shall be occupied until all recommendations and mitigation measures contained in Section 7 of the Geo-environmental Investigation and Risk Assessment report dated 15 March 2013 by LK Consult Ltd (Ref LKC 12 1001) have been fully implemented to the satisfaction of the Local Planning Authority in consultation with the Environment Agency; and the Local Planning Authority has confirmed in writing to the developer that these requirements have been fully satisfied.

REASON: To prevent pollution of the water environment and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2028 to 2018 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

5. The dwellings hereby permitted shall be constructed to the Code for Sustainable Homes Level 3 and the development shall follow the government's preferred hierarchy (first set out in the 2008 Zero Carbon Homes Definition) following an energy efficiency 'fabric first' approach, as detailed in the report by LK Accreditation Ltd (Ref LKACC12 1177) that was submitted with the application.

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 to 2012 Regulation 22 Submission Draft.

6. The development shall be carried out in compliance with all the mitigation and tree protection measures detailed in section 4 of the submitted Ecological Report by SEP Ltd dated 23 May 2012; section 5 of the Reptile Population Survey by SEP Ltd dated September 2012; and section 5 of the Tree Survey and Implications Assessment Report by SEP Ltd dated September 2012.

REASON: In order to reduce the impact of the development on biodiversity, and protect those trees that are to be retained from the potential adverse effects of development, and to 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 to 2012 Regulation 22 Submission Draft.

7. Prior to the commencement of any construction works on the two storey houses on plots 1 to 5 inclusive, their precise siting and proposed finished floor slab levels shall be marked out/indicated on site to be viewed and agreed in writing by the Local Planning Authority.

REASON: To ensure compliance with the submitted plans and in the interests of visual amenity and the amenities/privacy of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2012 Regulation 22 Submission Draft.

8. 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, in particular, include précised details of the treatment of the rear boundary of plots 13 to 15 inclusive.

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. All approved fencing/boundary treatments shall be erected in accordance with the approved details prior to the first occupation of the respective dwellings to which they relate.

REASON: In the interests of visual amenity and the amenities of the future occupiers of the proposed dwellings and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2012 Regulation 22 Submission Draft.

9. The residential units hereby permitted shall only be used for the purposes of providing affordable housing accommodation as defined in the Housing and Regeneration act 2008 to be occupied by households or individual in housing need. This condition shall not be binding upon any of the following:
  - a. A charge or mortgagee of the Registered Provider or any receiver appointed by them in the event of default of the Registered Provider under the terms of the charge or mortgage;
  - b. A tenant of a residential unit who exercise any statutory right to buy or right to acquire such residential unit or any person deriving title through that tenant or any mortgagee or charge;
  - c. A lessee of a residential unity held under a shared ownership lease who acquire 100% of the interest under that lease or any successor or any successor mortgagee or charge of that lessee.

REASON: For the avoidance of doubt as the application is for a development of 100% affordable housing units and to comply with Policy H2 of the Ribble

Valley Districtwide Local Plan and Policy DMH3 of the Core Strategy 2008 to 2012 Regulation 22 Submission Draft.

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

3. APPLICATION NO: 3/2013/0516/P (GRID REF: SD 368415 431590)  
PROPOSED CONCRETE RAMP AND HANDRAIL AT THE FRONT OF 11  
BEECH CLOSE, CLAYTON-LE-DALE, BLACKBURN BB1 9JF

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 reference BHC/1111/001/B.

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

4. APPLICATION NO: 3/2013/0120/P (GRID REF: SD 371305 436819)  
PROPOSED DEMOLITION OF EXISTING CARPORT/STORE AND ERECTION  
OF A DWELLING TO PROVIDE MANAGERS ACCOMMODATION FOR  
CARAVAN PARK/FARM AND ASSOCIATED OFFICE AND RECEPTION  
FACILITIES IN CONNECTION WITH THE CARAVAN PARK (RESUBMISSION)  
AT HACKING CARAVAN PARK, POTTERFORD FARM, ELKER LANE,  
BILLINGTON BB7 9HZ

The Head of Planning Services reported on two more letters of support which had been received.

REFUSED for the following reasons:

1. In the opinion of the Local Planning Authority, this caravan site does not necessitate the construction of a manager's dwelling within its boundaries. The proposed development therefore represents the erection of a dwelling (that does not satisfy an identified local need, and is not for the purposes of agriculture or forestry) in an isolated open countryside location. As such, the proposal would be contrary to the requirements of saved Policies H2 and G5 of the Ribble Valley Districtwide Local Plan and Policies DMG2 and DMH3 of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 22

Submission Draft; and would also be contrary to the presumption in favour of sustainable development that is the overriding requirement of the National Planning Policy Framework.

2. The proposed dwelling due to its size, design and siting would form a dominant and incongruous structure that would unduly harm the setting of the adjoining Grade II listed farmhouse contrary to the requirements of saved Policy ENV19 of the Ribble Valley Districtwide Local Plan, Policy DME4 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft, and the advice within Section 12: Conserving and Enhancing the Historic Environment, of the National Planning Policy Framework.

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

5. APPLICATION NO: 3/2013/0447/P (GRID REF: SD 368929 440434)  
PROPOSED CONVERSION AND EXTENSION OF HOUSE TO CREATE TWO DWELLINGS (RESUBMISSION OF APPLICATION 3/2012/1066/P) AT BLEAK HOUSE, STONYHURST, CLITHEROE BB7 9QY

The Head of Planning Services reported that the Parish Council had now responded with no objections on this matter. Councillor Holgate read out a letter in support of the application from Councillor J Alcock.

REFUSED for the following reason:

1. The proposal would result in the formation of an additional dwelling in an open countryside location outside any settlement boundary and isolated from any services or facilities. As such the development would be contrary to saved Policies G5 and H2 of the Ribble Valley Districtwide Local Plan and Policies DMG2 and DMH3 of the Core Strategy 2008 to 2082 – A Local Plan for Ribble Valley Regulation 22 Submission Draft: and would represent unsustainable development contrary to the requirements of National Planning Policy Framework.

(Mrs Douglas spoke in favour of the above application.)

6. APPLICATION NO: 3/2012/0014/P (GRID REF: SD 373281 441769)  
OUTLINE APPLICATION FOR THE CONSTRUCTION OF 30 N<sup>o</sup> DWELLINGS ON LAND OFF GREENFIELD AVENUE, WITH A SUGGESTED BREAKDOWN OF 16 N<sup>o</sup> HOUSES WITH 3-4 BEDROOMS, 8 N<sup>o</sup> LOW COST HOUSES AND 6 N<sup>o</sup> BUNGALOWS WITH 2 BEDROOMS ON LAND ADJACENT GREENFIELD AVENUE, LOW MOOR, CLITHEROE BB7 2LY

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within a period of 1 month (from the date of this decision) as outlined in paragraphs numbered 1 and 2 under the Section 106 Agreement sub-heading within the report, and subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:

(a) the expiration of 3 years from the date of this permission; or

(b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and 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.

2. No development shall begin until details of the external materials of the proposed buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) 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 – A Local Plan for Ribble Valley Regulation 22 Submission Draft and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3. Insofar as the appearance of the dwellings are concerned, this outline permission shall relate to the development as shown on drawing numbers 370/1/3, 4 and 5.

REASON: For the avoidance of doubt and to ensure that the outline permission relates to the submitted plans.

4. Insofar as the access and road layout are concerned, this outline permission shall relate to the development as shown on drawing number 370/1/2 REVA (as clarified by condition number 5 below).

REASON: For the avoidance of doubt and to ensure that the outline permission relates to the submitted plans.

5. Whilst the submitted road layout is considered to be acceptable, the precise positions of the individual dwellings are not approved at this stage. Any reserved matters application shall therefore include a plan that shows the proposed dwellings in relation to the existing dwellings that adjoin the site boundary.

REASON: In order to ensure the protection of the amenities of existing adjoining 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.

6. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to and approved in writing by the Local Planning Authority in consultation with the highway authority.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft in order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/work are acceptable before work commences on site.

7. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface water has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage 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.

8. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the increased risk of flooding 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.

9. No development shall begin until a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.

REASON: In order to encourage renewable energy and to comply with Policies G1, ENV7 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.

10. Any reserved matters application shall include the submission of a tree survey, hedgerow survey, and Phase 1 habitat survey.

REASON: In order that any necessary mitigation measures or tree/hedgerow retention/protection measures can be ensured through the imposition of appropriate conditions at reserved matters stage, in the interests of nature conservation and to comply with Policies G1, ENV10 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.

11. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

- (a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.

- (b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part IIA, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property.

The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.

- (c) A Remediation Statement, detailing the recommendations and remedial measures to be implemented within the site.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings. On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a Verification Report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off the 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.

12. 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

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

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

14. The development for which outline planning permission is hereby granted shall not commence until details of the provision of a minimum of 700m<sup>2</sup> of public open space within the site have been submitted to and approved in writing by the Local Planning Authority. This shall include details of the location of the public open space; a timetable for implementation; details of any apparatus/play equipment that is to be provided; and details of a management/maintenance regime. The public open space and any equipment shall then be provided in accordance with the agreed implementation timetable and shall thereafter be managed and maintained in accordance with the agreed details.

REASON: In order to ensure the provision of a satisfactory area of public open space within the site in the interests of the amenities of the future occupiers of the development and to comply with Policies G1 and RT8 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMB4 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

15. This outline 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.

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. 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.

(Mr Loebel spoke against the above application.)

(Councillor T Hill declared an interest in the next item and left the meeting.)

(Councillor S Bibby chaired the meeting for this application.)

7. APPLICATION NO: 3/2013/0137/P (GRID REF: SD 373758 436488)  
PROPOSED OUTLINE APPLICATION FOR A RESIDENTIAL MIXED USE DEVELOPMENT COMPRISING UP TO 260 DWELLINGS (C3), A PRIMARY SCHOOL (D1), A NEW VEHICULAR LINK BETWEEN CLITHEROE ROAD AND THE A671 INCLUDING CREATION OF A NEW JUNCTION BOTH ONTO THE A671 AND CLITHEROE ROAD, CAR PARKING, OPEN SPACE AND ASSOCIATED LANDSCAPING.

The Head of Planning Services reported on late items including a letter from the MP, particularly in relation to comments received from the Housing Officer and Lancashire County Council Education.

RESOLVED THAT: The application be formally advertised under the Departure Procedures and subject to the application not being called in by the Secretary of State that the proposal be DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of the Legal agreement within a period of 6 months from the date of this decision as

outlined in the Section 106 Agreement sub heading within this report subject to the following condition(s):

1. Application for approval of all reserved matters (as defined in Condition 4) must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
  - a) The expiration of three years from the date of this permission; or
  - b) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.
2. The development hereby permitted shall be carried out in accordance with the details contained within the following plans:
  - Parameters Plan (Ref: PL1158.3.M.101 Rev [D]);
  - Clitheroe Road Priority T Junction (Ref: 10/228/TR/023); and
  - A671 Proposed Traffic Signal Junction (Ref: 10/228/TR/024).
3. Details of appearance, landscaping, layout and scale (hereinafter referred to as the 'reserved matters') for each phase of development shall be submitted to and approved in writing by the Local Planning Authority before development of that phase is commenced. Development of each phase shall be implemented in accordance with the approved details for that phase.
4. The submission of Reserved Matters in respect of layout, scale, appearance and landscaping and implementation shall be carried out in substantial accordance with the design principles and parameters contained within the Design & Access Statement (February 2013) and in substantial accordance with the submitted Parameters Plan (PL1158.3.M.101 Rev: D).
5. No more than 260 dwellings (Use Class C3) and a primary school (Use Class D1) is hereby permitted within the application site.

REASON: For the avoidance of doubt to ensure there is no ambiguity in the decision notice over what amount of development has been approved.

6. No part of the development shall commence until a plan identifying the first phase of the development has been submitted to the Local Planning Authority. Thereafter each application for the approval of the reserved matters relating to each further phase of the development shall be accompanied by a plan identifying the extent of that further phase. For the purposes of this planning permission the extent of a 'phase' shall be determined in accordance with this Condition.

REASON: To allow for the phased delivery of the development.

7. No part of the development shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority:
  - The proposed site access to/from Clitheroe Road (in accordance with the principles set out in Drawing Ref: 10/228/TR/023) including provision of a pedestrian crossing southwest of the site access;
  - Works to relocate the south west bound bus stop and provide bus shelters and timetable information at the relocated south west bound bus stop and north-east bound bus stop in the vicinity of the site on Clitheroe Road;
  - The proposed site access to/from the A671 (In accordance with the principles set out in Drawing Ref: 10/228/TR/024) including provision of a Toucan Crossing;
  - The Internal Distributor Road including where it meets the junctions onto Clitheroe Road and the A671; and
  - The proposed King Street Lay by (In accordance with the principles set out in Drawing Ref: 10/228/TR/027).

The details shall include for provision of:

- cycleways/footways;
- a lighting scheme in the proximity of the new site access on the A671;
- a vehicular drop off/pick up area for the primary school; and
- measures to implement a 20mph zone in the vicinity of the school site on the Internal Distributor Road and Clitheroe Road.

The development shall be implemented in accordance with the approved details and pursuant to the timeframes otherwise set by the conditions of the permission.

8. Prior to occupation of development within each phase (as defined in Condition [6]) visibility splays shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority and in relation to that phase. Nothing shall be planted, erected or allowed to remain in the visibility splays in excess of 1m in height above the level of the adjacent carriageway.

REASON: To ensure adequate visibility splays are maintained at all times.

9. Prior to commencement of any phase of development which includes dwellings with frontage access to/from Clitheroe Road, details of such frontage access shall be submitted to and approved in writing by the Local Planning Authority. The development of the phase shall be carried out in accordance with the approved details.
10. The primary school (Use Class D1) shall not be brought into use until the measures defined in Condition [7] to implement a 20mph zone and provide a drop off/pick up area in the vicinity of the primary school have been implemented in accordance the approved details pursuant to Condition [7].

REASON: In order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/works are acceptable and in order to maintain network safety at the school once brought into use.

11. No more than 55 dwellings shall be constructed until the access to/from the A671 (Drawing Ref: 10/228/TR/024) has been constructed to binder course level in accordance with the approved details pursuant to Condition [7]. Following construction of this access, no heavy goods vehicles shall enter or leave the site using the Clitheroe Road access.

REASON: To ensure construction access beyond the first 55 dwellings can be taken directly from the A671 to minimise disruption and protect residential amenity 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 Ribble Valley Core Strategy (Regulation 22 Submission Draft).

12. No more than 55 dwellings shall be occupied until the access to/from the A671 (Drawing Ref: 10/228/TR/024) and associated works to that access agreed pursuant to Condition [7] have been constructed to an agreed level in accordance with the approved details pursuant to Condition [7].

REASON: To ensure vehicular access beyond the first 55 dwellings can be taken directly from the A671.

13. No more than 55 dwellings shall be occupied until the King Street Lay-by (Drawing Ref: 10/228/TR/027) has been constructed in accordance with details agreed pursuant to Condition [7].

14. No phase of the development shall be occupied until a Full Travel Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The travel plan(s) shall include objectives, targets, measures to achieve targets, monitoring, implementation timescales for delivery and the provision of a travel plan coordinator in accordance with the parameters established in the Framework Travel Plan (dated February 2013) submitted as part of the outline application. For each phase the approved Full Travel Plan shall be implemented, audited and updated in accordance with the approved details.

15. Prior to the commencement of development, a strategy outlining the general system of drainage for foul and surface water flows arising from the entire site shall be submitted to and agreed in writing by the Local Planning Authority. The strategy shall include details of any necessary on-site infrastructure. Thereafter detailed schemes for foul and surface water drainage for any phase of development (pursuant to conditions [17] and [18]) shall be prepared in accordance with the agreed strategy for the entire site.

REASON: This condition is requested as there is potential for the development to be brought forward on a phased basis. As a result it will be

necessary to receive an overall strategy for the entire site prior to the commencement of development of any phase so that the subsequent detailed drainage schemes for each phase are capable of forming part of a general system for the entire site in accordance with an overall strategy. It is also necessary to set key parameters for the design of the pumping station.

16. Prior to the commencement of each phase of development, details for how foul and surface water shall be drained on separate systems within that phase shall be submitted to and approved in writing by the Local Planning Authority. The development of each phase shall be implemented in accordance with the approved details for that phase and retained thereafter.

REASON: To protect existing surface water and foul drainage systems.

17. Prior to the commencement of each phase of development, a detailed surface water drainage scheme for that phase, based on sustainable drainage principles and evidence of an assessment of the hydrological and hydrogeological context of that phase, shall be submitted to and approved in writing by the Local Planning Authority. No surface water shall connect into the public sewerage system, directly or indirectly, without the consent of the Local Planning Authority pursuant to this condition. The scheme for each phase shall be implemented in accordance with the approved details prior to the occupation of any development within that phase and retained thereafter.

REASON: To ensure that surface water is dealt with by the most sustainable means in accordance with national government policy.

18. Prior to the commencement of each phase of development, a detailed foul drainage scheme for that phase, shall be submitted to and approved in writing by the Local Planning Authority. The foul drainage scheme for each phase shall be implemented in accordance with the approved details prior to the occupation of any development within that phase.

19. No building shall be erected within three metres of any public sewer unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect existing surface infrastructure.

20. Prior to the commencement of any phase of development that is to the west of watercourse A as identified in the Flood Risk Assessment (FRA) by Weetwood (dated 8 February 2013; Final Report v1.3), a scheme for the improvement, protection and maintenance of existing flood defences as outlined in Section 4.1.3 of the FRA where relevant to that phase, shall be submitted to and approved in writing in respect of that phase by the Local Planning Authority. The scheme for each relevant phase of development shall be implemented in accordance with the approved details.

REASON: To reduce the risk of flooding by maintaining existing flood defences.

21. Prior to the commencement of any phase of development that includes or is potentially affected by possible overland flow routes from Watercourse B as identified in the Flood Risk Assessment (FRA) by Weetwood (dated 8 February 2013; Final Report v1.3), details of the existing and proposed ground levels adjacent to Watercourse B shall be submitted to and approved in writing in respect of that phase by the Local Planning Authority. The development within that phase shall subsequently proceed in accordance with the approved plans for that phase.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

22. Prior to the commencement of any phase of development affecting natural bankside habitat such as outfalls or culverting, a further survey of the watercourse should be carried out at an appropriate time of year to establish the presence of water voles within that phase. The findings of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to and approved in writing by the Local Planning Authority. Any necessary and approved measures for the protection of water voles within that phase shall thereafter be implemented in full as part of the development of that phase.

REASON: To ensure protection of water voles and their habitat.

23. Any application for the approval of Reserved Matters which includes development adjoining the watercourses on site shall include a scheme for the provision and management of a buffer zone alongside the watercourses, to be submitted to and agreed in writing by the Local Planning Authority. Thereafter each phase of development shall be carried out in accordance with the approved scheme in so far as it relates to that phase of development, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To protect ecological, recreation and amenity interests by providing a buffer between the development and the watercourse.

24. Prior to occupation of development within each phase, a landscape management plan including long term design objectives, timing of works, management responsibilities and maintenance schedules for all publicly accessible landscaped areas including cycle/footways within that phase shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved landscape management plan for that phase.

REASON: In the interests of residential and visual amenity and to ensure that appropriate provision is made for public open space in accordance with Policies G1 and RT8 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMB4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

25. Prior to the commencement of each phase of development, a written scheme of archaeological investigation relating to that phase shall be submitted to and approved in writing by the Local Planning Authority. Each scheme will outline (if required) a programme of archaeological work which is to be implemented within the phase. The development of the phase shall be carried out in accordance with the approved scheme.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan and Policies EN5, DME3 and DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

26. No phase of development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority for that phase. The approved Statement shall be adhered to throughout the construction period and shall provide for:

- A. The parking of vehicles of site operatives and visitors;
- B. Loading and unloading of plant material;
- C. Storage of plant materials used in the construction of development;
- D. The erection and maintenance of security hoardings;
- E. Wheel washing facilities;
- F. A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- G. Details of the storage of potential ground and water contaminants and how the River Calder will be protected against spillage incidents and pollution during the course of construction;
- H. A scheme for protecting trees;
- I. A scheme for recycling/disposing of waste resulting from construction work; and
- J. A scheme to control noise during the construction phase.

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 Ribble Valley Core Strategy (Regulation 22 Submission Draft).

27. No heavy goods vehicles shall enter or leave the site using the Clitheroe Road access between the hours of 0830 and 0930 or 1500 and 1600 hours.

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 Ribble Valley Core Strategy (Regulation 22 Submission Draft).

28. No dwellings within any phase shall be practically completed until details of an external lighting scheme for that phase have been submitted to and approved in writing by the Local Planning Authority. Within each phase the

lighting scheme shall be implemented in accordance with the approved details for the relevant phase and retained thereafter.

(Mr S McBirney spoke in favour of the application and Mr N Walker spoke against the application.)

(Councillor T Hill returned to the meeting.)

8. APPLICATION NO: 3/2013/0478/P (LBC) (GRID REF: SD 374213 441733)  
INSTALLATION OF SINGLE GLAZED HARDWOOD FRAMED WINDOWS AND DOORS AND MINOR INTERNAL ALTERATIONS AT FIRST FLOOR LEVEL OF THE BOWLING GREEN CAFÉ CLITHEROE CASTLE GATE, CLITHEROE BB7 1BA

The Head of Planning Services reported that Clitheroe Town Council had no objections and the Lancashire Gardens Trust were also in favour of the application.

RESOLVED THAT: That the Director of Community Services be authorised to convey to the Secretary of State the Borough Council's support for the granting of listed building consent with the conditions below:

1. The existing unauthorised doors and windows shall be removed and replaced with the approved window and door details shown on the submitted plans within 1 month of the date of this consent.

REASON: Required to be imposed in pursuance to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Precise specifications and samples of window and door details shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character, appearance and significance of the listed buildings, Clitheroe Conservation Area and Clitheroe Castle Registered Park and Garden of Special Historic Interest.

3. This permission shall relate to the proposal as shown on plan BGC/ET002.

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

175 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:

## APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0763/P	Proposed open car port in traditional material	Lower Monubent House Hellifield Road Bolton by Bowland
3/2012/0840/P	Application to discharge condition no. 4 (temporary construction vehicle access) and condition no. 5 (tree protection measures) of planning permission 3/2012/0361/P	Blackburn Rovers Senior Training Centre and Lodge Old Langho
3/2013/0096/P	Conversion of barn to be used as open market residential accommodation	Horrocks Barn Horrocks Farm Stonyhurst
3/2013/0148/P	Application for the discharge of condition 12 of planning permission 3/2012/0158/P	Site 2, Barrow Brook Business Village
3/2013/0170/P	Replacement conservatory and second kitchen	Mitton Hall Mitton Road Great Mitton, Whalley
3/2013/0176/P & 3/2013/0177/P (LBC)	Porch to the function room	Mitton Hall, Mitton Road, Great Mitton
3/2013/0224/P	Advertisement consent for 1 x fascia sign 2 x illuminated signs and 4 x non-illuminated signs	Tesco Duck Street, Clitheroe
3/2013/0225/P	Small hydro installation including turbine store in grounds of dwelling	former Bobbin Mill Longridge Road Hurst Green
3/2013/0228/P	Change of use from former carpet shop to dwelling	2 West View Clitheroe
3/2013/0229/P	Discharge of conditions 5, 7, 10, 11 & 12 of application reference number 3/2012/0745/P relating to the former	Brown Leaves Hotel Longsight Road Copster Green
3/2013/0258/P	Erection of garage and relocation of drive (amendment to 3/2012/0432/P)	Parlick Cottage Moss Lane, Chipping
3/2013/0259/P	Erection of front extension and relocation of drive	Parlick Cottage Moss Lane, Chipping
3/2013/0274/P	Proposed erection of 2 No detached garages	Roadside Farm Barn and Roadside Farm Cottage, Preston Road, Alston
3/2013/0313/P	Proposed erection of a conservatory to the rear of the dwelling	25 Eskdale Road Longridge

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0323/P	Proposed clearance of previous Bowling Green & Gardens for the erection of 1 no. detached 2.5 storey property with detached garage and 1 no. detached 2.5 storey property with integral garage	The Bowling Green Brockhall Village Old Langho
3/2013/0324/P	Installation of access ramp to sheltered bungalows, including taking down section of existing random rubble stone wall, installation of new random rubble retaining wall to match existing, new tarmacadam surfacing and tactile paviers to landings, new powder coated handrail black in colour	Sycamore Bungalows Gisburn
3/2013/0331/P	Proposed bungalow on land	197 Ribchester Road Clayton-le-Dale
3/2013/0334/P	Amendment to approved plans to extend the garage building to form a separate kitchen for the holiday let	1 Swinglehurst Cottages Garstang Road Chipping
3/2013/0342/P	Single storey side extension and front porch	13 Grindleton Road West Bradford
3/2013/0345/P	Proposed replacement of an existing greenhouse and garden shed with a single storey, UPVC double glazed conservatory to the rear of the dwelling. A new access doorway into the conservatory to be formed from the main dwelling house fitted with an external quality door. The conservatory will be independently heated	18 Ribblesdale Road Ribchester
3/2013/0352/P	Application for discharge of condition no. 3 (relating to materials) of planning consent 3/2012/0892/P	Croft Cottage (rear of Ribblesdale House) Main Street, Gisburn
3/2013/0358/P	Proposed alterations to the existing house including a two-storey rear extension, pitched roof incorporating habitable space over the attached garage, internal alterations and renovations and alterations to the facades	Pendle Grange Newby, Clitheroe
3/2013/0359/P	Proposed new, gated vehicle and pedestrian access	Acorn Barn, Oakmount Farm, Ribchester Road Clayton-le-Dale

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0361/P	Proposed demolition of existing garage and erection of replacement garage at land to the rear	56 Chapel Hill Longridge
3/2013/0362/P	Proposed car-port to cover the existing parking area	Witts End 13 Harewood Avenue Simonstone
3/2013/0363/P	Proposed single storey rear kitchen extension	91 Moorfield Avenue Ramsgreave
3/2013/0364/P	Application to discharge condition no. 3 (materials) of planning permission 3/2011/0907/P	Moonrakers 88 Whalley Road Wilpshire
3/2013/0368/P	Restoration works to existing outbuilding to prevent building falling into further disrepair	Rockhouse, Town End Slaidburn
3/2013/0376/P	Extension of dwelling at ground floor level, removal of felted low pitched (15°) and felted flat roof and construction of 35° slated pitched roof structures incorporating storage and additional living accommodation, insertion of roof lights, building up existing chimney stack to above the proposed new pitched roof level and insertion of solar panels to the south east elevation roof pitch	Cibola Pendleton
3/2013/0377/P	Demolition of the existing conservatory and replacement with a two-storey rear extension, replacement windows and doors, re-roofing works and internal remodelling at	87 Higher Road Longridge
3/2013/0379/P	Removal of existing conservatory and the erection of two dormers and internal alterations	40 Nowell Grove Read
3/2013/0387/P	Installation of spray painting facility within an industrial complex at British Aerospace and an external stack measuring approximately 19m in height	Building No 4 British Aerospace Samlesbury Aerodrome Balderstone
3/2013/0393/P	Proposed single storey kitchen extension to rear elevation	8 Mellor Lane, Mellor
3/2013/0395/P	Non-illuminated fence mounted in formation sign	Samlesbury Aerodrome Balderstone

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0396/P	Application to discharge condition no.4 (Landscape and Enclosure) of planning permission 3/2011/1064P to the rear	59-97 Woone Lane Clitheroe
3/2013/0397/P	Application to vary condition no. 1 of planning permission 3/2012/0368/P by the substitution of amended drawings to reflect the change in design as the build has developed. Land adjacent	Whalley Road Sabden
3/2013/0399/P	Proposed single storey sun room extension	Dene Cottage Back Lane, Wiswell
3/2013/0400/P	Single storey rear extension and extension to existing front porch	33 Larkhill Cottages Old Langho
3/2013/0401/P	Proposed materials amendment to approved application 3/2012/0803/P for single storey rear extension and double garage to front	Maycroft House Hesketh Lane Chipping
3/2013/0402/P	Proposed alterations including extension at first floor level and provision of new slated roof area to existing rear flat roof extensions	10 The Sands Whalley
3/2013/0404/P	Utility extension to rear of garage including rooms in new roof over garage	21 Asturian Gate Ribchester
3/2013/0405/P	Two storey rear extension	Grimbaldeston Farmhouse, Preston Road, Longridge
3/2013/0407/P	Variation of Section 106 Agreement in respect of planning application 3/2011/0837 to enable more flexibility in relation to mortgage agreements	land off Pendle Drive Whalley
3/2013/0410/P	Proposed side and rear extension to dwelling	31 Abbots Croft Whalley
3/2013/0414/P	Proposed change of use of ground floor from Class A2 to Class A3 Café	46 Berry Lane Longridge
3/2013/0418/P	Proposed installation of solar panels within the field to the north of the property	Holden Clough Holden

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0422/P	Application to discharge condition no. 3 (method statement - Rhizospere), condition no. 4 (method statement - extended access road) and condition no. 5 (tree protection measures) of planning permission 3/2013/0009P	The Sanctuary of Healing Dewhurst Road Langho
3/2013/0425/P	Single storey rear extension	Ravenswing, Eastham Street, Clitheroe
3/2013/0430/P	Erection of existing stone gateposts, new gates and construction of a new stone wall and railings to form a new entrance	Holden Clough Holden Bolton by Bowland
3/2013/0433/P	Application to discharge condition no. 5 (materials), condition no. 7 (velux rooflight specification), condition no. 8 (building recording), condition no. 14 (landscaping details) and condition no. 16 (PV panel specification) of planning permission 3/2012/1110/P	Quarry House Tosside, Skipton
3/2013/0437/P	Side and rear single storey extensions	RHO-HAR Higher Commons Lane Balderstone
3/2013/0444/P	Application to discharge condition No.3 (materials) of planning permission 3/2013/0097P	6 Church Raike Chipping
3/2013/0446/P	Single storey side extension. Re-submission of application number 3/2010/0099/P	5 Limefield Avenue Whalley
3/2013/0454/P	Proposed erection of a new three bed, attached house on side of an existing property, in lieu of previously approved two-storey side extension (application 3/2012/0664/P). Re-submission of application 3/2013/0136/P	2 Halton Place Longridge
3/2013/0456/P	Installation of two gate guardians at main site entrance Samlesbury of a lightening 1 and a lightening 2	Samlesbury Aerodrome Myerscough Road Balderstone
3/2013/0463/P	Application for a non-material amendment to planning permission 3/2009/0073P to allow the addition of a false chimney breast single storey on the North side and minor alteration to the design of the porch on the front of the house on the East side at.	Orchard House Back Lane Grindleton

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0479/P	Application for the discharge of condition No.3 (materials) of planning permission 3/2013/0250P	150 Whalley Road Clitheroe
3/2013/0481/P	Proposed change of use of ground floor of 27 and 29 Bawdlands from commercial to residential use, to form one, two-bed unit of accommodation	27 – 29 Bawdlands Clitheroe
3/2013/0518/P	Application for a non-material amendment to planning permission 3/2012/0052/P, to build gable ends in stone as opposed to render at top part of pike as indicated on application. Render rear elevation which is not visible to roadside/house on rear due to new development fencing	Dilworth Coach House Dilworth Lane Longridge
3/2013/0519/P	Application for a non-material amendment to planning permission 3/2013/0051/P to change roof to part glass and part Marley roof tiles as adjacent development invades privacy, as the roof line and first floor windows are visible and persons will be able to see inside the kitchen and extension. The intention is to fit a glazing channel as opposed to full glass	Dilworth Coach House Dilworth Lane Longridge
3/2013/0521/P	Small DSLAM (Digital Subscriber Line Access Multiplexer) Cabinet to be placed in the grass verge with hedges to the rear outside	No.1 The Paddock Sawley Road, Sawley
3/2013/0525/P	Small DSLAM (Digital Subscriber Line Access Multiplexer) Cabinet to be placed at back edge of the footpath, 100mm from the wall on land to side	Weavers Cottage 1 Buck Street Brow Top, Grindleton
3/2013/0973/P	The removal of an existing conservatory and stone porch to be replaced with new entrance porch as well as the erection of a single storey garage	Intack Farm Old Clitheroe Road Dutton

## APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0341P	Single storey rear extension	The River House Balderstone Hall Lane Balderstone	Due to its modern appearance, materials and extent of glazing it would conflict with the stone and slate materials of the barn conversion to which it would be attached conflicting with its traditional appearance thereby adversely affecting the character and appearance of the traditional rural barn to the detriment of itself and visual amenity.
3/2013/0381/P	Proposed two storey side extension forming a granny flat annexe	Woods Eaves Barn Page Fold Cross lane Waddington	DWLP – G1, ENV1, H17, CS – DMG1, DME2, DME4 & DMH4 & NPPF – domestic addition harmful to intrinsic character and visual amenity.
3/2013/0432/P	Proposed renovation of the existing shop front to include replacement canopy	Dil-Raj Restaurant 7-9 Parson Lane Clitheroe	Contrary to Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of the Ribble Valley Core Strategy

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
178	CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT		2008-2028 (Regulation Submission Draft). 22

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0271/P	Application for Lawful Development Certificate for a proposed rear single storey extension and associated hard and soft landscaping	The Hawthorns Kiln Lane Paythorne, Clitheroe
3/2013/0380/P	Application for a Lawful Development Certificate for the proposed erection of Dormers to the rear elevation of the dwelling	Mottram Higher Commons Lane Balderstone
3/2013/0383/P	Application for a Lawful Development Certificate for proposed external works comprising replace/repair cement render to make good on all three elevations of the building and repaint using cream masonry paint to match existing painted surfaces and adjoining property; remove degraded white UPVC shiplap surrounding the bay window on the front elevations and replace with render to match all other walls; replace existing degraded uPVC windows with new uPVC double glazed units to pattern indicated in supporting picture; replace degraded uPVC front door with timber (oak) door to pattern indicated in attached picture	50 Padiham Road Sabden
3/2013/0424/P	Application for a Certificate of Lawful Development for a proposed conservatory to the rear of the building, measuring 3m by 5m with a pitched roof. Maximum roof height 4m	46 Larkhill Cottages Old Langho

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0467/P	Application for a Lawful Development Certificate for proposed single storey rear extension across the back of the dwelling	10 Thornfield Avenue Longridge

179 REFUSAL OF CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0412	Application for a Lawful Development Certificate for proposed single storey rear extension extending out by 3.35m	35 St Marys Drive Langho

180 SECTION 106 APPLICATIONS

The Head of Planning Services gave a verbal update of an outstanding Section 106.

<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 Agent
3/2012/0014	Land adj Greenfield Avenue, Low Moor Clitheroe	19/7/12	30	Report to Committee
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
3/2012/0738	Dale View Billington	6/12/12	10	With Agent
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 Agent
3/2012/1101	The Whins Whins Lane, Read	11/4/13	16	With LCC
3/2013/0113	Petre Wood Crescent Langho	11/4/13	25	Report to Committee

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
<b>Non Housing</b> 3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures, Lancashire County Council to draft Section 106

<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>
3/2012/0420	Land North & West of Littlemoor, Clitheroe	8/11/12	31	49	Decision 12/6/13
3/2012/0179	Land at Accrington Road, Whalley	6/12/12	29	77	Decision 25/6/13

181 EXTENSION TO THE DELEGATION SCHEME IN RELATION TO DETERMINATION OF PLANNING APPLICATIONS

The Head of Planning Services referred to his report which requested minor changes to the Scheme of Delegation in relation to determination of planning applications in relation to the new procedure for higher determination of householder extensions.

He commented that the current Delegation Scheme included determination of prior notification applications as it was recognised that given the limited time to determine the proposals it would not be possible to take them to a committee meeting. It also be recognised that the nature of these applications which include agricultural and telecommunications proposals are often relatively minor and non-controversial. The Head of Planning Services stated that he was of the opinion that the householder determination application also fell within this category and that the Delegation Scheme should be amended accordingly.

RESOLVED: That Committee endorse the minor alterations to the Delegation Scheme to include reference to all prior determination applications.

182 LOCAL VALIDATION REQUIREMENTS ON PLANNING APPLICATIONS

The Head of Planning Services requested the adoption of a local validation requirement list in connection with planning applications and other applications such as listed building consent and advertisement consent.

He reminded Committee that the Town and Country Planning (Development Management Procedure) England (Amendment) Order 2013 had come into effect on 25 June 2013 and the Order dealt with a range of issues but included a mechanism for validation disputes in applications submitted to the Local Planning Authority. It was therefore necessary for the local validation list to be published on the Council's website. It was only possible to require the information on the

validation checklist in relation to applications if the list had been published during the 2 year period before the date on which the application was made. In order to comply with the requirements the local list be adopted and published before the 31 July 2013.

RESOLVED: That Committee

1. endorse the minor alterations to the Delegation Scheme to include reference to all prior determination applications; and
2. amend the Development Management Protocol as revised in May 2012 to reflect the revised validation checklist appended to the report.

183

#### PERMITTED DEVELOPMENT RIGHTS 2013

Members were informed of the changes in the Permitted Development Rights that came into effect on 31 March 2013. Committee were reminded that a consultation document had been issued in November 2012 in relation to the extension of Permitted Development Rights as a result of the Government's drive to further kick-start the economy. This had been reported to Committee on 6 December 2012.

The report highlighted the main changes and some of the requirements as follows:

- householder permitted development;
- school fences and walls adjacent to a highway;
- increased thresholds in B use classes;
- changes of use to state schools;
- changes of use from agricultural buildings for a flexible use;
- prior approval procedure for B1A to C3 schools and agricultural changes of use;
- use of a state school for a single academic year;
- flexible uses and changes within them;
- temporary increased thresholds for industrial and warehouse use classes;
- telecommunications installations;
- extensions permitted to temporary schools;
- temporary increased thresholds to offices; and
- temporary increased thresholds to shops catering, professional or financial services.

RESOLVED: That the report be noted.

184

#### APPEALS

- a) 3/2012/0089/P – Conversion of barn to residential unit at Lanshaw Barn, Woodhouse Lane, Slaidburn – appeal dismissed.
- b) 3/2012/0862/P – 9 dwellings at Fell View, Barnacre Road, Longridge – appeal dismissed.

185 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next items of business being exempt information under Categories 3 and 5 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

186 PLANNING APPEALS UPDATE

Councillor received a planning appeals update report which advised Members of the report taken to an Emergency Committee on 1 July 2013 regarding planning appeals and specifically the appeal at Waddington Road, Clitheroe, which was for 345 houses and a 50 person crèche.

RESOLVED: That the report be noted.

187 CORE STRATEGY BUDGET

Members considered information in relation to the budget on the Core Strategy.

RESOLVED: That the report be noted.

The meeting closed at 8.46pm.

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