

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 10 April 2014 starting at 6.30pm  
Present: Councillor T Hill (Chairman)

Councillors:

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

In attendance: Director of Community Services, Head of Regeneration and Housing, Head of Legal and Democratic Services, Senior Planning Officer and the Principal Planning Officer (Design and Conservation).

Also in attendance: Councillors R Newmark and P Dowson.

### 716 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Holgate, I Sayers and J White.

### 717 MINUTES

The minutes of the meeting held on 13 February 2014 were approved as a correct record and signed by the Chairman.

### 718 DECLARATIONS OF INTEREST

Councillor S Carefoot declared an interest in planning application 3/2014/0172/P – proposed re-development of land for residential purposes at former LCC Depot, Dixon Road, Longridge.

### 719 PUBLIC PARTICIPATION

There was no public participation.

### 720 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2014/0132/P (GRID REF: SD 382888 352342)  
PROPOSED CREATION OF A STATIC CARAVAN/LODGE PARK WITH 12 STATIC CARAVANS/LODGES, CAR PARKING AND AN INTERNAL ACCESS ROAD AT HIGHER HOUSE, HIGHER HOUSE FARM, KILN LANE, PAYTHORNE

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 Drawings Numbers 728.200 D, 728.201A, 728.202, SWE-V6-2013-01-25 REV5, DAS-16-05-13-V4 REV3, and Gre/304/1505/03 REVA (amended plan received by the Local Planning Authority on 26 March 2014).

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

3. The terms of occupancy of the 12 caravans/lodges hereby permitted shall be as follows:

- (i) The caravans/lodges shall be occupied for holiday purposes only.
- (ii) The caravans/lodges shall not be occupied as a person's sole or main place of residence.
- (iii) The owners/operators shall maintain an up to date register of the names of all owners/occupiers of the individual caravans/lodges, and of their main home address, and shall make this information available at all reasonable times to the Local Planning Authority.

REASON: In accordance with the requirements of Policies G1 and RT5 of the Ribble Valley Districtwide Local Plan and Policies DMG2 and DMB3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes). In order to ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation. The register required in 3 above shall normally be collected by the caravan site licence holder or his/her nominated person.

4. Prior to the commencement of development, details of the precise colour finish of the timber walls and the colour and profile of the roof tiles of the caravans/lodges shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, there shall be no alterations to the external colour finishes of the units without the prior written permission of the Local Planning Authority.

REASON: In the interests of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

5. Prior to the first use of any of the caravans/lodges hereby permitted, the access into the site shall be widened to 5m for a minimum distance of 8m

from the highway edge of Kiln Lane and a passing place shall have been provided to the satisfaction of the Local Planning Authority in accordance with the details shown on Drawing Number Gre/304/1505/03 REVA. Thereafter, the widened access and passing place shall be permanently retained clear of any obstruction to their designated use and purpose.

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 Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

6. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all existing trees on the boundaries of the site shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection - monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun. The root protection/exclusion zone 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/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone. No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary is in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by the development that are considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development in order to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

7. The submitted landscaping scheme (Drawing Number 728.201 A) shall be implemented in the first planting season following occupation or use of the development 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 that 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 Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

8. Precise details of the surface material for the internal access road shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

REASON: In the interests of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

9. Precise details of the height, type and location of any external lighting installations shall be submitted to and approved in writing by the Local Planning Authority prior to their installation at the site. Thereafter, there should be no alterations to the approved details without the prior written permission of the Local Planning Authority.

REASON: In the interests of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

10. There should be no extensions or alterations to the holiday caravans/lodges hereby permitted, and no additional structures (including walls, fences, sheds or additional raised decking areas) shall be constructed unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

11. The development hereby permitted shall be carried out in complete accordance with the recommendations and mitigation measures comprised in Section 7 of the Ecological Appraisal by Envirotech (report no 1654 dated 1 July 2013) that was submitted with the application.

REASON: In the interests of protecting the ecology of the site in accordance with the requirements of Policy ENV10 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

(Mr Hoerty spoke in favour of the above application. Mrs Rosthorne spoke against the above application).

2. APPLICATION NO: 3/2014/0148/P (GRID REF: SD 7555 4257)  
PROPOSED ERECTION OF PHASED REAR EXTENSION OF EXISTING INDUSTRIAL BUILDING AND ALTERATIONS TO EXISTING VEHICULAR DOOR OPENINGS ON EXISTING BUILDINGS AT AJA SMITH TRANSPORT LTD AND DELI SOLUTIONS, SALTHILL INDUSTRIAL ESTATE, LINCOLN WAY, 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. The development hereby permitted shall be carried out in complete accordance with submitted plans: Drawing references 4436-14B (as amended 17/3/14), 4436-18, 4436-11 and Transport Statement dated 14/3/14 and materials specified in letter and drawings dated 17/3/14.

REASON: For the avoidance of doubt.

3. This permission shall relate to the contamination report submitted with the application. If, during development contamination not previously identified was found to be present on the site, then no further development shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority with measures agreed and implemented.

REASON: To protect the water environment from contamination and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

4. Notwithstanding any details on the approved plans no development shall commence on the extension or engineering works relating to the car parking areas, until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority.

REASON: To prevent the increased risk of flooding and pollution and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

3. APPLICATION NO: 3/2014/0153/P (GRID REF: SD 375015 441982)  
RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM B1 LIGHT  
INDUSTRY TO FITNESS STUDIO (SUI GENERIS) AT UNIT 6 UP BROOKS  
BROOKSIDE INDUSTRIAL UNITS TAYLOR STREET CLITHEROE BB7 1NL

REFUSED for the following reason:

1. The use, by reason of noise disturbance, is resulting in serious harm to the amenity that the occupants of neighbouring residential properties should reasonably expect to enjoy and this harm is having a significant adverse impact on the health and quality of life of these occupants. The proposal is therefore contrary to the NPPF, Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft Post Submission Version (including proposed changes).

(Mr Edlington-Booth spoke in favour of the above application. Mr Rose spoke against the above application).

4. APPLICATION NO: 3/2014/0154/P (GRID REF: SD 7862 3487)  
PROPOSED CONSTRUCTION OF A NEW BEDROOM LODGE BUILDING  
WITH GUEST BEDROOMS AND ACCESS TRACK AND CAR PARKING AT  
NORTHCOTE MANOR HOTEL, NORTHCOTE ROAD, LANGHO, BB6 8BE

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 development permitted shall be in accordance with amended plans dated 19 March 2014 and plan references POO2A; P003A; P004A and P005A.

REASON: For the avoidance of doubt.

3. This permission shall be in full accordance with the tree report dated 18 March 2014 and tree strategy drawing P008A received on 19 March 2014. The landscaping scheme shall be implemented in the first planting season following completion and shall be maintained thereafter for a period of not less than five years to the satisfaction of the Local Planning Authority. This maintenance shall include replacement of any tree or shrub which is removed, dies or becomes seriously damaged or diseased by a species of a similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policies G1 and ENV2 of the Districtwide Local Plan and Policies DMG1 and

DME2 of the Core Strategy Regulation 22 Submission Draft Post Submission Version (including proposed main changes).

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

REASON: In order to satisfy the planning and highway authorities that the final details of the access are acceptable before work commences on site and to comply with Policy G1 of the Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft Post Submission Version (including proposed main changes).

5. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 4 above has been constructed and completed in accordance with the scheme details.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the scheme and to comply with Policy G1 of the Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft Post Submission Version (including proposed main changes).

6. The materials to be used within the scheme shall be in accordance with the submitted photographic detail under reference 7309P(010).

REASON: For the avoidance of doubt and to ensure that the materials used are appropriate to the locality and to comply with Policy G1 of the Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft Post Submission Version (including proposed main changes).

7. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft Post Submission Version (including proposed main changes).

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

5. APPLICATION NO: 3/2014/0172/P (GRID REF: SD 360634 437273)  
OUTLINE APPLICATION FOR PROPOSED REDEVELOPMENT OF LAND FOR RESIDENTIAL PURPOSES AT THE FORMER LCC DEPOT, LAND OFF DIXON ROAD, LONGRIDGE

The Senior Planning Officer submitted late observations from Longridge Town Council and one further objection.

GRANTED subject to the following conditions:

1. An application for approval of reserved matters shall be made to the Local Planning Authority not later than the expiration of three years beginning with the date of this permission and the development shall be begun not later than the expiration of two years from the final approval of the reserved matters.

REASON: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development shall take place without the prior written approval of the Local Planning Authority of the reserved matters, that is, details of: (i) the layout (ii) the scale (iii) the appearance (iv) the means of access to the buildings (including the provision to be made for vehicle and cycle parking) and (v) the landscaping of the site (including any proposed changes to existing ground levels, means of enclosure and boundary treatment, hard surfaced areas and materials planting plans, specifications and schedules, existing plants to be retained and showing how account has been taken of any underground services);  
(b) The approved proposals relating to means of access to the buildings and parking provision shall be carried out in accordance with the approved details prior to the first occupation of the development and retained thereafter at all times;  
(c) The approved proposals relating to landscaping shall be implemented in accordance with the approved details in the first planting season following the first occupation of the development. Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority give its written consent to any variation.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes) in order that the Local Planning Authority should be satisfied as to the details, because the application was made for outline permission without the details referred to in the condition.

3. Notwithstanding the indicative plans, the height of the development proposed in any subsequent reserved matters application shall not exceed two storeys.

REASON: In the interests of nearby residential amenity and to protect the character and appearance of nearby listed buildings and the conservation area, having regard to Policies G1 and ENV16 of the Ribble Valley

Districtwide Local Plan and Policies DMG1 and EN5 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

4. The reserved matters application shall be accompanied by a scheme for the disposal of foul and surface waters. The scheme shall be implemented in accordance with the approved details prior to the completion of the development.

REASON: To prevent increased risk of flooding and pollution of the water environment and to ensure satisfactory means of foul drainage in accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

5. 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 Part IIA of the Environmental Protection Act 1990, focusing primarily on risks to human health and controlled waters. The investigation shall address 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 approved in writing by the LPA prior to the site investigation survey.
  - (c) If the site investigation indicates remediation is necessary, a Remediation Statement detailing the recommendations and remedial measures to be implemented within the site shall be submitted to and approved in writing by the LPA. The remediation shall be carried out in accordance with the agreed statement and on completion of the development/remedial works, the developer shall submit a Verification Report to the LPA for approval in writing that certifies that all works were completed in accordance with the agreed Remediation Statement prior to the first occupation of the development.

REASON: To prevent pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use in accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

6. Demolition and site clearance shall be undertaken outside the nesting bird season [March - August inclusive] unless the vegetation has been surveyed for nesting birds by a suitably qualified ecologist immediately prior to its removal and the survey submitted to and approved in writing by the Local Planning Authority prior to the vegetation removal. Demolition and site clearance shall be undertaken in accordance with the requirements of the survey.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 and Key Statement EN5 of the Core Strategy (Post Submission Version Including Proposed Main Changes).

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

- The parking of vehicles of site operatives and visitors;
- Areas for loading, unloading and storage of plant and materials;
- Wheel washing facilities;
- Periods when plant and materials trips should not be made to and from the site (mainly peak hours, but the developer to suggest times when trips of this nature should not be made);
- Routes to be used by vehicles carrying plant and materials to and from the site;
- Measures to ensure that construction vehicles do not impede adjoining accesses;
- The erection and maintenance of security hoardings;
- Details of the storage of potential ground and water contaminants; and
- A scheme to control noise and dust during the construction phase.

REASON: In the interests of residential amenity and highway safety, having regard to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

(Councillor S Carefoot returned to the meeting)

5. APPLICATION NO: 3/2104/0186/P (GRID REF: SD 373502 437619)  
PROPOSED EXTENSIONS TO AND REMODELLING OF EXISTING  
DWELLING AT LAMB ROE COTTAGE, CLITHEROE ROAD, BARROW,  
CLITHEROE BB7 9AQ

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. Precise specifications or samples of walling, roofing and window framing materials and including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority prior to their use in the proposed development.

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.

3. The development hereby permitted shall be carried out in complete accordance with the submitted plans:

- Drawing Ref: 190 Job No.11 Rev B (As amended 26<sup>th</sup> March 2014)

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and to clarify which plans are relevant.

6. APPLICATION NO: 3/2013/0440/P (GRID REF: SD 377818 437230)  
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF LAND FOR 14 HOUSES, 3 BUNGALOWS AND A NEW ACCESS ROAD AT LAND TO REAR OF PENDLE STREET EAST, SABDEN

The Senior Planning Officer commented that an extra condition would need to be added in relation to a contaminated land survey.

Councillor Newmark was given permission to speak on this application.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within 3 months from the date of this Committee Meeting and subject to the following conditions:

1. Application for approval of reserved matters 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.

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

2. The submission of Reserved Matters in respect of scale and building height shall be carried out in substantial accordance with the eaves/ridge heights and footprint parameters contained within the approved Design & Access Statement (As amended June 2013).

REASON: For the avoidance of doubt to ensure there is no ambiguity in the decision notice over the scale of development that has been approved. In accordance with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft ensuring a satisfactory standard of appearance and scale given its location.

3. No more than 17 dwellings (Use Class C3) are 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. In accordance with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft ensuring a satisfactory standard of appearance and scale given its location

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge tree, shrub or other device.

The visibility splay to be the subject of this condition shall be at the junction of the new estate road and Pendle Street East, and shall be that land in front of the visibility splays shown on drawing number 07B, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highways Authority.

REASON: To ensure adequate visibility splays at the street junction or site access. In accordance with Policy T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

5. The new estate road shall be constructed in accordance with the Lancashire County Council specification for Construction of Estate Roads to at least base course level before any other construction work takes place within the site.

REASON: To ensure satisfactory access is provided to the site before the construction of the development hereby permitted commences. In accordance with Policy T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

6. Before construction work commences facilities shall be provided within the site by which means of the wheels of vehicle may be cleaned before leaving the site.

REASON: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users. In accordance with Policy T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

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

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant material;
- Storage of plant materials used in the construction of development;
- The erection and maintenance of security hoardings;
- Wheel washing facilities;
- A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- A scheme for protecting trees;
- Routes into and out of the site to be utilised by construction traffic
- A scheme for recycling/disposing of waste resulting from construction work; and
- A scheme to control noise during the construction phase.

REASON: In the interests of protecting residential amenity from noise and disturbance during the construction phase of the development 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).

8. 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. In accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

9. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal

of foul and surface waters has been submitted to an approved in writing by the Local planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul or combined sewerage systems. Any surface water draining to the public surface water sewer must be restricted to a maximum pass forward flow of 5l/s. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run off and to reduce the risk of flooding. In accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

10. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to and approved by the planning authority in consultation with the highway authority.

REASON: To ensure adequate visibility splays are maintained at all times and to ensure the proposed Highways works are acceptable prior to the commencement of the development. In accordance with Policy T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

11. Prior to the commencement of development, a revised Extended Phase 1 Habitat Survey & Baseline Ecological Impact Assessment shall be submitted to and approved by the Local Planning Authority, for the avoidance of doubt, the survey shall include mitigation measures and timing of works and the development shall thereafter be carried out in accordance with the survey.

REASON: To ensure that the development does not pose a threat or undermine the potential ecological value of the site. In accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft

12. The submission of Reserved Matters in respect of layout shall include the provision for 4 visitor parking bays as indicated on Site Plan & Street Elevation Drawing 010-223 Rev: B as amended 20 February 2014

REASON: To ensure the proposed development does not lead to additional on street parking within the vicinity. In accordance with Policy T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

13. 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 Part IIA of the Environmental Protection Act 1990, focusing primarily on risks to human health and controlled waters. The investigation shall address 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 approved in writing by the LPA prior to the site investigation survey.
- (c) If the site investigation indicates remediation is necessary, a Remediation Statement detailing the recommendations and remedial measures to be implemented within the site shall be submitted to and approved in writing by the LPA. The remediation shall be carried out in accordance with the agreed statement and on completion of the development/remedial works, the developer shall submit a Verification Report to the LPA for approval in writing that certifies that all works were completed in accordance with the agreed Remediation Statement prior to the first occupation of the development.

REASON: To prevent pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use in accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

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

721 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:

722 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0506/P	Replacement of 5 No crittall single glazed windows to front elevation	Clitheroe Royal Grammar School, York Street Clitheroe
3/2013/0724/P	Flat roof enclosure between	Ribchester Village Hall and Ribchester Museum

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0537/P	Application to discharge condition No.3 (Materials) and condition No.4 (window glazing) of planning permission 3/2013/0231P	Ashton, Eastham Street Clitheroe
3/2013/0738/P	Planning permission is sought for the variation of condition no 9 of planning permission 3/20108/1005/P to replace proposed dry stone walls with stock proof fencing and to extend the residential curtilage approved under the same application	11 Whinney Lane Langho
3/2013/0896/P	Proposed conversion of barn to form 2no. dwellings with associated works, including erection of a quadruple garage and formation of access to Bowland Gate Lane via an existing gateway	Brocklehurst Farm Bowland Gate Lane West Bradford
3/2013/0946/P (PA) & 3/2013/0967/P (LBC)	Conversion of pig sty to form additional living accommodation with associated works	Greaves Farm Holden Lane Bolton-by-Bowland
3/2013/0980/P	Construction of a new earth bank lagoon for the storage of digestate produced at the anaerobic digestion plant	Wilcross Farm at Watt Close Farm Burnley Road, Gisburn
3/2013/1001/P	Proposed housing development of 3 x two storey 3 bedroomed houses (resubmission of application 3/2012/1113/P)	Parker Avenue Clitheroe
3/2013/1007/P	Removal of condition 1 of planning permission 3/2005/0289/P (3/2005/0289/P was a resubmission of 3/2004/0297/P to modify applications BO1318, BO1609, BO1806 and 3/1999/0662/P) to allow year round holiday use of the units	Todber Caravan Park Burnley Road Gisburn
3/2013/1014/P	Erection of single storey stable block providing 3 stables and associated tack and feed store	Fletcher Farm Osbaldeston Lane Osbaldeston

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/1016/P	Two storey rear and side extensions and erection of a detached garage	15 Clitheroe Road Whalley
3/2013/1017/P	Change of use for annex section of the house to be used as a holiday let	Cottam House Cottage Writtenstone Lane Longridge
3/2013/1034/P	Change of use of former Public Conveniences to Class A1 retail shop (fruit and vegetables)	Public Conveniences Mellor Brow, Mellor
3/2013/1039/P	Application to discharge Conditions 3 and 8 of planning permission 3/2013/0877 dated 6/12/2013	2 Parlick Avenue Longridge
3/2013/1041/P (Building 3) & 3/2014/0142/P (Building 2)	Erection of agricultural livestock building(s) to accommodate breeding sheep	Dockber Laithe Farm Sawley
3/2013/1045/P	Loft conversion with two dormer windows to the rear elevation and a porch	2 Long Close, Clitheroe
3/2013/1047/P	Variation of condition 2 of planning permission 3/2012/0241/P	Chatburn Village Motor Co. Sawley Road, Chatburn
3/2013/1049/P	Proposed bedroom extension above the existing garage	3 Bradyll Court Brockhall Village Old Langho
3/2013/1057/P	Amendment to approved application 3/2013/0206 relating to the proposed workshop/ studio building	Fern Cottage Hollin Hall Lane, Longridge
3/2013/1067/P	Proposed single storey kitchen extension	The Black Horse Pimlico Road Pimlico, Clitheroe
3/2013/1068/P	First floor rear extension	76 Downham Road Chatburn
3/2013/1069/P	Variation of condition 2 of planning permission 3/2011/0222/P	Fort Vale Engineering Ltd Caldervale Park Simonstone
3/2013/1074/P	Removal of condition No 3 (agricultural occupancy condition) and No 4 (employed at Boot Farm) of planning permission 3/1998/0782/P	Hob Croft Alston Lane Longridge

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2014/0006/P	First floor extension to provide master/en suite bedroom, utility extension, bay window and covered roof area, new roof finish (slate) to existing house roof (concrete tiles)	Former Police Station Slaidburn Road Newton in Bowland
3/2014/0014/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	1 Kirklands Chipping
3/2014/0015/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	2 Kirklands Chipping
3/2014/0016/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	3 Kirklands Chipping
3/2014/0017/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	4 Kirklands Chipping
3/2014/0018/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	7 Kirklands Chipping
3/2014/0019/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	8 Kirklands Chipping
3/2014/0020/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	9 Kirklands Chipping

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2014/0021/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	11 Kirklands Chipping
3/2014/0022/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	12 Kirklands Chipping
3/2014/0023/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	14 Kirklands Chipping
3/2014/0024/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	15 Kirklands Chipping
3/2014/0025/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	16 Kirklands Chipping
3/2014/0026/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	17 Kirklands Chipping
3/2014/0027/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	18 Kirklands Chipping
3/2014/0028/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	19 Kirklands Chipping

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2014/0029/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	20 Kirklands Chipping
3/2014/0030/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	22 Kirklands Chipping
3/2014/0031/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	23 Kirklands Chipping
3/2014/0032/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	24 Kirklands Chipping
3/2014/0033/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	26 Kirklands Chipping
3/2014/0034/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	The Shambles 29 Kirklands Chipping
3/2014/0035/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	31 Kirklands Chipping
3/2014/0036/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	32 Kirklands Chipping

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2014/0038/P	Alterations to existing dwelling including 2 storey extension and single storey addition at the rear to create a master bedroom with en suite and a new dining/kitchen/garden room	36 Limefield Avenue Whalley
3/2014/0041/P	Single Storey extension to the rear	8 Chapel Hill Longridge
3/2014/0046/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	30 Kirklands Chipping
3/2014/0047/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	27 Kirklands Chipping
3/2014/0048/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	25 Kirklands Chipping
3/2014/0049/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	13 Kirklands Chipping
3/2014/0050/P	External wall insulation rendering to match existing. Development and finished in Weber render (colour 012 earth) over which Derbyshire Spa aggregate – will be applied	10 Kirklands Chipping
3/2014/0051/P	Proposed implement storage building	Carr Meadow Barn Carr Lane, Balderstone
3/2014/0053/P	Proposed demolition of all buildings on site (existing house kennels and various outbuildings) and erection of a dwellinghouse (including bed and breakfast element)	The Eaves Pendleton Road Wiswell
Cont/	reduced footprint scheme of	

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
Cont...	existing approved application 3/2012/0010/P	
3/2014/0054/P	Internal renovation and repairs	Dower House 41 Lowergate, Clitheroe
3/2014/0061P	Application for discharge of condition no. 5 relating to landscaping of planning permission 3/2013/0760/P	The Old Smithy Little Bowland Road Bowland with Leagram
3/2014/0062/P	Discharge of condition 8 (land contamination) of planning consent 3/2013/0271/P	Land at George Lane Read
3/2014/0073/P	Loft Conversion with front and rear dormer. Single Storey extension to create garage and utility. New porch to front entrance	42 Hillcrest Road Langho
3/2014/0076/P	Demolition of existing rear extension and outbuilding and erection of single storey rear extension	4 Greenacres Read
3/2014/0077/P	Replacement of two existing wood panel garages with a new build brick and block garage	3 Larkhill Cottages Old Langho
3/2014/0078/P	Demolish existing garage and store. Construct new garage and store	Laycock Farm Northcote Road, Langho
3/2014/0082/P	Demolition of existing conservatory and erection of replacement sunroom to rear	Cayley Cottage 1 Victoria Avenue, Chatburn
3/2014/0084/P	Erection of agricultural building 18.2m wide x 22.86m long for calf rearing	Little Town Farm Chipping Road, Thornley
3/2014/0088/P	Non-material amendment application relating to the relocation of the window in the study into the gable on Plot No 4 and attaching the original approved detached garage to the gable elevation on Plot No 2	Abbey Farm Nethertown Close Whalley
3/2014/0092/P	Discharge of condition No 6 (bat provision) of planning application 3/2013/0985	Cob House, Green Lane Grindleton
3/2014/0094/P	Proposed kitchen/dining room extension and detached double garage	64 Inglewhite Road Longridge

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2014/0098/P	Extension on rear elevation to create a dining room and wine cellar	Dene Farm Hurst Green, Clitheroe
3/2014/0099/P (PA) & 3/2014/0100/P (LBC)	Extension to first floor to form bedrooms	Spread Eagle Hotel Sawley Road Sawley
3/2014/0107/P	Erection of new two-storey house with a basement on land to the rear	Bolton Fold Cottage at Bolton Fold Cottage Alston Lane, Alston
3/2014/0108/P	Removal of existing dormer and replacement with extended version	West Winds, Salthill Road Clitheroe
3/2014/0109/P	Demolition of rear conservatory and construction of single storey rear extension	4 Shaw Gardens Chatburn
3/2014/0112/P	Single storey extension to the rear to form annex	Veepings Farm Bungalow Holden Lane Bolton by Bowland
3/2014/0113/P	Installation of two 0.3m transmission dishes on existing mass	Forty Acre Farm Jeffrey Hill, Longridge
3/2014/0114/P	Proposed two-storey extension to the rear	7 Limefield Avenue Whalley
3/2014/0117/P	Demolish existing garage and erect two-storey side extension	25 Kenilworth Drive Clitheroe
3/2014/0118/P	Proposed first floor side extension over the attached double garage (resubmission of 3/2013/0878)	11 Holme Hill Clitheroe
3/2014/0121/P	Proposed extension to rear and new pitched roof to existing garage	Stanley House, Lower Lane Longridge
3/2014/0123/P	Single storey extension to rear. Addition of second dormer to front and alteration of existing dormer to add pitched roof. Replacement of existing flat roof to the side of the property with pitched roof. Alterations to access and creation of two parking spaces in front of the existing garage	4 Broadtree Close Mellor
3/2014/0128/P	Proposed two storey side extension	6 Brooklyn Road Wilpshire

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2014/0131/P	Replacement dwelling (amendment to approved plans 3/2013/0734/P)	Brookfield Stoneygate Lane Ribchester
3/2014/0133/P	Proposed two-storey extension to form showroom and office	Dick Leigh Chainsaw Specialists Ashleigh, Clitheroe Road Barrow
3/2014/0134/P	Proposed front extension	7 Wheatley Drive Longridge
3/2014/0137/P	Single storey rear extension and external landscaping including changing levels within the garden area	Hammond Field Hammond Drive Read
3/2014/0144/P	Non material amendment to planning application 3/2010/0989/P for the erection of a 10kw wind turbine with hub height of 18m diameter of 7.28m	Mason House Farm Clitheroe Road Bashall Eaves
3/2014/0149/P 3/2014/0173/P	Single storey extension to rear Discharge of condition 3 (materials) and 8 (boundary details) of planning permission 3/2013/0004/P	18 Whinney Lane, Langho Abbey Farm Nethertown Close, Whalley
3/2014/0185/P	Discharge of condition 5 (description and images of proposed walling/roofing materials); condition 9 (building recording programming – confirmation that this condition does not need to be discharged); and condition 10 (proposed drainage layout) of planning permission 3/2013/0887/P	Bay Gate Barn Bolton-by-Bowland

723

**APPLICATIONS REFUSED**

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
3/2013/1033/P	Proposed single storey extension to existing dwelling to form sun-lounge	Cowgill House Gisburn Road Sawley	Contrary to Local Plan Policies and Supplementary Planning Guidance: House Extensions.

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
3/2013/1048/P	Demolition of existing garage and erection of new garage with accommodation over and extension to existing annex	Holmes Cottage Woone Lane Clitheroe	Contrary to G1, H10, ENV16, SPG – Extensions and Alterations to dwellings, DMG1, DME4 and DMH5 of CS and Section 12 of NPPF.
3/2013/1054/P (PA) & 3/2013/1055/P (LBC)	Create new entrance off car park to rear of building and relocate existing fire escape staircase. Internal refurbishment at	The White Bull Hotel Main Street Gisburn	Harmful to character and significance of the listed building because of the loss and alteration of important historic fabric and plan form from works to interior and a new entrance. Contrary to NPPF paragraph 17, 131 and 132, ENV20 and CSReg.22 SD PSR DME4.
3/2013/1059/P	Change of Use from Sui Generis Shop to Hot Food Takeaway (Class A5)	59 King Street Whalley	DWLP - G1, ENV16, S10, SPG / Core Strategy DMG1, DME4 – Detrimental to residential amenity (noise and odour) and highway safety.
3/2013/1060/P	Construction of a part two storey, part single storey side extension for residential accommodation	70a Downham Rd Chatburn	Contrary to Policy G1 of DWLP and DMG1 of CS and SPG on Extensions and Alterations to Dwellings.

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
3/2013/1076/P	Proposed dwelling	new Holmes Cottage Woone Lane Clitheroe	Contrary to Policies G1, ENV16 & ENV19 of DWLP. Policies DMG1 and DME4 of CS and Section 12 of NPPF.
3/2014/0010/P	Erection of single storey extension to side and rear	26 Holden Street Clitheroe	Contrary to Policies G1, H10, T7 of DWLP and adopted SPG Extensions and Alterations to Dwellings and Policies DMG1, DMG3 and DMH5 of CS.
3/2014/0067/P	Single storey rear and side extensions including alterations to main house roof raising the ridge by 1m	44 Waddow Grove Waddington	G1, H10, SPG – harmful to visual amenities of street scene
3/2014/0074/P	Variation of condition 3 of planning permission 3/2012/1099/P to allow holiday let to be used as a dwelling at Garage adjacent to	1 Swinglehurst Cottage Garstang Road Chipping	Policies G5, H2, DMG2, DMH3 and NPPF – The proposal represents the unjustified formation of a residential unit in the open countryside and would result in the loss of a unit of holiday accommodation to the detriment of the local rural economy.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0075/P	Proposed conversion of two traditional farm buildings into two full open market dwellings and the demolition and re-building of an existing farmhouse. Resubmission of 3/2012/1048	Sheepfold Farm Balderstone Hall Lane Balderstone	<p>Policies G1, G5, H2, DMG1, DMG2, DMH3 - isolated location of the site outside any settlement and distance from any services, does not represent sustainable development and would therefore form an unjustified dwelling within the open countryside.</p> <p>Policies ENV3, H12, H14 DME2 and DMH5 – replacement dwelling: significant – detrimental to visual amenity.</p> <p>Policies G1, ENV3, H17, DMG1, DME2, DMH4 – barn conversion: detrimental impact on the original character of this traditional building and visual amenity.</p> <p>Policies G1, ENV3, H12, H15 and H17 DWLP, Policies EN2, DME2, DME4, DMG1, DMH3, DMH4 – barn conversion: residential curtilages and parking areas (garages) – domestication of open countryside.</p>

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0122/P	Replacement of three existing windows with two second-hand stone mullion windows	Wilkinsons Farmhouse Simonstone	Harmful to character and significance of the listed building and the setting and significance of nearby listed buildings (loss of agricultural identity to bay 3 and the introduction of overtly domestic windows of historical design). NPPF Paragraph 17, 131 and 132; Local Plan Policies ENV20 and ENV19 and Core Strategy Policy DME4.
3/2014/0124/P	Proposed two storey side extension, rear conservatory and two roof lights	5 The Crescent Dunsop Bridge Clitheroe	G1, ENV1, H10, SPG, DMG1, EN2, DMH5 – terracing detrimental to visual amenity and overlooking of neighbouring property.
3/2014/0126/P	Alterations to rear dormer replacing flat roof with slated pitched roof	Lower Stony Bank Slaidburn	G1, ENV1, ENV3, H10, SPG, DMG1, EN2, DMH5 – Detrimental to existing house and visual amenity.

724

PROPOSED LARGER HOME EXTENSION NOTIFICATION WHERE PRIOR APPROVAL WILL **NOT** BE NECESSARY.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0079/P	Single Storey mono pitch garden room to rear measuring 4.68m (projection) x 3.5m (Maximum Height) x 2.25m (eaves Height)	300 Pleckgate Road Blackburn

3/2014/0093/P Single storey rear extension. 1 The Crescent  
 Projecting 6m from the rear wall of Clitheroe  
 the original dwelling, built to a  
 maximum height of 3.29m and  
 eaves height of 2.4m

725 OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0085/P	Consultation on request for screening opinion	land at Parsonage Road, Wilpshire

726 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0110/P	Certificate of Lawfulness application for the proposed removal of existing conservatory and replacement with single storey rear extension	37 Abbots Croft Whalley

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0160/P	Certificate of Lawfulness for a proposed use for a conservatory to the rear of the property	1 Kayfold Lodge Ramsgreave

728 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL **NOT** REQUIRED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/1073/P	Prior Approval of proposed change of use of agricultural building to use class C1: Guest House at barn	Higher Flass Farm Settle Road Bolton-by-Bowland

729 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0379	Primrose Mill Woone Lane Clitheroe	16/8/12	14	Deed of Variation Applicants solicitor to be signed
3/2012/0785	Clitheroe Hospital Chatburn Road, Clitheroe	6/12/12	57	Ongoing correspondence

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2013/0161	Strawberry Fields Main Street, Gisburn	7/11/13	11	With Agent
3/2013/0747	Land at Whalley Road Billington	7/11/13	56	Awaiting decision notice
3/2012/0942	Land at Higher Standen Farm & part Littlemoor Farm, Clitheroe	12/12/13	1040	With LCC
3/2013/0737	Hansons Garden Centre Whalley Road, Barrow	13/2/14	43	With LCC
3/2013/0771	Land off Middle Lodge Road Barrow	13/2/14	102	With LCC
3/2014/0981	Land at Chatburn Road Clitheroe	13/2/14	23	With LCC
3/2013/0691	Elmridge Farm Elmridge Lane, Chipping	13/2/14	4	With Agent
<b><u>Non Housing</u></b>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures, draft 106 received from LCC

<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>
3/2013/0711	Land off Henthorn Road, Clitheroe	7/11/13	16 weeks	140	Decision 24/2/14
3/2012/0964	Land north of Whalley Road Hurst Green	14/3/13	1	30	Decision 25/3/14

730 FOREST OF BOWLAND AONB MANAGEMENT PLAN 2014-2019

Committee received a report seeking the adoption of the Forest of Bowland AONB 2014-2019 Management Plan. The report traced the history of the Forest of Bowland AONB which had been formally designated by government on 10 February 1964. The AONB was managed by a partnership of landowners, farmers, voluntary organisations, wildlife groups, recreation groups, local councils and government agencies. The Forest of Bowland AONB Management Plan describes the special qualities of the area that contributes to the natural significance of the landscape. The document provides a policy framework and identifies a five year programme of objectives to help guide the work of the AONB partnership. The objectives identify ways of working with:

- Landscape
- Biodiversity
- Geodiversity
- Planning and development

The key issues affecting the AONB were climate change, development pressure, pursuit of economic growth, demands for recreation and changes in agricultural practices. The Council had a duty to co-operate with strategic partners including the AONB, elected Members and technical group officers, as well as national and regional organisations including Natural England and the RSPB.

RESOLVED: That Committee approve the Forest of Bowland AONB Management Plan 2014-2019.

731 CONSULTATION RESPONSES TO OTHER LOCAL PLANNING AUTHORITY LOCAL PLAN WORK

The Head of Regeneration and Housing presented a report which informed Members of the various consultation responses which this Council had recently made to surrounding local authorities on their Local Plan work. This Council had been consulted on a number of neighbouring Local Plans as follows:

- Pendle Borough Council Core Strategy Future Options
- Fylde Coast Strategic Housing Market Assessment
- Hyndburn Borough Council Gypsies and Travellers Assessment
- Rossendale Borough Council Strategic Housing Market Assessment
- Blackburn with Darwen Employment Land Review
- Blackburn with Darwen Local Plan Part 2 Site Allocations and Development Management
- Burnley Borough Council Local Plan Issues and Options

The Head of Regeneration and Housing confirmed in answer to a member's question, that work was also ongoing with Preston City Council.

RESOLVED: That the report be noted.

732 LISTED BUILDING AT RISK – DOG KENNELS GISBURNE PARK

Committee received a report on the urgent need for repair works to the 18<sup>th</sup> century grade II listed dog kennels within Gisburne Park Historic Park and Garden (Grade II).

The report traced the history of the site and commented that a site inspection in October 2013 had been prompted by the marketing of the site. The listed building was now in an extreme state of disrepair.

Site inspection and the prescient comment in the Gisburne Historic Landscape Management Plan would suggest that prolonged delay in stabilising building condition could result in the loss of this listed building and its important

contribution to the designated Historic Park and Garden and the setting of a number of listed buildings. Officers will therefore monitor the situation carefully and give early consideration to the next stage in ensuring the proper preservation of the building (the authorisation of Committee will be sought in respect of urgent works notices service should this be required) and inviting English Heritage to comment on this matter.

RESOLVED: That the report be noted.

### 733 CORE STRATEGY UPDATE

The Head of Regeneration and Housing submitted his report which gave a progress report on the Core Strategy.

On 14 January 2014 the Inspector commenced the formal hearings which sat for five and a half days. As a result of those hearings, amendments to the wording to provide further clarification and explanation of the Plan explored during the discussions were identified together with a request from the Inspector for additional information and matters to support this consideration of the Plan in relation to a number of topics. On 31 January 2014 the Inspector issued an interim letter stating his view that the Council needed to make a modification to address his concerns following the hearings, that the proposed housing requirement was too low and that the settlement strategy needed to identify from within the second tier of other settlements those more sustainable settlements where growth could be directed. A schedule of costs incurred by the Core Strategy process was included for Members' information. The Head of Regeneration and Housing did point out that in relation to the costs reported to Committee, these costs are for those items paid; it did not for example include the costs of the hearing held in January 2014, as we had not concluded the Examination.

In response to the Inspector, it was indicated that the necessary work following the hearings would be undertaken with a view to enabling Members to consider the proposed modifications in early May, and the aim of commencing a six week consultation stage by the latter part of May and concluding at the end of June. The Inspector had so far indicated that he was content with that timetable. Whilst it was indicated that matters would be dealt with through the written representations process, the consultation process may raise matters where the Inspector considers that further hearing days were needed. It was therefore possible that the Inspector could issue his report to the Council and conclude the Examination by the end of July at the earliest depending upon his workloads and commitments. Once the Council had received that report and its findings were favourable, the Council would be able to move into the adoption process. The Council would need to formally consider the Inspector's report, endorse any modifications and following recent legislation changes, consult and then confirm the adoption of the Plan.

The Chairman commented that it was therefore intended to arrange a special meeting of Planning and Development Committee in early May to discuss the Core Strategy final documents.

RESOLVED: That the report be noted.

734 APPEALS

- (a) 3/2013/0703/P – Two storey rear extension and dormer and skylights to front elevation at Goose Chase, Preston Road, Ribchester – appeal dismissed.
- (b) 3/2013/0447/P – Conversion and extension of house to create two dwellings at Bleak House, Stonyhurst – appeal dismissed.
- (c) 3/2013/0909/P – Conservatory extension to the south elevation at 9 Manor Road, Whalley – appeal dismissed.
- (d) 3/2013/0793/P – New carport, boundary wall and external landscaping at Great Mitton Hall, Mitton Road, Clitheroe – appeal allowed with conditions.
- (e) 3/2012/0630/P – Outline permission for up to 504 dwellings (Barrow Lands) at land to the south-west of Barrow and west of Whalley Road, Barrow – appeal allowed with conditions.  
Application for partial award of costs – granted.
- (f) Budget Monitoring – report of Director of Resources – copy enclosed.

Committee received a report which showed a breakdown of recent appeal costs and consultant costs on major planning applications as well as a judicial review case.

The majority of the costs related to Barrister fees, representing and advising the Council at appeal. There had also been a need to employ expert witnesses mainly to deal with landscaping and highway issues. Committee's attention was also drawn to the fact that some costs awards had been made on planning appeals in particular one relating to £17,000 and three outstanding cases with amounts either not yet requested or agreed.

RESOLVED: That the report be noted.

735 CONSULTATION FOR PRE-APPLICATION ADVICE

The Chairman announced that a protocol was being drawn up by officers in relation to exploring how ward Members were consulted in relation to planning pre-application advice.

RESOLVED: That the report be noted.

The meeting closed at 7.45pm.

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