

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No

meeting date: THURSDAY, 24 JULY 2014
title: PLANNING APPLICATIONS
submitted by: DIRECTOR OF COMMUNITY SERVICES

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

APPLICATION NO: 3/2014/0373/P (GRID REF: SD 372728 443884)
REPLACE FLAT ROOF ON THE SIDE OF THE EXISTING BUNGALOW WITH A NEW
PITCHED ROOF AND EXTEND EXISTING BUNGALOW AT THE SIDE AND REAR AT
MILLHEAD, BEECHTHORPE AVENUE, WADDINGTON, BB7 3HT

PARISH COUNCIL: No representations have been received.

ADDITIONAL No representations have been received.
REPRESENTATIONS:

Proposal

The application relates to a pitched roofed bungalow that has a flat roofed single garage at its north eastern corner such that the rear wall of the garage projects 2.14m beyond the main rear wall of the bungalow.

Permission is sought for a scheme of extensions and alterations comprising the following:

1. An extension of 2.14m across the whole width of the rear elevation in order to continue the line of the rear wall of the garage.
2. An extension of 2.8m in front of the existing garage with the side wall of the extension continuing the line of the side wall of the garage.
3. The construction of a pitched roof above the existing garage and above the two proposed extensions.
4. The extension in front of the garage would form an extension to an existing bedroom; the rear extension would form an extension to the existing kitchen/dining room; and the area occupied by the existing garage would become a utility room and WC.

The external materials would comprise stone and render, grey concrete roof tiles and white uPVC window frames, all to match the existing dwelling.

Site Location

The application relates to a detached bungalow at the north-western end of the cul-de-sac of Beechthorpe Avenue. It is adjoined to the east by a semi-detached house and to the west by a detached dwelling in a large curtilage that is accessed from Belle Vue Lane. To the north, the site is adjoined by an open field.

The site is within the settlement boundary of Waddington and also within the Conservation Area.

Relevant History

None.

Relevant Policies

Ribble Valley Districtwide Local Plan

Policy G1 - Development Control.

Policy H10 - Residential Extensions.

Policy ENV16 - Development Within Conservation Areas.

Policy SPG – “Extensions and Alterations to Dwellings”.

The Core Strategy Submission version as proposed to be modified

Policy DMG1 – General Considerations.

Policy DMH5 – Residential and Curtilage Extensions.

Policy DME4 – Protecting Heritage Assets.

Environmental, AONB, Human Rights and Other Issues

The proposal relates to two relatively small extensions and for a pitched roof to be constructed above the existing flat roofed attached garage and above the two extensions. Materials to match the existing building would be used throughout. In my opinion, the proposal, due to the pitched roof, would enhance the appearance of this property and would not therefore have any detrimental impact upon the appearance and character of the Conservation Area.

There would be no detrimental effects upon the amenities of the occupiers of any adjoining dwellings as there would be no overbearing effects, no overshadowing and no loss of privacy. Although there would no longer be a garage, the driveway is long enough to accommodate three cars. The proposal is therefore acceptable in relation to the consideration of parking provision and highway safety.

As originally submitted, the scheme of alterations also involved the removal of existing timber cladding to the front facing gable of the existing property. A Bat Survey Report submitted with the application, however, identified this cladding as a potential maternity roost for Pipistrelle bats. The plans were therefore amended to show the retention of the cladding. Even with the cladding to remain, however, the survey report still recommended that a further survey should be carried out. This requirement will therefore be covered by an appropriate condition in the event of planning permission being granted. (The applicant's agent has been reminded of the need for this survey and it might have been carried out between the preparation of this report and the Committee meeting. Members will be informed orally of any developments in relation to this particular matter.)

Overall, subject to appropriate conditions, there are no objections to this application.

RECOMMENDATION: That planning permission be GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing number KU/003REV.A (showing the retention of the existing timber cladding on the front elevation).

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

3. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the Bat Survey Report dated 28 April 2014 (Job reference 1423) that was submitted with the application. In particular at least one evening emergence survey and one dawn re-entry survey shall be carried out as described in the "Summary" Section of the Report.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed or harmed, and in order to comply with the requirements of Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Submission Version as proposed to be modified.

APPLICATION NO: 3/2014/0451/P (GRID REF: SD 374305 441971)
PROPOSED CHANGE OF USE FROM RETAIL (CLASS A1) TO CAFÉ (CLASS A3) AT UNIT
1, 32 KING STREET, CLITHEROE, BB7 2EP

PARISH/TOWN COUNCIL: No objections.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR): Not applicable.

ENVIRONMENT AGENCY: Not applicable.

ADDITIONAL
REPRESENTATIONS: 8 letters of representation have been received, 7 of which are from local businesses. Members can view the main file to view these, however, they can be summarised as follows:

- Concerned about the loss of another A1 shop and the erosion of A1 retail properties in the town centre by the continued erosion into other uses.
- Questioning the loss of a retail shop (A1 use) when other vacant premises in the town centre with a café or food retail usage are available, including Whitesides Bakery, Victoria Hotel, and Greggs Bakery.
- Already a large number of cafes and food outlets in the town centre – representations estimate between 40 and 50 in total.
- There is a risk the town will turn into a large food court where no one comes to shop.

- Proposal may lead to other established business losing trade and having to close in the future.
- Concerned about deliveries potentially blocking the highway at the busy junction of Railway View and King Street.
- No rear entry or bin collection area.

Proposal

The application seeks full permission to change the use of an existing retail unit (A1) to a milkshake bar/ café (mix A1/A3 use). The cafe would provide a range of milkshakes, smoothies, shaved ice (a new concept of the Slushie) tea, coffee, juice and soft drinks, donuts and waffles to eat in and take away.

The level of seating and the applicants estimate that the majority of sales would be milkshakes and food to take away account for the proposed A1/ A3 mix. The preparation of a limited amount of hot food (waffles, donuts, etc.) by means of a small warmer table top oven would not require a separate kitchen or extract equipment; the food would be warmed behind the sales counter.

The proposed opening hours would be 09.00 to 17:00 Monday to Saturday and 09.00 to 17.00 on Sundays and Bank Holidays.

Site Location

The application relates to a Building of Townscape Merit used as a shop, currently vacant, located on the junction of King Street and Railway View. The property is located within Clitheroe Conservation Area.

Relevant History

3/1990/0755/P – Extension to form 3 shop units (Resubmission) (relating to 32, 32A, 32B King Street. Approved.

3/1990/0422/P – Demolition of existing premises and construction of new shop and office accommodation on three floors. Withdrawn.

Relevant Policies

Ribble Valley Districtwide Local Plan

Policy G1 - Development Control.

Policy ENV16 - Development Within Conservation Areas.

Policy S1 - Shopping Policies - Clitheroe Centre.

The Core Strategy Submission version as proposed to be modified

Policy DMG1 – General Considerations.

Policy DME4 – Protecting Heritage Assets.

Policy DMR1 – Retail Development in Clitheroe.

Key Statement EC2 – Development of Retail, Shops and Community Facilities and Services.

National Planning Policy Framework (NPPF)
Achieving Sustainable Development.
Section 1 Building a strong, competitive economy.
Section 2 Ensuring the vitality of town centres.

Environmental, AONB, Human Rights and Other Issues

The main issue is the effect on the change of use on the vitality and viability of Clitheroe town centre shopping area.

In the main shopping area of Clitheroe Policy S1 of the adopted Districtwide Local Plan allows proposals for small and large scale shopping developments within the main shopping centre where they comply with other policies within the Plan and Policy G1 in particular. Policy G1 of the adopted Districtwide Local Plan sets out general development plan policies.

Key Statement EC2 of the Core Strategy promotes development that supports and enhances the vibrancy, consumer choice and vitality and unique character of the area's important retail and service centres of Clitheroe, Longridge and Whalley. Policy DMR1 of the Core Strategy also says proposals for shopping developments within the main shopping centre of Clitheroe will be approved subject to the other policies of the LDF and that special regard will be had to the likely contribution of the proposals to the vitality and viability of the centre and their effect on the character and appearance of the area.

Ribble Valley Retail Study 2013 and Ribble Valley Leisure Study 2013 were produced by Nathaniel Lichfield & Partners to provide a robust evidence base to support the Council's Core Strategy where the above policies are included. These documents consider whether current retail and leisure provision within the Borough are meeting the demands of local residents and whether there is a need to increase competition and/or influence the retail and leisure mix. The reports also highlight that food and drink establishments (Class A3, A4 and A5) are important services within town centres, and with specific reference to the Leisure Study, paragraph 3.32 on page 9 of the document states that; "*Clitheroe town centre contains a lower than average proportion Class A3/A5 units and could reasonably accommodate additional Class A3/A5 units without prejudicing the retail function of the centre. Encouraging the provision of additional Class A3/A5 floorspace will not only contribute to the vitality and viability of the centre, but also improve the night-time economy which appears to be limited in its offer.*"

Bearing this in mind, in terms of location, the frontage along King Street accommodates a mixture of shops and services including, clothes shops, pharmacy, travel agents, electrical and furniture and within this application a more specialised use is proposed for the sale of primarily milkshakes, drinks and some hot food aiming to provide to some extent a different customer offer from other establishments in the vicinity and avoid creating a direct competition to any existing establishments, which would add to the diversity and mix in the town centre and reduce the likelihood of any significant or adverse impact on other businesses in the town centre. It is therefore considered that this proposal would thus help to contribute to the overall vitality and viability of the town centre.

Regarding deliveries, the applicant has confirmed that due to the nature of the business, no outside deliveries will be needed as nearly all of the stock, with the exception of the fresh milk, fruit and ice cream will be collected from a cash and carry by the applicant. The other items will be sourced locally.

For the reasons stated in this report, whilst I acknowledge all of the concerns raised by third parties, the proposal is considered to be acceptable as the development is in compliance with the relevant policies of the Local Plan, the emerging Core Strategy and complies with the presumption in favour of sustainable development as embodied in the NPPF. The proposal would add to the diversity and mix in the town centre and would help to contribute to the overall vitality and viability of the town centre.

RECOMMENDATION: That planning permission be 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 permission shall relate to the development as shown on Drawing Number: Rai/663/1784/02, received on the 08 July 2014.

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

3. The premises shall be used for milkshake and smoothie bar and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

REASON: To control non A1 retail development within the town centre to ensure the vitality and viability of Clitheroe town centre shopping area is not compromised in the long term and to comply with Policy S1 of the Ribble Valley Districtwide Local Plan and Key Statement EC2 and Policy DMR1 of the Ribble Valley Core Strategy proposed main modifications.

4. The use hereby permitted shall only be conducted between 0900 and 1700 hours on weekdays and 0900 and 1700 hours on Saturdays and Sundays and Public Holidays.

REASON: In order to maintain the amenities of the area and to ensure that the development accords with Policies G1 and S1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMR1 of the Ribble Valley Core Strategy proposed main modifications.

C APPLICATIONS WHICH THE DIRECTOR OF COMMUNITY SERVICES RECOMMENDS FOR REFUSAL

APPLICATION NO: 3/2012/0430/P (GRID REF: SD374011 440935)
PROPOSED DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 16 HOUSES AND PUMPING STATION WITH ASSOCIATED ACCESS AND SERVICES AT 15 PARKER AVENUE, CLITHEROE

TOWN COUNCIL: Object on the grounds that the access to the site is poor, the development will impinge on a wildlife reserve and it will be detrimental to surrounding landowners.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR): Section 10 of the application form states that 30 on site parking spaces are to be provided. However, 43 spaces are required in terms of the parking standards. If the amount of on site parking is not increased as requested, I would have an objection to this development on highway safety grounds.

LCC (PLANNING CONTRIBUTIONS): This consultation response seeks to draw the Council's attention to impacts associated with the development and propose mitigation for these impacts through a planning obligation. The contribution described is directly linked to the development described and would be used in order to provide education places within a reasonable distance of the development (within 3 miles) for the children expected to live on the development.

The latest information available at this time was based upon the 2013 annual pupil census and resulting projections.

Based upon the latest assessment, LCC will be seeking a contribution for 5 primary school places and 2 secondary school places.

Calculated at the current rates, this would result in a claim of:

Primary places:
(£12,257 x 0.9) x BCIS Indexation (314.50 / 288.4 = 1.090499)
= £12,029.62 per place

£12,029.62 x 5 places = **£60,148**

Secondary places:
(£18,469 x 0.9) x BCIS Indexation (314.50 / 288.40 = 1.090499)
= £18,126.38 per place

£18,126.38 x 2 places = **£36,253**

Failure to secure the contributions sought would mean that the County Council cannot guarantee that children living on this development would be able to access a school place within a reasonable distance from their homes.

LCC is unable to specify the school(s) which would have additional places provided at this stage; this is due to the statutory processes surrounding school expansion and the need for consultation.

This response is based on the latest information available at the time of writing. Circumstances may change over time as other applications come forward. Consequently this response may require re-evaluation if the determination of the application is delayed significantly.

The application is being assessed by the LCC Highways and Sustainable Transport teams. A response will be submitted in due course.

UNITED UTILITIES:

No objections subject to the imposition of conditions.

ENVIRONMENT AGENCY:

We object to the proposed development as submitted and recommend refusal of planning permission on this basis for the following reasons:

Mearley Brook adjoining the site is a designated main river and is therefore subject to land and drainage byelaws. In particular no trees or shrubs may be planted, fences, buildings, pipelines or any other structure erected within 8m of the top of the bank/retaining wall of the watercourse without the prior written consent of the Environment Agency.

In this particular case it is essential that this 8m strip is preserved for access purposes. Consequently, based on the proposed site plan (Ref 806/A/001/A) it is likely that the development cannot proceed in its present format, as it is not clear that the 8m easement is to be maintained. Furthermore, consent is unlikely to be granted for the proposed fences or other permanent structures located within our 8m easement. The 8m easement is measured from the top of any bank/retaining wall or the landward side of any defences present and this should be clearly shown on a drawing, preferably a cross section.

The proposed site plan also indicates that the proposed dwellings, plots 4, 7, 11 and 16 will have rear facing domestic gardens adjacent to the watercourse. We do not support this and we advise that dwellings are orientated such that they will overlook the watercourse and that rear gardens do not back on to it.

To overcome our objections, the site layout should be revised such that access for maintenance and repair purposes is retained and the risk of any detrimental impacts to the river corridor are satisfactorily reduced.

LCC (ARCHAEOLOGY):

No significant archaeological implications.

ELECTRICITY NORTH WEST:

We have considered the application submitted and find it could have an impact on our infrastructure. The development is shown to be adjacent to or affect Electricity North West operational land or electricity distribution assets. Where the development is adjacent to operational land, the applicant must ensure that the development does not encroach over either the land or ancillary rights of access or cable easements.

LCC (ECOLOGY):

An ecological assessment has been submitted with the application. The ecology report acknowledges that further surveys are required for bats and breeding birds. The surveys are therefore not complete. DEFRA Circular 01/2005 states that if protected species are reasonably likely to be present and affected by the proposed development, then a survey/assessment to establish the presence or absence of protected species and the extent that they may be affected by the proposed development, needs to be undertaken before planning permission is granted. The surveys should be completed prior to determination of the application.

On the basis of the information submitted, I am unable to provide full comments at this stage/fully assess the likely ecological impacts (eg potential impacts on protected species, species of principal importance, the adjacent biological heritage site and maintenance of habitat connectivity) of the proposed development at this stage.

Prior to making final comments information on the Biological Heritage Site, bats (European protected species), water Vole (protected species), breeding birds (protected species and species of principal importance) and species of principal importance (Section 41 NERC Act 2006) is required prior to determination of the application.

ADDITIONAL REPRESENTATIONS:

16 letters of objection have been received. Members are referred to the file for full details which can be summarised as follows:

1. Concerns regarding highway safety both on Parker Avenue and where this meets Whalley Road. Parked cars reduce road widths and create visibility issues for emergence on to the main road with resultant queuing traffic trying to enter Parker Avenue and consequential congestion and risk to road safety.

2. The design and access statement distorts the existing parking situation on Parker Avenue.
3. The new buildings will dominate existing buildings contrary to the submitted D&A and result in an overbearing development that is out of scale with current existing development in the vicinity which is made up of bungalows.
4. Question the accuracy of information on the application form regarding drainage arrangements and uncertainty as to whether waste water disposal will be to the main sewer or septic tanks.
5. Question the accuracy of information contained in the land contamination assessment.
6. The validity of the submitted ecological report both its findings and recommendations is seriously disputed.
7. Difference in land levels between existing dwellings and the proposed access means it will by necessity slope up to Parker Avenue resulting in traffic noise and in the evening and at night headlights shining into habitable rooms.
8. Is the pumping station to be connected to the main sewers.
9. Loss of view.
10. Devaluation of property.
11. Impact on existing wildlife habitat.
12. Question capability of the town's infrastructure to cope eg doctors, schools, dentists.
13. Noise disturbance.

Proposal

This is a full application for the demolition of an existing bungalow and erection of 16 houses, a pumping station and associated access and services on land to its rear – demolition of the existing property is necessary to enable an access from Parker Avenue into the proposed cul de sac.

The dwellings proposed are 5 x 3 bed five person units; 8 x 4 bed six person units and 3 x 5 bed seven person units with five of these offered as affordable. All dwellings are two storey in nature (maximum height of approximately 8.1m) constructed of reconstituted stone under a concrete roof with UPVC windows and doors. 11 of the dwellings will be detached with a pair of

semis and terrace of three dwellings at the western corner where there is also a parking court for five vehicles. Three of the proposed units back on to the existing properties on Parker Avenue and two of them are gable on to existing curtilage areas.

Site Location

The site extends to approximately 0.73 hectares and comprises an existing bungalow fronting on to Parker Avenue and an area of unmanaged land which has been colonised by scrub and woodland. To the north west lies Primrose Lodge (a County Biological Heritage Site), to the immediate north allotments, to the south and east residential dwellings on Parker Avenue and Beverley Drive. The site lies within the settlement limit of Clitheroe as defined in the Districtwide Local Plan and also Policy A1 – an area policy concerning itself with the regeneration of the Primrose Lodge area.

Relevant History

None.

Relevant Policies

Ribble Valley Districtwide Local Plan

Policy G1 - Development Control.

Policy G2 - Settlement Strategy.

Policy A1 - Primrose Area Policy.

Policy ENV7 - Species Protection.

Policy ENV9 - Important Wildlife Site

Policy ENV10 - Development Affecting Nature Conservation.

Policy ENV13 - Landscape Protection.

Policy H19 - Affordable Housing - Large Developments and Main Settlements.

Policy H21 - Affordable Housing - Information Needed.

The Core Strategy Submission Version as proposed to be modified

Key Statement DS1 – Development Strategy.

Key Statement DS2 – Presumption favour of Sustainable Development.

Key Statement EN4 – Biodiversity and Geodiversity.

Key Statement H2 – Housing Balance.

Key Statement H3 – Affordable Housing.

Key Statement DMI1 – Planning Obligations.

Policy DMG1 – General Considerations.

Policy DMG2 – Strategic Considerations.

Policy DMG3 – Transport Mobility.

Policy DME1 – Protecting Trees and Woodlands.

Policy DME2 – Landscape and Townscape Protection.

Policy DME3 – Site and Species Protection and Conservation.

Policy DME6 – Water Management.

Policy DMH1 – Affordable Housing Criteria.

National Planning Policy Framework.

Environmental, AONB, Human Rights and Other Issues

Matters for consideration in the determination of this application are establishing whether the principle of development is acceptable, matters of highway safety, visual and residential amenity and having particular regard to consultation responses to establish whether there is sufficient information submitted in order to fully assess the potential effects of this development on matters of ecological importance.

Principle of Development

The site in question lies within the settlement boundary for Clitheroe and within the Primrose area policy and therefore policies G2 and A1 of the saved Districtwide Local Plan (DWLP) are relevant.

Policy G2 states that *consolidation and expansion of development and rounding off development* will be approved. *In all cases this must be on sites wholly within the settlement boundary and must be appropriate to the town's size and form.* Policy A1 states that the Council will permit proposals for *limited residential development with the northern part of the defined policy area.* It is considered that the proposals are in accordance with both of these policies and as Members will be aware housing development has been permitted on the south western area of the Primrose Area Policy and is well advanced in its construction.

Whilst these DWLP policies remain relevant, the 'Core Strategy 2008-2028: A Local Plan for Ribble Valley' continues to progress through the Examination in Public (EiP) and has now progressed through the formal hearing stages. Public consultation has recently taken place on a series of main modifications to the Core Strategy following these hearing sessions. Members of this Committee ratified those modifications (on 8th May 2014) and the policies set out in the Core Strategy (as proposed to be modified) therefore represent the Council's proposed policy position. It is considered that the plan is at an advanced stage in the plan making process and the policies within the Core Strategy must therefore be afforded significant weight in the decision making process.

When assessing the proposals against the Core Strategy policies at this stage, a central issue for consideration is whether the proposals would cause harm to the Development Strategy. Main Modification 54 of the Core Strategy Proposed Main Modifications (May 2014) outlines the proposed modifications to Policy DMG2: Strategic Considerations. This policy states that *development should be in accordance with the Core Strategy Development Strategy and should support the spatial vision. Development in the principal settlements of Clitheroe, Longridge and Whalley and the more sustainable defined settlements (Tier 1 Villages) should consolidate, expand or round off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with the existing settlement.* It is considered that the proposals would therefore comply with policy DMG2 of the Core Strategy.

In assessing the impact on the Development Strategy main modifications 21 and 25 of the Core Strategy Proposed Main Modifications (May 2014) also need to be considered which outline the proposed modifications to Key Statement DS1: Development Strategy. This sets out the overall number of residential units to be provided in Clitheroe over the plan period (2008-2028) as 2320 with the residual requirement at 31st March 2014 (the most recent monitoring period) being 240 units.

As discussed, the site lies within the existing settlement boundary for Clitheroe, within which it is clear that further development will be required to accommodate the residual residential requirement set out in the Core Strategy, making the proposals acceptable in housing numbers terms. Whilst DWLP policy G2 and A1 (set out above) remain as saved policies until such a time that the Core Strategy becomes adopted, it is not considered that the proposals conflict with these policies.

In addition to the Core Strategy, the NPPF also needs to be considered. Paragraph 55 of the National Planning Policy Framework (NPPF) states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. As the site is located within the settlement boundary for Clitheroe it is close to a variety of services and is therefore considered to be a sustainable location in principle for development.

In terms of housing land supply, based upon the most up to date information available from the 31st March 2014 Housing Land Availability Schedule (which is published on the RVBC website) it is evident that RVBC can currently demonstrate a 5.16 year supply of housing land with an annual requirement of 280 units using the Sedgefield method of calculation. Whilst Ribble Valley can therefore demonstrate a 5 year supply of housing land, main modifications 21 and 25 of the Core Strategy Proposed Main Modifications (May 2014) outline the proposed modifications to Key Statement DS1: Development Strategy and, as discussed, indicates that further development is required in the Clitheroe area, to ensure the strategy is delivered

In conclusion therefore, it is considered that in planning policy terms, the proposals are acceptable in principle.

It should also be borne in mind that in accordance with RVBC guidelines, the scheme offers five of the proposed units as affordable housing – three for affordable rent and two as shared ownership. The Council's Housing Strategy Officer has commented that this offer meets the policy requirement of 30% affordable housing and provides a mix of house types and tenure, and therefore accept the offer put forward and contribution it will make to meeting housing needs.

Highway Safety

Members will note from the consultation response of the County Surveyor that whilst no objections are raised to the development in terms of providing a safe and suitable means of access to the site, concerns are expressed over the number of parking spaces proposed. The scheme provides 30 spaces in the form of integral garages, forecourt parking within garden areas, detached garages and a courtyard of spaces at the western corner. However, given the number of bedrooms proposed throughout the overall development, the requisite number of parking spaces is 43. In order to accommodate the additional spaces, more areas of hard standing will be required and it is understood that the applicants have been trying to resolve this matter with the County Surveyor but at the time of drafting, no satisfactory conclusion had been reached. Therefore, given that a lack of dedicated off street parking spaces to serve developments will mean vehicles park on street within the cul de sac and impede the free flow and manoeuvring of vehicles into off street parking spaces, there is a highway safety objection that warrants refusal of this scheme as submitted.

Ecological/Arboricultural Issues

NPPF identifies that as part of the environmental role of sustainable development, the planning system should contribute to protecting and enhancing the natural environment and help improve bio diversity. This site comprises one detached bungalow, four outbuildings, an overgrown garden and an unmanaged area to the west of the bungalow which the submitted ecological survey and assessment states was cleared in 2003 and which has since been colonized by scrub, tall herb and coarse grassland with a row of mature trees (Ash and Sycamore) along its western boundary. The appraisal presents the result of a desk top study, extended phase 1 habitat survey and a licensed bat survey carried out in March 2014 and comes up with a number of recommendations. Members will note from the consultation response of the County Ecologist that the appraisal identifies the need for further surveys in respect of roosting bats and breeding birds and they advise that until such time as these are carried out and given due consideration, the scheme should not be determined. Additionally, they point out that from the information submitted it is not clear whether the scheme has actually been drawn up to encompass the recommendations made regarding site layout and the future protection of the adjacent CBH of Primrose Lodge.

It should also be noted that the Council's Countryside Officer has expressed concerns that the proposed layout does not pay sufficient consideration to the submitted tree survey and tree constraints plan and as a consequence there will be encroachment into the root protection areas of some trees. This will not only lead to root damage but also result in tree resentment issues arising over light and leaf litter. These trees are considered to be of amenity value contributing to the value of Primrose Lodge CBH and any works which would undermine their collective contribution should be avoided. The applicants did not engage in pre-application discussions with the Council and thus this matter could not be brought to their attention for due consideration as part of the site layout planning. It is noted that the Environment Agency make reference to the need to retain access to the adjacent water course and it is quite feasible that these trees not only have a valuable contribution to the visual qualities and ecological/biodiversity attributes of the CBH but also maintain the structural integrity of the land surrounding the aforementioned watercourse. Such is the concern over potential loss of these trees from implementation of the site layout put forward that the Council's Countryside Officer has commenced work on securing a TPO to cover the affected areas. As members will be aware, the presence of a TPO will not prevent any future development taking place on this site but will secure the retention of these trees until such time as an acceptable site layout has been brought forward for consideration.

Therefore, on the basis of the above, it is clear that there remain unresolved issues surrounding the potential impact of this scheme on ecological matters and harm to trees that are considered of amenity and biodiversity value. Thus the scheme should be resisted on these grounds.

Visual Amenity

Given the site is set behind existing properties on Parker Avenue, the development will not appear a dominant feature in that particular street scene. I am aware that the dwellings proposed are two storey whereas the properties on Parker Avenue that back on to the site are single storey but the respective land levels mean that the ridges of the new dwellings would not dominate the skyline. The site backs on to Primrose Lodge to the west and whilst there is an established tree lined boundary, there are concerns over whether this can be maintained as explained above. There is existing tree coverage within the lodge site and whilst there are plans to carry out environmental enhancement works to that area, I do not envisage that these would

reduce the tree coverage to such an extent that the proposed dwellings would be unduly prominent in views from Woone Lane. Any views of the dwellings will have them set in the foreground with the established residential development that aligns and extends from Whalley Road.

I note the Environment Agency have commented that dwellings that share a common boundary with the CBH site should face on to that area and not back on to it thereby having their rear elevations facing on to the proposed cul de sac. Whilst I can appreciate the concerns they have, I do not consider that from a visual amenity/street scene stance, such a proposition would be acceptable. There needs to be an open fronted aspect to the development that means dwellings all face on to the estate road and not have one side hemmed in by rear garden walls/fences which are typically 2m in height. Thus in terms of the layout proposed I consider it provides for an acceptable balance between hard and soft landscaped areas and subject to appropriate detailing regarding boundary treatments to garden areas (front and side) facing on to the road and pavement network, no fundamental concerns are raised on the basis of the submitted information in terms of visual amenity.

Residential Amenity

In this respect I am mindful of the need to consider the relationship between proposed dwellings and existing properties that bound the site. As mentioned, the land levels of the site are lower than those on Parker Avenue and thus whilst two storey dwellings are proposed here, they would not, I consider, over dominate existing properties. There are distances of approximately 21.8m between the respective rear elevations and this is considered acceptable. Proposed blocks 1 and 5 are the first properties on entrance to the site and are gable to the backs of properties of Parker Avenue at distances of 15.1m and 15.6m (two storey elements to block 5 and 12.5m to single storey elements) which is considered an appropriate distance to maintain privacy and not result in an overbearing and oppressive nature of development. Having regard to the internal relationship distances, these are again within acceptable limits. Regard should also be had to the relationship of blocks 12 and 13 with the rear garden areas of properties on Beverley Drive that are set to the south of the application site. These blocks total five dwellings with windows in rear elevations that would provide views across the aforementioned rear garden areas. The new dwellings are set approximately 9-11m from the site boundary with there being some tree coverage on the boundary line. However, given the distances involved in conjunction with the angles of respective built form and garden areas, I do not consider that this would be so significant as to warrant a recommendation of refusal on this ground.

Miscellaneous

Members will note from the consultation response that the Environment Agency raise concerns over proximity of the site to Mearley Brook and that an 8m wide strip should be preserved for access purposes. It is not clear from the plans submitted that an 8m wide easement is to be maintained and thus the scheme should be resisted on this ground. Whilst there may be a design solution to overcome this issue, this should have been resolved prior to submission of the application and sufficient clarity provided on the submitted plans to clearly show the line of the watercourse and distance of any proposed curtilage boundary and any associated landscaping. Therefore on the advice of the Environment Agency the scheme should be resisted on this ground.

Therefore, having carefully assessed the scheme as originally submitted, whilst the principle of developing this site for housing is acceptable at this point in time there are detailed matters

regarding the design of the scheme and quality of the supporting information that lead me to conclude that permission should be refused.

RECOMMENDATION: That planning permission be REFUSED for the following reason(s):

1. The proposal by virtue of the failure to provide sufficient parking spaces for each dwelling would lead to conditions to the detriment of highway and pedestrian safety and as such is considered contrary to Policy G1 of the Districtwide Local Plan and Policies DMG1, DMG3 and DMH4 of the Core Strategy Submission Version as proposed to be modified.
2. The applicant has failed to demonstrate that there would not be a detrimental impact on bats protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended), water vole, breeding birds (protected species and species of principal importance) and Species of Principal Importance (Section 41 NERC Act 2006) and as such is considered contrary to Policy ENV7 of the Ribble Valley Districtwide Local Plan, Policy DME3 of the Core Strategy Submission Version as proposed to be modified and Section 11 of the National Planning Policy Framework.
3. The proposed site layout plan has not been fully informed by the submitted Tree Survey and Tree Constraints Plan in terms of securing the retention and protection of existing trees on site which make a positive contribution to the visual amenities of the area and the biodiversity value of the adjacent County Biological Heritage Site. As such the proposal is considered contrary to Policies G1, ENV9, ENV10 and ENV13 of the Ribble Valley Districtwide Local Plan, Key Statement EN4 and Policies DMG1, DME1, DME2 and DME3 of the Core Strategy Submission Version as proposed to be modified and would lead to the detriment of the visual amenities and landscape quality of the locality. .
4. On the basis of the submitted plans the development is located within the 8m easement for Mearley Brook adjoining the site which is designated a "Main River". It is essential that this access strip is maintained for access purposes by the Environment Agency in order to carry out necessary maintenance and improvement works in the interests of flood risk management. Approval of the development would therefore be contrary to Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy Submission Version as proposed to be modified.

APPLICATION NO: 3/2014/0300/P (GRID REF: SD 382571 448871)
OUTLINE APPLICATION WITH SOME MATTERS RESERVED FOR PROPOSED
CONSTRUCTION OF 28 NO. RESIDENTIAL PROPERTIES AT LAND OFF MILL LANE,
GISBURN BB7 4LN

GISBURN PARISH
COUNCIL:

The Parish Council objects to the application of the following grounds:

1. Concerns over highways safety.
2. Conflicts with agricultural traffic.
3. Inadequate school places in the area to accommodate additional children.
4. The level of development is excessive given the size of the current settlement.

5. The proposal lies beyond the settlement boundary.
6. The site is green-field.
7. The Design & Access Statement is inaccurate as there limited services within the village.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR):

The County Surveyor has made detailed comments in relation to the application which are summarised in detail later in this report.

LANCASHIRE COUNTY
COUNCIL (ARCHAEOLOGY):

No objections.

LANCASHIRE COUNTY
COUNCIL (PLANNING
CONTRIBUTIONS
OFFICER):

Have requested a financial contribution towards 7 Primary school places calculated at the current rates, this would result in a claim of:
Primary places:
 $(£12,257 \times 0.9) \times \text{BCIS Indexation } (314.50 / 288.4 = 1.090499)$
 $= £12,029.62 \text{ per place}$
 $£12,029.62 \times 7 \text{ places} = \mathbf{£84,207}$

ENVIRONMENT AGENCY:

The Environment Agency has objected to the proposal as the applicant has failed to submit a Flood Risk Assessment.

UNITED UTILITIES:

No objection subject to technical requirements.

ADDITIONAL
REPRESENTATIONS:

15 letters of objection have been received in respect of the proposed development.

A petition with 64 signatories objecting to the proposal has also been received

Members are referred to the full file for detail.
The nature of the objections are as follows:

- The additional traffic and vehicular movements generated by the development will be of detriment to the residential amenities of existing occupiers and businesses in the area
- The nature of the access is inadequate and will be of detriment to Highways Safety.
- The proposal is contrary to national and local planning policy.
- Inadequacies within the Transport Plan
- The proposal will be of detriment to Gisburne Park Estate

- The proposal is not sustainable development
- The proposal will result in a loss of privacy to neighbouring properties.
- The proposed housing is not in keeping with the remainder of the settlement.
- The increase in traffic will result in highways issues.
- There are no jobs or services within the area to serve potential occupiers.
- The site is not brownfield.
- The level of development will change the nature and character of the settlement.

Proposal

This is an application made in outline with all matters reserved except for access for the erection of up to 28 residential dwellings and associated works at land off Mill Lane, Gisburn, BB1 9EH. The area of the development site is approximately 1.43ha and is currently used as an agricultural field.

The applicant has submitted a number of indicative site plans that show a primary vehicular route accessed off Mill lane that sub-divides into two informal cul-de-sacs. A number of the dwellings have in-curtilage parking in to be accommodated on front driveway arrangements.

It should be noted that as the application is for outline consent with solely matters of access applied for that the proposed site-plans/layouts should be considered as illustrative only and do not necessarily reflect an acceptable or the proposed form of development.

Site Location

The application site directly to the south of Mill Lane located within the Defined open Countryside and located outside the defined settlement limit for Gisburn. The site also lies directly adjacent to the Forest of Bowland AONB directly to the west. To the east are a number of semi-detached and detached residential properties. The site also lies directly to the north to the existing railway line and is located on the eastern extents of the main settlement.

Relevant History

The site has no planning history that is relevant to the current application.

Relevant Policies

Ribble Valley Districtwide Local Plan
 Policy G1 - Development Control.
 Policy G2 - Settlement Strategy.

Policy G5 - Settlement Strategy.
Policy ENV2- Forest of Bowland
Policy ENV3 - Development in Open Countryside.
Policy ENV6 - Development Involving Agricultural Land.
Policy ENV7 - Species Protection.
Policy ENV13 - Landscape Protection.
Policy H2 - Dwellings in the Open Countryside.
Policy H20 - Affordable Housing - Villages and Countryside.
Policy T1 - Development Proposals - Transport Implications.
Policy T7 - Parking Provision.

Ribble Valley Core Strategy (Regulation 22 Submission Draft):

Key Statement DS1 – Development Strategy
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport & Mobility
Policy EN2 – Landscape & Townscape Protection
Policy DME1 – Protecting Trees & Woodland
Policy DME2 – Landscape & Townscape Protection
Policy H3 – Affordable Housing Criteria

Environmental, AONB, Human Rights and Other Issues

In assessing the proposal it is imperative to establish whether, in principle, the development would be considered acceptable in light of current and emerging policy considerations whilst fully considering the proposal against the aims and objective of the National Planning Policy Framework (NPPF).

In accordance with the economic role of sustainable development, housing is seen as a key component to economic growth and is recognised as such not only within the Framework but in the Government Policy 'The Plan for Growth'. Para 47 of the NPPF requires LPA's to boost significantly the supply of housing and the theme throughout is that LPA's should make every effort to objectively identify and then meet housing needs. However the Council is in a position to identify a five year supply of housing sites in accordance with the Development Strategy of the emerging Plan.

The Core Strategy was submitted to the Secretary of State for Examination in September 2012 with the formal Hearing Sessions of the Examination in Public (EiP) taking place between 14 and 22 January 2014. Following those sessions it was considered that a series of Main Modifications be made for the purposes of soundness with those proposed Modifications out for a six week consultation period from 23 May to 7 July 2014. The Development Strategy put forward in Key Statement DS1 as proposed to be modified (Main Modification 21 & 25) seeks to direct the main focus of new house building to the Strategic Site and the Principal Settlements of Clitheroe, Longridge and Whalley and Tier 1 villages (Which includes Gisburn) which are considered the more sustainable of the 32 defined settlements.

It further proposes that in the remaining 23 Tier 2 villages development will need to meet proven local needs or deliver regeneration benefits. It is considered the plan is at an advanced stage in the plan making process and the policies within the Core Strategy must therefore be afforded weight in the decision making process.

In respect of dwellings in the open countryside such as this site these are covered by Policy DMH3 which similarly seeks to resist such developments unless they are to meet an identified local need it should also be noted that the site is located outside the defined village boundary as set out in the Districtwide Local Plan.

In respect of the housing requirement for the borough, an annual figure of 280dpa is put forward in the Proposed Main Modifications to the Core Strategy and this has also been adopted for Development Management purposes. In terms of five year land supply, the latest position (31 March 2014) is that the Council is able to demonstrate a 5.16 year supply using the Sedgfield method of calculation. The figure of 250dpa was considered at the Hearing Sessions of the EiP and has now increased up to 280dpa as a result of comments made by the Inspector following on from those sessions in January of this year.

Housing provision is a benefit when it is of the right type and in the right location but the ability to demonstrate a five year supply alters the weight to be attributed to this 'benefit' in the planning balance under para. 14 of the NPPF when determining applications. This said, the modification in relation to the 280 figure is subject of public consultation and may still attract objections and thus the weight to be attached to this and the emerging Development Strategy must be reflected in the overall planning balance.

As a consequence I consider that whilst the principles of development still remain the in the first instance to be assessed against the provisions of the NPPF (due to the fact the Core Strategy has not yet been adopted) the weight to be attributed to the Core Strategy has increased post the EiP sessions and this, coupled with the ability to demonstrate a 5yr supply of housing, must be reflected in any decision taken.

The social role of the NPPF seeks to support communities by providing the supply of housing required to meet the needs of the present and future generations and by creating a high quality built environment. It has been determined that the outstanding housing requirement for the 32 'other' settlements in the borough (outside the Principal Settlements of Clitheroe, Longridge and Whalley) will be directed to the most sustainable of these (Tier 1) and that in Tier 2 villages and the open countryside residential development will be restricted to specific categories.

Gisburn, whilst classed as a Tier 1 Village Settlement, currently has been assessed as having a residual number of 5 dwellings to be developed within the plan period (Up to 2028). It is recognised that the proposal for up to 28 dwellings includes provision for 4 affordable rented dwellings and 4 shared-ownership dwellings, notwithstanding this element, the consent would then result in an additional 20 open-market dwellings that would be located within the defined open countryside located outside the defined settlement limit Adjacent the Foest of Bowland AONB.

Thus, the contribution of this site to this aspect of the social role of the NPPF has to be considered and balanced against the potential harm to the overall Development Strategy for the Borough.

Affordable Housing

In considering the affordable housing element of the proposal it is important to have regard to Policies H20 and H21 of the Ribble Valley Districtwide Local Plan and policy H3 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and the latter requires that on sites (outwith Clitheroe & Longridge) over five or more dwellings or 0.2 hectares or more the Council will seek 30% of the units on site to be affordable.

A draft section 106 document has been submitted outlining that 30% of the proposed dwellings will be affordable comprising:

Affordable Rented Dwellings:

- 4 x 2 bedroom dwellings

Shared ownership Dwellings:

- 4 x 2 bedroom dwellings

The tenure split offered equates to 50% Affordable Rented, and 50% Shared Ownership.

Highway Safety

The County Surveyor has requested improvements to the Local Highway Network and proposed layout of the development and has indicated that if these improvements were not carried out/accepted by the applicant that an objection to the development would be raised on highways grounds. The County Surveyor has noted the low accessibility for the development and has stated that the same assessment is likely to make similar conclusion regarding other sites within Gisburn in the future and that the development of commercial and community establishments would be required to improve the accessibility score and this is unlikely to occur without an increase in the size of the settlement.

Should consent be granted it is envisage the following will be secured subject to a S278 Agreement:

- Improvements to the Mill Lane A59 Junction.
- Extension of street lighting to Mill Lane.
- Construction of footway, adjustments to the carriageway width along Mill Lane and lining of the carriageway.
- Extension of the 30mph speed limit along Mill Lane.

It is considered that the requested improvements could be secured through planning condition and the Highways issues raised are not insurmountable and therefore the application could not be refused on highways grounds

Education

LCC Contributions have requested that a contribution be secured towards educational provision within the area as follows:

The latest information available at this time was based upon the 2013 annual pupil census and resulting projections. Based upon the latest assessment, LCC will be seeking a contribution for 7 primary school places. However LCC will not be seeking a contribution for secondary school places.

Calculated at the current rates, this would result in a claim of:

Primary places:

$(£12,257 \times 0.9) \times \text{BCIS Indexation } (314.50 / 288.4 = 1.090499)$
= £12,029.62 per place

£12,029.62 x 7 places = **£84,207**

The applicant has submitted a Draft section 106 Agreement that agrees to meet any requested educational contribution required.

Flooding/Drainage/Water Supply

The Environment Agency has objected to the proposal in light of the absence of a Flood Risk Assessment.

The application site is greater than 1 hectare and lies within Flood Zone 1, which is defined by the Planning Practice Guidance to the National Planning Policy Framework (NPPF) as having a low probability of flooding. However the proposed scale of development may present risks of flooding on-site and/or off-site if surface water run-off is not effectively managed. Footnote 20 of paragraph 103 of the NPPF requires applicants for planning permission to submit a FRA when development on this scale is proposed in such locations. A FRA is vital if the local planning authority is to make informed planning decisions. In the absence of an adequate FRA, the flood risks resulting from the proposed development are unknown. The absence of an adequate FRA is therefore sufficient reason in itself for a refusal of planning permission.

The applicant had originally stated the intention to submit an F.R A but has subsequently stated that there is no intention to submit an assessment given the likely recommendation of the planning application.

Layout/Scale/Visual Amenity

In respect of the layout/scale and appearance of the proposed development, the application seeks consent for matters of access only and therefore matters of appearance, landscaping, layout and scale would be considered at reserved matters stage.

It is recognized that there will be some level of measurable visual impact as a result of the proposed development and it is considered that the development would result in further encroachment of built form into the Defined Open Countryside adjacent the Forest of Bowland Area of Outstanding Natural Beauty. It is also considered that the development, by virtue of its location and potential density, would result in a significant level of built development being located outside the defined settlement limit which would appear visually and physically isolated in relation to the existing settlement pattern of Gisburn.

Conclusion/Planning Balance

When assessing the proposals against the Core Strategy policies at this stage, one of the central issues for consideration is whether the proposals would cause harm to the Development Strategy (Key Statement DS1).

It is considered that the economic or social benefits associated with the development and in particular the benefits associated with the provision of market and affordable housing, would not outweigh the harm to the character and appearance of the area and Forest of Bowland AONB or the inherent harm to the development strategy for the borough and the proposal, as submitted, is therefore considered to represent an unsustainable form of development.

It is for these reasons and having regard to all matters raised that I recommend accordingly.

RECOMMENDATION: The application be REFUSED for the following reasons:

1. The application is considered contrary to Para.103 of the National Planning Policy Framework in that the application has failed to demonstrate that the risk of flooding to the site has been assessed or considered and therefore the Local Planning Authority is unable to make an informed decision or assessment in relation to the potential for the risk of flooding.
2. The proposal is considered contrary to Policies G5 and H2 of the Ribble Valley Districtwide Local Plan and key Statement DS1 and policies DMG2 and DMH3 of the Ribble Valley Core Strategy Proposed Main Modifications (May 2014) in that the approval would lead to the creation of new dwellings in the open countryside without sufficient justification which would cause harm to the development strategy for the borough as set out in the emerging core strategy leading to unsustainable development.
3. The proposed development would create a harmful precedent for the acceptance of other similar unjustified proposals without sufficient justification which would have an adverse impact on the implementation of the emerging planning policies of the Council contrary to the interests of the proper planning of the area in accordance with core principles and policies of the NPPF.
4. The proposal by virtue of its location would result in an outward expansion of the village into the Defined Open Countryside beyond the existing settlement limits to the detriment of the character and appearance of the immediate and wider landscape context. As such, the proposal is contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and policy DMG1, EN2 and DME2 of the Ribble Valley Core Strategy Proposed Main Modifications (May 2014).
5. The proposal by virtue of its location and density would result in a significant encroachment of built development into the Defined Open Countryside adjacent the Forest of Bowland Area of Outstanding Natural Beauty resulting in significant harm to the character and setting of the Forest of Bowland AONB. As such, the proposal is contrary to Policies G1 and ENV2 of the Ribble Valley Districtwide Local Plan and policy DMG1, EN2 and DME2 of the Ribble Valley Core Strategy Proposed Main Modifications (May 2014).

D APPLICATIONS ON WHICH COMMITTEE 'DEFER' THEIR APPROVAL SUBJECT TO WORK 'DELEGATED' TO THE DIRECTOR OF COMMUNITY SERVICES BEING SATISFACTORILY COMPLETED

APPLICATION NO: 3/2013/0665/P (GRID REF: SD 372508 436005)
OUTLINE APPLICATION FOR A PROPOSED DEVELOPMENT OF 18 DWELLINGS TO INCLUDE 5 AFFORDABLE UNITS AND 13 OPEN MARKET DWELLINGS, TOGETHER WITH ASSOCIATED ACCESS ROADS, GARAGES AND GARDENS AT LAND OFF DALE VIEW, BILLINGTON, BB7 9LL

PARISH COUNCIL:

Objects to the application for the following reasons:

1. It is a further erosion of the green space in Billington, the land is outside the development boundary and there would be a loss of amenity space.
2. We are concerned about the increased volume of traffic and the access to and from the site.
3. The Parish Council is aware that the site has been liable to flooding in the past and they are unhappy about the proposal to move the footpath.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR):

Raises no objection to the proposal on highway grounds subject to the imposition of conditions to cover the following matters:

1. The new estate road between the site and Dale View to be constructed in accordance with LCC Specification for Construction of Estate Roads to at least base course level before the construction works take place within the site.
2. No development to 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 and shall provide for:
 - a) the parking of vehicles of site operatives and visitors;
 - b) the loading and unloading of plant and vehicles;
 - c) the storage of plant and materials used in constructing the development;
 - d) the erection and maintenance of security hoarding;
 - e) wheel washing facilities.

The County Surveyor also recommends the imposition of an Advisory Note on any planning permission to inform the applicant that planning permission would 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. This note is necessary because public footpaths 40 and 41 pass adjacent to the site.

The County Surveyor also made reference to a number of alterations to the internal road layout that would need to be addressed at reserved matters application stage.

LANCASHIRE COUNTY
COUNCIL (PLANNING
CONTRIBUTIONS):

Following an education assessment on 8 April 2014 (that was based on a development of 33 dwellings) LCC advised that a contribution for 5 primary places and 2 secondary school places would be required. Calculated at current rates this amounted to £60,148 for the primary school places (£12,029.62 x 5 places) and £36,253 for the 2 secondary school places (£18,126.38 x 2).

LCC also commented that the application was being assessed by their Highways and Sustainable Transport Teams and that a response on this matter would be submitted in due course (no further response has been received and no request was made for a contribution towards sustainable transport in the consultation response received from the County Surveyor as referred to in the report above).

In view of the amendment to the application, LCC has been requested to make another assessment based on the proposed erection of 18 dwellings. Details of any amended assessment received from LCC will be reported orally to Members at the Committee meeting.

LANCASHIRE COUNTY
COUNCIL (MINERAL
SAFEGUARDING):

LCC comments that the part of the application site is in a Mineral Safeguarding Area (as defined by Policy M2 of the Lancashire Minerals and Waste Site Allocation and Development Management Policies Local Plan and the Policies Map. The MSA indicates that economic mineral resources of sand and gravel may be present and applications within an MSA have the potential to sterilize the mineral resource. As the applicant's supporting information does not consider the impact of the proposal on mineral safeguarding it may be appropriate for the applicant to submit a Mineral Resource Assessment.

UNITED UTILITIES:

United Utilities draw attention to a number of matters in order to facilitate sustainable development within the region, as follows.

In accordance with NPPF and the Building Regulations, the site should be drained on a separate system with foul drainage to the public sewer and surface water draining in the most sustainable way. Building Regulation H3 clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. The developer is asked to consider the drainage options in the following order of priority:

- a) An adequate soakaway or some other adequate infiltration system or, where that is not reasonably practicable
- b) a watercourse or, where that is not reasonably practicable
- c) a sewer.

To reduce the volume of surface water draining from the site United Utilities would promote the use of permeable paving on all driveways and other hard standing areas including footpaths and parking areas.

Overall, United Utilities would have no objection to the proposed development subject to attention being paid as appropriate to the following notes/conditions:

- Public sewers across this site and UU will not permit building over them and would require an access strip width in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense may be necessary. To establish if a sewer diversion is feasible the applicant should discuss this matter at an early stage with the UU developer engineer.
- Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.
- No habitable buildings should be erected within 15m of the pumping station unless otherwise agreed in writing by the Local Planning Authority.
- No development shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. The development should then be completed, maintained and managed in accordance with the approved details.

ENVIRONMENT AGENCY:

In September 2013, the Environment Agency recommended refusal of the application because a Flood Risk Assessment (FRA) had not been submitted with the application. The Environment Agency commented that a small part of the application sites lies within Flood Zone 2 defined by the Environment Agency Flood Map as having a medium probability of flooding. The remainder of the application sites lies within Flood Zone 1 which has a low probability of flooding. As the site is partly within a flood zone and exceeds 1 hectare in area, footnote 20 of paragraph 103 of NPPF requires applicants for planning permission to submit an FRA when development on this scale is proposed in such locations. The Environment Agency suggested that their objection could be overcome by undertaking an FRA which demonstrated that the development would not be at an unacceptable risk of flooding, not increase risk elsewhere and, where possible, would reduce flood risk overall.

Following the submission by the applicants of an FRA, the Environment Agency again commented on the application in April 2014. The Environment Agency commented that the FRA did not comply with the requirements set out in Section 10, paragraph 30 of the Flood Risk and Coastal Change Category of the PPG to the NPPF. Therefore, the submitted FRA did not provide a suitable basis for assessment to be made on the flood risk arising from the proposed development. In the absence of an acceptable FRA, the Environment Agency therefore recommended that the application be refused. The Environment Agency listed 10 specific concerns/objections and again stated that their objection could be overcome by submitting a new FRA which overcame their stated deficiencies and demonstrated that the development would not increase flood risk elsewhere and, where possible, would reduce flood risk overall. The Environment Agency commented that if this could not be achieved then they would maintain their objection to the application.

The Consulting Engineers then submitted additional information directly to the Environment Agency, in response to which the Environment Agency made a number of comments in a letter dated 3 July 2014. Those comments are summarised as follows:

1. Evidence needs to be provided that United Utilities will adopt the surface water sewer and that they have no objection to discharging into the existing surface water sewer. It will also need to be demonstrated that this sewer has sufficient capacity to accommodate the extra discharge.

2. Flood defence consent legislation does not allow the Environment Agency to grant retrospective Consent. Therefore, the unconsented outfall structure will need to be removed and a new structure will need to be constructed once consent has been granted. United Utilities will not adopt this sewer when it discharged through an unconsented structure.
3. Surface water runoff from the site must be restricted to the Greenfield Qbar rate. The submitted FRA proposed to discharge at multiple rates, which will be very difficult to achieve using a piped system.
4. Planning Policy states that drainage schemes should be based upon sustainable principles. The proposed drainage scheme does not comply with this policy. By proposing some elements of infiltration as suggested by EA, this requirement would be satisfied. Until this requirement is complied with, EA will maintain their objection.
5. The layout needs to be amended to meet Water Framework Directive (WFD) objectives as all watercourses should have an appropriate buffer strip to protect them from detrimental impacts. Buffer strips should be vegetated corridors that are not located to the rear of dwellings, behind gardens and/or garden fences.
6. The flood route is shown passing through gardens which are fenced off. This fencing would not allow flood waters to pass through unimpeded and therefore the flood route is unacceptable.

Given the situation at the time of preparation of this report, the Environment Agency was unable to withdraw its objection to the application.

(At the time of preparation of this report, discussions and negotiations between the applicant's Consulting Engineers and the Environment Agency were still ongoing and would take into account the reduction in the proposed number of dwellings from 33 to 18).

**ADDITIONAL
REPRESENTATIONS:**

Six letters have been received from nearby residents (who were commenting upon the application as originally submitted for 33 dwellings). The objections contained in the letters are summarised as follows:

1. Permissions have been granted for 30 houses at Dale View that have not been built. One of the unbuilt sites is seriously detrimental to the visual amenities of the

locality. These approved dwellings should be built before permission is granted for any more houses in this location.

2. Insufficient details relating to the sewerage system have been submitted with the application and this will result in possible health risks.
3. The site suffers from poor drainage and the proposed increase in hard surfaces will result in greater potential for flooding.
4. Dale View is a narrow, winding road with blind corners. The increased traffic density resulting from the proposed development, both in the construction phase and also upon completion, would pose significant safety risks and cause unacceptable levels of disturbance and noise to the existing residents of Dale View.

The accumulation of previously approved development plus the development now proposed will result in too much traffic for the one entrance/exit onto Whalley Road. The proposal will therefore be seriously detrimental to highway safety.

5. The proposal will result in increased demand on already over-stretched services including schools and medical services.
6. This is a Greenfield site that should be protected from development.
7. Loss of light and privacy and noise nuisance to an existing adjoining dwelling due to the proposed apartment block and its car park being located close to that property.
8. Would this be the final proposal or will there be further applications for development of more of the open fields?
9. Loss of trees, hedges and other vegetation adversely impacting upon wildlife habitats.
10. Hazards and nuisances of dust, noise, traffic etc during the construction period.
11. There is a small brook running through the site. This is not recognised in the answer to the relevant question on the application form.

Proposal

In order to describe this current proposal, it is necessary to first refer to two existing outline permissions for housing developments on land to the north of the existing housing development at Dale View. Under reference 3/2012/0065/P outline permission was granted (following the completion of an appropriate Section 106 Agreement) for a development comprising 12 houses, 8 of which were to be market housing and 4 to be affordable, and for a new foul water pumping station to replace the existing pumping station within the site that was to be demolished. All works involving the pumping station were to be carried out with the full involvement of United Utilities who own the existing pumping station and the land upon which it stands. The appropriate notice had been served by the applicants upon United Utilities. That outline permission was only for the means of access, with the matters of appearance, landscaping, layout and scale reserved for consideration at reserved matters application stage. A layout plan that was submitted with that application was therefore for illustrative purposes only.

Then, under reference 3/2012/0738/P, outline planning permission was granted (following the completion of an appropriate Section 106 Agreement) for the erection of a total of 10 dwellings comprising 7 units for sale on the open market and 3 affordable units. One of the dwellings in that application (Plot 10) was a substitute dwelling for Plot 1 of outline planning permission 3/2012/0065/P relating to the adjoining parcel of land. Therefore, the total number of properties with existing outline permission at this location is 21.

The sites of the two existing outline permissions when combined form an approximate 'L' shape. This current application relates to a site that would "fill-in" the area to the north of the site of 3/2012/0065/P and to the west and north of the site of 3/2012/0738/P. A single access point from Dale View would serve the two existing (outline) approved developments, and the dwellings for which outline permission is sought by this current application.

In common with the previous applications, permission is again sought in outline with only the matter of access to be considered at this stage. As originally submitted permission was sought for a development of 33 dwellings in respect of which an illustrative layout showed a mixture of detached, semi-detached and terraced houses and including an apartment block of 6 units in the north eastern corner of the site. As originally proposed there would be 23 market dwellings and 10 affordable units. (It is a development for this number of units and this illustrative layout upon which 6 nearby residents have based their objections to the proposal.) Following consultation, the application has been amended to be for a maximum of 18 dwellings of which 13 would be open market and 5 would be affordable.

If outline permission was granted in respect of this current application (as amended) there would then be outline permission for a total of 39 dwellings on this land to the north of Dale View.

Site Location

The application site has an area of approximately 1 hectare (2.72 acres) and comprises a parcel of agricultural land and a small area of allotment land that adjoins a larger area of allotment land in respect of which outline permission has already been granted for residential development (3/2012/0738/P). The majority of the land is therefore agricultural pastureland and forms a green field area on the edge of the settlement of Billington when taking into account the two developments for which outline permission has been granted. As defined in the Local Plan however the site is just outline the western settlement boundary of Billington.

Relevant History

3/2012/0065/P – Outline application (with all matters except ‘access’ reserved for subsequent consideration) for 12 houses including 4 affordable dwellings. Outline permission granted subject to conditions following the completion of an appropriate Section 106 Agreement.

3/2012/0738/P – Outline application (with all matters except ‘access’ reserved for subsequent consideration) for 10 dwellings including 3 affordable units. Outline permission granted subject to conditions following the completion of an appropriate Section 106 Agreement.

Relevant Policies

Ribble Valley Districtwide Local Plan

Policy G1 - Development Control.

Policy G5 - Settlement Strategy.

Policy G11 - Crime Prevention.

Policy ENV3 - Development in Open Countryside.

Policy ENV6 - Development Involving Agricultural Land.

Policy ENV7 - Species Protection.

Policy ENV10 - Development Affecting Nature Conservation.

Policy ENV13 - Landscape Protection.

Policy H20 - Affordable Housing - Villages and Countryside.

Policy H21 - Affordable Housing - Information Needed.

Policy RT8 - Open Space Provision.

The Core Strategy Submission version as proposed to be modified

Key Statement DS1 – Development Strategy

Key Statement EN2 – Landscape

Key Statement EN4 – Biodiversity and Geodiversity

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport Mobility

Policy DME1 – Protecting Trees and Woodland

Policy DME2 – Landscape and Townscape Protection

Policy DME3 – Site and Species Protection and Conservation

Policy DMH3 – Dwellings in the Open Countryside

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Environmental, AONB, Human Rights and Other Issues

The matters for consideration in the determination of this application are the principle of development, and the effects of the proposal upon visual amenity, the amenities of nearby residents, flooding/Environment Agency issues, mineral safeguarding, the ecology of the site and highway safety. These are broken down into the following sub-headings for ease of discussion.

Principle of Development

The policy basis against which the scheme should be appraised is set out in the context of national, regional and local development plan policies.

At national level, the National Planning Policy Framework (NPPF) advocates a presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The site of this application is just outside the settlement boundary of Billington. As such, Policies G5 and ENV3 of the DWLP would be applicable, and the proposed development would not fall within any of the categories of development defined by those policies as permissible. However, those policies were adopted in 1998 and had been framed around the strategic framework set by the Lancashire Structure Plan. It was against the planned housing requirements of the DWLP that the settlement boundaries were drawn and definitions given to appropriate limits of development so as not to undermine the urban concentration strategy for Lancashire at that time. The current circumstances, however, include a need to meet the requirements of NPPF and maintain a deliverable five year supply of housing. As such, this proposed development is considered to meet the three dimensions of sustainable development as outlined in NPPF – economic, social and environmental. Located, as it is, just outside the settlement boundary of Billington, it is considered that a development of an appropriate scale would not be considered inappropriate to the locality. It is therefore concluded that the use of this site for residential development as a principle would be consistent with the National Planning Policy Framework.

The application also of course, falls to be considered in relation to the current status of the emerging Core Strategy. This was submitted to the Secretary of State for Examination in September 2012 with the formal Hearing Sessions of the Examination in Public (EiP) taking place between 14 and 22 January 2014. Following those Sessions it was considered that a series of Main Modifications be made for the purposes of soundness with those proposed Modifications out for a six week consultation period that ended on 7 July 2014. The Development Strategy put forward in Key Statement DS1 as proposed to be modified (Main Modification 21 and 25) seeks to direct the main focus of new house building to the Strategic Site (Standen) and the three Principal Settlements of Clitheroe, Longridge and Whalley and the nine Tier 1 Villages which are considered to be the more sustainable of the 32 defined settlements. Billington is one of the nine Tier 1 villages.

For each of the three Principal Settlements and each of the nine Tier 1 Settlements, the total number of houses required during the planned period has been identified as has the total number of existing commitments for each of those settlements. From this, the residual number of houses for each settlement has been identified. For Billington, the residual number of houses required presently stands at 18.

As originally submitted (ie for 33 houses) it was considered that approval of the application would undermine the Council's Development Strategy that is now considered to be sufficiently advanced that it can be given substantial weight in the decision making process.

In recognition of this and through discussions and negotiations with the applicant/agent, the application has been amended to be for a maximum of 18 dwellings. Although it is just outside the settlement boundary of Billington, as previously stated, it is considered to be sufficiently close to this Tier 1 settlement that it represents sustainable development as defined by NPPF and (at the reduced number of houses) would not undermine the Council's emerging Development Strategy.

The proposal, as amended, is therefore considered to be acceptable in principle.

Flooding/Environment Agency Issues

The concerns/objections of the Environment Agency about this development have been explained in detail earlier in this report. Those concerns/objections, however, related to the application as originally submitted (for 33 dwellings). Discussions and negotiations between the applicant's Consulting Engineer were on-going at the time of preparation of this report. Those on-going discussions will take into account the amendment to the proposal (which could, amongst other things, allow the small area at the northern end of the site that is within Flood Zone 2, to be kept free from development). Members will be updated orally at the meeting of the outcome of the discussions between the applicant's Consulting Engineers and the Environment Agency. Depending on that outcome, it will be necessary to either specify additional conditions to be imposed on the outline permission or to change the recommendation to refusal if the Environment Agency has maintained its objections to the application.

Mineral Safeguarding

Whilst noting the comments of LCC in relation to mineral safeguarding, I consider it relevant to note that no comments on this particular matter were received from LCC in relation to the previous applications 3/2012/0065/P and 3/2012/0738/P. In my opinion the outline permissions for housing development on those adjoining parcels of land will have prejudiced the extraction of minerals in this locality. I also consider that, in view of the proximity of the site to existing residential development, mineral extraction would not be appropriate for this site. For these reasons it is not considered appropriate in this case to require the applicants to submit a Mineral Resource Assessment. (The LCC Minerals Officers have been given the opportunity comment on the stance of the Local Planning Authority in relation to this matter and any response received will be reported orally to Committee).

Visual Amenity

Subject to appropriate design and external materials at reserved matters application stage, from the east, the proposed dwellings would appear as an extension to the existing housing development at Dale View and the development for a total of 21 houses immediately adjoining Dale View for which outline permission has already been granted. From the west, the development would be visible from the A59, but it would be viewed against the existing Dale View development that is on higher ground. In this wider context it is not considered that the proposal would be detrimental to visual amenity.

In order, however, to further protect/enhance the visual amenities of the locality, in the event that outline permission is granted, a condition is recommended that will require any reserved matters application to include details of a substantial landscaping/screening scheme for the western and northern boundaries of the site.

Residential Amenity

Other than the north-eastern corner of the site, the development proposed in this application would be separated from existing residential properties by the 21 dwellings for which outline planning permission has already been granted.

As originally submitted for 33 dwellings, the illustrative layout showed an apartment building of 6 units and its associated parking area in the north-eastern corner of the site. This corner of the site is immediately adjoined by an existing residential property. Due to the reduction in the number of units to 18, the site will be developed at a lower density and, at reserved matters application stage, the layout will need to be designed so that it pays proper regard to the amenities of the existing property that adjoins the north-eastern corner of the site.

Subject to appropriate consideration at reserved matters application stage the development would not have any seriously detrimental effects upon the amenities of any nearby residents.

Ecology of the Site

An Ecological Appraisal has been submitted with the application, the conclusions of which were as follows:

- Bats are known to occur in the local area, there was however no conclusive evidence of any specifically protected species regularly occurring on the site or the surrounding areas which would be negatively affected by site development following the mitigation proposed.
- The vegetation to be cleared has low ecological significance in the local area; the trees close to but outside the development area are generally of low quality.
- The protection of trees on the site boundary and landscaping will promote structural diversity in both the canopy and at ground level and will encourage a wider variety of wildlife to use the site than already occurs.
- Contractors will be observant for protected species and all nesting birds. Should any species be found during construction, all site works should cease and further ecological advice should be obtained with a view to a detailed Method Statement and programme of mitigation measures being prepared and implemented.

The Council's Countryside Officer has studied the ecological appraisal and concurs with its findings. The Countryside Officer therefore has no objections to the proposed development subject to appropriate conditions relating to tree protection; connectivity/biodiversity landscaping scheme; and mitigation measures as appropriate in relation to protected species.

Highway Safety

Permission is sought at this stage only for means of access into the site. The County Surveyor expressed no objections to the proposed means of access as detailed in the application based on the originally proposed 33 dwellings. The access will therefore remain acceptable in highway safety terms for the proposed reduced development of 18 dwellings.

Section 106 Agreement Content

A draft Section 106 Agreement was submitted with the application in which the applicants agree to the provision of affordable housing in accordance with the Council's specific requirements and to the payment to LCC of an appropriate contribution towards the provision of school places. In the event that outline planning permission is to be granted, a prior Section 106

Agreement covering these matters would be required. As the application, however, was substantially amended at the time of preparation of this report, it has been necessary to re-consult the Council's Strategic Housing Officer and LCC Education. Any response received will be reported orally to Committee and will form the basis of the final contents of the required Section 106 Agreement.

Conclusion

As amended (subject to the objections of the Environment Agency having been overcome) subject to appropriate conditions it is considered that an outline permission for a maximum of 18 dwellings on this site would comply with the sustainability requirements of NPPF and would not undermine the Council's emerging Development Strategy. There would also be no significant detrimental effects upon visual amenity, ecology/wildlife habitats, the amenities of any nearby residents or highway safety. I can therefore see no sustainable objections to this application as amended.

RECOMMENDATION: That the application be 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 or delegated to the Director of Community Services in conjunction with Chairman and Vice Chair of Planning & Development Committee should exceptional circumstances exist beyond the period of three months 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 to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

2. Detailed plans indicating the design and external appearance of the 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) shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified 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. The development hereby permitted in outline is for a maximum of 18 dwellings. Any reserved matters application shall be substantially in accordance with the amended illustrative layout plan (drawing no received by the Local Planning Authority on).

4. 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 Submission Version as proposed to be modified.

5. The new estate road between the site and Dale View shall be constructed in accordance with the Lancashire County Council Specification for the Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative 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 Submission Version as proposed to be modified.

6. No development shall take place until a construction method statement has been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority . The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - a) The parking of vehicles of site operatives and visitors
 - b) The loading and unloading of plant and materials
 - c) The storage of plant and materials used in constructing the development
 - d) The erection and maintenance of security hoarding
 - e) Wheel washing facilities.

REASON: In the interests of highway safety and the amenities of nearby residents during the construction period and to comply with Policy G1 of the Ribble Valley Districtwide Local

Plan and Policy DMG1 of the Ribble Valley Core Strategy Submission Version as proposed to be modified.

7. The development hereby permitted in outline shall not be commenced until details of the landscaping of the site, species mix, plant type and density have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall incorporate new tree lines and hedgerows as well as shrub areas and shall include substantial landscape screen planting close to the northern and western boundaries of the site, including the retention of existing trees as appropriate.

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 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 Core Strategy Submission Version as proposed to be modified.

8. The development hereby permitted in outline shall be carried out in accordance with the recommendations and mitigation measures contained in Section 7 of the Ecological Appraisal Report by Envirotech (report reference 1643) that was submitted with the application.

REASON: In order to protect the ecology of the locality and wildlife habitats in accordance with the requirements of Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Submission Version as proposed to be modified.

9. Prior to the commencement of the development hereby permitted in outline, a scheme for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall show the drainage of the site on a separate system with only foul drainage connected into the combined sewer with surface water discharging to the soakaway watercourse. The scheme shall be constructed and completed in accordance with the approved details.

REASON: To ensure satisfactory drainage of the site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Submission Version as proposed to be modified.

10. Prior to commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, shall be 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 the requirements of the National Planning Policy Framework.

11. The dwellings hereby permitted in outline shall achieved a minimum level of the Code for Sustainable Homes in force on the date of occupation. No dwellings shall be occupied until a final Code Certificate has been issued for it certifying that the appropriate code level has been achieved.

REASON: In order to encourage an energy efficient development in accordance with the requirements of the National Planning Policy Framework.

12. Prior to the commencement of any development works, including delivery of building materials and excavations for foundations or services, all existing trees identified for retention in the landscaping details required by condition No.7 of this outline permission shall be protected with a root protection area in accordance with the BS5837 [Trees in Relation to Construction]. Details of a tree protection monitoring schedule shall also be submitted to and agreed in writing by the Local Planning Authority before any site works are begun. The monitoring schedule shall then be implemented in accordance with the agreed details.

The root protection area shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble. During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone. In addition no impermeable surfacing shall be constructed within the protection zone.

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

REASON: In order to ensure that the trees within the site that are to be retained are afforded maximum physical protection from the adverse effects of development in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Submission Version as proposed to be modified

NOTES

1. This outline permission shall be read in conjunction with the Legal Agreement Dated
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. Footpath no's 40 and 41 in the Parish of Billington affect the site.
3. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has worked proactively and positively at formal application stage in order to secure amendments to the proposal that, subject to the imposition of appropriate conditions, will deliver a sustainable form of development.

APPLICATION NO: 3/2013/0771/P

(GRID REF: SD 373964 438141)

PROPOSED RESIDENTIAL DEVELOPMENT OF 102 No. DWELLINGS (INCLUDING 20 No. AFFORDABLE UNITS) ON LAND OFF MIDDLE LODGE ROAD BARROW, BB7 9WA

This application was considered by Committee at its meeting on 13 February 2014. Committee resolved in accordance with the Officer's recommendation that the application be DEFERRED and DELEGATED to the Director of Community Services for outline approval following the satisfactory completion of a legal agreement within a period of 3 months from the date of the decision to allow for matters relating to the Section 106 Agreement to be resolved and subject to a number of conditions. A further extension of this period is now requested to allow for the Section 106 Agreement to be finalised.

Members will note that no additional representations or issues have been raised during this period of time. It is important to give consideration to any changes in Local/National Planning policy that may have come into effect during the period since the previous recommendation was made.

The Core Strategy was submitted to the Secretary of State for Examination in September 2012 with the formal Hearing Sessions of the Examination in Public (EiP) taking place between 14 and 22 January 2014. Following those sessions it was considered that a series of Main Modifications be made for the purposes of soundness with those proposed Modifications out for a six week consultation period from 23 May to 7 July 2014. The Development Strategy put forward in Key Statement DS1 as proposed to be modified (Main Modification 21 & 25) has already been mentioned and this seeks to direct the main focus of new house building to the Strategic Site and the Principal Settlements of Clitheroe, Longridge and Whalley and Tier 1 villages which are considered the more sustainable of the 32 defined settlements. It further proposes that in the remaining 23 Tier 2 villages development will need to meet proven local needs or deliver regeneration benefits. It is considered the plan is at an advanced stage in the plan making process and the policies within the Core Strategy must therefore be afforded weight in the decision making process.

Given the development site still benefits from an extant outline consent (3/2012/0158: Outline application for the erection of 73 open market detached dwellings and 31 social housing properties.) It is considered that the proposal does not require re-assessment in light of the Main Modifications to the Core Strategy as the principal of development remains established as acceptable by virtue of the extant consent. It is therefore requested that the application be deferred and delegated to the Director of Community Services for approval for a period of two months to allow for all S.106 issues to be resolved.

RECOMMENDATION: That the application be DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within 2 months from the date of this Committee Meeting or delegated to the Director of Community Services in conjunction with Chairman and Vice Chair of Planning & Development Committee should exceptional circumstances exist beyond the period of two months and subject to the following conditions:

The original report is appended below for member reference.

PARISH COUNCIL:

Wiswell Parish Council have put forward comments regarding the application. Members are referred to the file for full details of their comments which can be summarised as follows:

1. The proposed layout appears dense and overcrowded with very little open space provided.
2. The information contained in the planning application is very limited.
3. Members object to the plans for the affordable housing to be grouped together and located in the least desirable part of the site, next to the A59. It is believed the affordable housing should be “pepper potted” throughout the development to mitigate potential social problems.
4. Members are disappointed that only 20% affordable has been provided and believe this should be increased to 30% in line with RVBC policy.
5. Documents supporting RVBC’s Core Strategy show that the local population now has a greater need for housing for the elderly (bungalows) than larger 4 or 5 bedroom dwellings. The proposal does not take account of this and should include more affordable bungalows.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR):

The County Surveyor has made observations but has raised no objection to the proposal subject the relevant planning conditions being attached, including those that were attached to the outline consent, where relevant. Members are referred to the file for full details which can be summarised as follows:

- Improvements to bus stops on Whalley Road will be required to be funded through S.106 monies.
- A Framework Travel Plan should be prepared covering all elements of the development and this should be submitted prior to 1st occupation.

RVBC ENVIRONMENTAL
HEALTH:

Have requested that a construction method statement be submitted prior to the commencement of the development should consent be granted.

UNITED UTILITIES:

Have made observations in respect of the application but have raised no objection subject to relevant planning conditions being attached.

LCC ARCHAEOLOGY:

Have made observations in respect of the application but have raised no objection subject to relevant planning conditions being attached.

ENVIRONMENT AGENCY:

Detailed comments are still awaited members will note that it is likely that additional conditions may be requested and these will be reported verbally.

LCC CONTRIBUTIONS: Lancashire County Council have requested a financial contribution in relation to Primary school places within the area. Further details of the contribution are covered in detail later in this report.

ADDITIONAL REPRESENTATIONS: One letter of objection has been received. Members are referred to the file for full details which can be summarised as follows:

1. Objecting on the grounds that a number of housing developments have been proposed in Barrow.
2. That trees scheduled for removal be replaced
3. The strip of land backing onto Willow Drive be retained and not incorporated into any garden areas for the proposed dwellings.

Site Location

The proposal site is located to the south of the Printworks off Ribble Valley Enterprise Park, Hey Road, the A59 is located approximately 68m to the east of the development site with properties fronting Whiteacre Lane to the south backing onto the site. The site is also bounded to the west by properties on Ash Close and Birch Grove also backing onto the site.

Proposal

This application seeks full consent for the erection 102 dwellings of which 20 are proposed affordable housing, with associated landscaping, public open space and highways works at land off Middle Lodge Road Barrow.

The submitted details propose the erection of 82 open market houses as follows:

- 3 x 5 bedroom two storey detached dwellings
- 67 x 4 bedroom two storey detached dwellings
- 3 x 3 bedroom two storey detached dwellings
- 2 x 3 bedroom two storey mid/end terrace dwellings
- 7 x 2 bedroom bungalows

The submitted details also propose 20 affordable dwellings as follows:

- 8 x 2 bedroom bungalow
- 12 x 2 bedroom apartments

The development is served from Middle lodge Road with a main vehicular pedestrian route running north to south serving a cul-de-sac arrangement with elements of courtyard style housing located to the western extents of the site. The submitted details propose an element of public open space to the southeast extents of the site in the form of an informal route through an existing woodland, it is envisaged that informal play equipment may be incorporated within this area to encourage “naturalistic play”. The proposal also details the erection of two two-storey

apartment blocks to the northeast extents of the site each accommodating 6 2 bedroom apartments all of which being affordable in nature.

Relevant History

3/2012/0158: Outline application for the erection of 73 open market detached dwellings and 31 social housing properties. Refused - Appeal Allowed.

Relevant Policies

Ribble Valley Districtwide Local Plan

Policy G1 - Development Control.

Policy G5 - Settlement Strategy.

Policy H2 – Dwellings in the Open Countryside

Policy H20 – Affordable Housing – Villages & Countryside

Policy ENV3 – Development in open Countryside

Policy ENV13 - Landscape Protection.

Core Strategy 2008 – 2082 – a Local Plan for Ribble Valley Regulation 19/22 Consultation Draft

Policy DMG1 – General Considerations.

Policy DMG2 – Strategic Considerations.

Policy DME2 – Landscape and Townscape Protection.

Policy DME3 – Site and Species Protection and Conservation.

Policy DMH3 – Dwellings in the Open Countryside

Policy DMH1 – Affordable Housing Criteria

National Planning Policy Framework (NPPF).

Environmental, AONB, Human Rights and Other Issues

The matters to be considered in the determination of this application relate to the principle of the development in policy terms; the impact of the development in visual terms; the effects upon ecology and trees; the impact on neighbouring residential amenities; highway safety; the mechanism by which the properties have been made affordable; and the matter of financial contributions requested by Lancashire County Council.

Principle of Development

In assessing the proposal it is imperative to establish whether, in principle, the development would be considered acceptable in light of current and emerging policy considerations whilst fully considering the proposal against the aims and objective of the National Planning Policy Framework (NPPF). Members will note that outline consent (Ref: 3/2012/0158) was granted at appeal for the erection of 73 open market detached dwellings and 31 social housing properties and therefore the principle of development on this site, at an comparable level of development, has been established on the site.

The site lies within the currently defined Open Countryside but it should be noted that the current settlement boundaries of the District Wide Local Plan (DWLP) are out of date. NPPF paragraph 55 emphasises that the development of isolated homes in the countryside should be avoided unless there are special circumstances. This involves a judgement as to whether the site is isolated. Given the development is within close proximity to existing dwellings and

infrastructure it would be difficult to consider such a development as isolated and therefore would not directly contradict paragraph 55.

Mechanism by which the properties would be made affordable

The applicant has put forward a Heads of Terms agreement in relation to the provision of affordable housing on site which equates to 20% provision. The Council's Strategic Housing Officer has been involved in extensive negotiations with the applicant and the matter of a reduced provision from 30% which was granted outline consent to 20% has been discussed at length by the Strategic Housing Working Group.

The applicant has put forward the following supporting information:

Outline Consent for 104 units was granted at appeal prior to Bloor Homes' involvement. This existing consent includes the provision 31 Shared Ownership properties as the Affordable Housing Scheme; 24 two bedroom apartments and seven two bedroom bungalows.

Whilst the 31 Shared Ownership units equate to a 30% provision, the mix of unit types and single tenure is not supported by Registered Providers (RP's) or the Council Officers in terms of meeting local housing need. This scheme does not provide any rented accommodation, which the Councils Affordable Housing Memorandum of understanding states is the Councils preferred tenure due to a lack of existing stock.

Bloor Homes have tested the RP market, none of those approached in respect of this scheme were prepared to purchase 24 apartments for Shared Ownership in this location. As the provision of apartments for Shared Ownership was not well received by RP's or Officers, Bloor Homes re-visited the affordable housing mix as part of our planning proposal in order to agree a scheme which is deliverable, in terms of obtaining an RP partner to acquire and manage the completed dwellings.

Working on the basis of the approved scheme, the financial impact of providing 31 Shared Ownership properties was calculated, and this figure has been re-allocated to an affordable housing mix which includes rented accommodation.

In order for Bloor Homes' application to deliver a viable land value in comparison to the existing consent, the affordable housing obligation in terms of the Developer contribution/loss in revenue must not exceed that of the consented scheme. The figures below illustrate the comparison between the consented affordable housing provision and that which Bloor Homes are proposing.

Consented Mix					
Housetype	No. Units	Tenure	RP receipt per unit £	OMV per unit £	Total Discount from OMV £
2 bed 3 person Apartment	24	Shared Ownership	98,000	145,000	1,128,000
2 bed 3 person bungalow	7	Shared Ownership	111,000	160,000	343,000
Total		31		1,471,000	

Proposed Mix Housetype	No. Units	Tenure	RP receipt per unit £	OMV per unit £	Total Discount from OMV £
2 bed 3 person Apartment	12	Affordable Rent	55,000	145,000	1,080,000
2 bed 3 person bungalow	8	Shared Ownership	111,000	160,000	392,000
Total		20		1,472,000	

The inclusion of affordable rented units reduces the contribution made by the RP and as St Vincent's are not supportive of apartments for Shared Ownership all apartments are offered for Rent. There is a need for bungalows within Ribble Valley for over 55's accommodation, St Vincent's were keen to support this need therefore the balance of units has been made up of bungalows for shared ownership. All the affordable homes as part of Bloor Homes' application will be targeted to over 55's.

Twelve of the affordable dwellings (60%) will be made available for Affordable Rent and a further eight units (40%) for Shared Ownership (Intermediate Housing) as per the table below.

Type of Dwelling	% of Affordable Housing Units	Tenure:
2 bed 3 person Apartment	60% (12 units)	Affordable Rent
2 bed 3 person Bungalow	40% (8 units)	Intermediate Housing (Shared Ownership/Shared Equity)

Despite the impact of the recent welfare reform seen elsewhere in terms of one bed affordable unit delivery, St Vincent's are prepared to commit to two-bedroom provision in a longer term approach to creating sustainable development.

Following a meeting between the Council's Strategic Housing Officer and the Strategic Housing Working Group a request was made to the applicant to provide an additional 4 bungalows on site to make up for the shortfall in provision provided and provide a viability assessment to justify the reduced provision.

The applicant has responded stating that the revised tenure and provision was previously discussed with the Strategic Housing Officer and they are unwilling to provide an additional 4 bungalows or undertake a viability assessment as the proposed tenure is far preferable than that of the previous consent and the issue does not relate directly to viability but also deliverability as no registered provider is willing to take on the mix and tenure originally granted consent.

Negotiations are still being undertaken at this stage regarding the terms of the S.106 agreement and it is therefore requested that Committee defer and delegate the application for approval to the Head of Planning subject to allow further work and negotiations to be undertaken on the aforementioned agreement.

Highways safety

The County Surveyor has offered a number of observations in relation to the application requesting that any highways related conditions attached to the outline consent be reattached where they are relevant to the current application.

The following requests for improvements to the Highways network have been requested:

The pedestrian route along Middle Lodge Road and Hey Road is not complete, with sections of footway not constructed. This route should be improved to allow pedestrian access from this development to the bus stops in Whalley Road.

The developer is to complete the footway along Middle Lodge Road under a S278 agreement, or through the S38 agreement that is not yet complete. Appropriate conditions should be attached to any planning permission you may decide to grant to ensure this work (and the work along Hey Road) is carried out before any of the dwellings are occupied.

The footway along the Printworks frontage of Hey Road should be completed by the Middle Lodge developer through a section 278 agreement, or through the S38 agreement that is not yet complete. In addition, cycle tracks should be marked out on the carriageway of Middle Lodge Road and Hey Road, either in terms of the S278 agreement or through the S38 agreements.

There is a good bus service provision along Whalley Road for scheduled bus services and school buses. However, none of the existing bus stops on Whalley Road are within the recommended distance of 400m from this development (Civilised Streets 5.8.1). The Transport Consultant has suggested that this development should be considered to be semi rural in nature. However, I do not agree with this and once the development has been completed, the nature of the area will be firmly urban. Consequently, I do not agree to the relaxed pedestrian distances to bus stops.

Using the pedestrian route to Whalley Road, the most distant dwelling in the proposed development is of the order of 720m to the north-bound bus stop and 800m to the south bound bus stop. This is quite a bit further than the recommended distance for sustainable transport, although there appears to be alternative to this through improvements to the transport infrastructure or bus services.

However, I would ask for funding to encourage the future residents to use sustainable transport options. I would ask for the preparation of personalised travel plans, the funding of travel passes for free bus travel and the provision of bicycles. I would also ask for proposals from the developer to encourage the use of sustainable transport options.

In addition I would ask for the improvement of two bus stops on Whalley Road to quality bus standards, to be funded through S106 monies. I would estimate that the following S106 contributions are required:

- Upgrade two bus stops to quality bus standard: £22 000.
- Amount for encouragement to residents to use sustainable transport options: £30,000 over 5 years.

A Framework Travel Plan should be prepared covering all elements of the development and this should be submitted prior to 1st occupation. This should be a condition of any planning consent you may decide to grant.

Residential Amenity

In respect of potential impact upon residential amenity, given the proposed relationship to adjoining/nearby dwellings, I consider the proposal as submitted would have no detrimental impact upon the residential amenities of existing/neighbouring occupiers. However it is imperative, in securing positive and well-designed/considered development, that I also consider the residential amenity of potential residents/occupiers of the development and consider the separation distances between the proposed dwellings, based on the submitted details, satisfactory.

I am therefore mindful of the relationship between the proposed dwellings and the existing properties/uses within the area and given the layout and spatial relationships as detailed on the submitted plans, consider the scheme acceptable.

Layout

The proposed layout adopts a clear hierarchy of a primary route that serves individual cul-de-sac's and an element of courtyard style housing. Landscaping has been indicated throughout the development with full details to be submitted via planning condition. The internal layout of the development proposes a mixture of parking being accommodated behind the building line, on front driveway arrangement and within integral garaging on a number of the house types.

Appearance & Visual Amenity

In respect of the appearance of the proposed dwellings, I consider that the overall scale and design of the properties represents an appropriate response to the immediate context and will be read well in the context of the existing development within the vicinity.

The submission proposes a mixture of semi-detached and detached properties of a mixture of brick and render facing materials embodying and a wide variation in elevational detailing and overall articulation and form ensure the development will not appear overtly mono-cultural and will aid in creating a sense of place for the overall development.

I am therefore mindful of the design and appearance of the proposed dwellings in relation to the wider and immediate context and given the proposed housing-types as detailed on the submitted plans, consider the proposal acceptable.

Landscape

Due to the presence of trees/hedgerow on site the Local planning Authorities Countryside Officer has been extensively involved during the course of the application to ensure the retention and protection of trees/groupings of habitat/visual amenity value.

It is proposed that a number of trees will be removed to enable the development but extensive retention is proposed on those trees identified as having a high retention value. It is envisaged that replacement planting to offset any loss on site will be sought and secured through the submission of a detailing landscaping plan.

I am therefore mindful of the relationship between the proposed indicative landscaping details and their relation to the wider and immediate context and given the proposals as detailed on the submitted plans, consider the scheme acceptable subject to the receipt of further detailed landscaping plans.

Financial Contributions Requested by LCC

Members will be aware that the County Council Contributions officer has requested a financial contribution in respect of educational provision as follows:

Primary places:

(£12,257 x 0.9) x BCIS Indexation (310.60 April 2012 / 288.4 Q4 2008 = 1.076976)

= £11,880.45 per place

£11,880.45 x 10 places = **£118,805**

Members will note that this figure could be subject to recalculation by triggers set out in the S.106 agreement.

Other Matters

The National Planning Policy Framework (NPPF) puts a clear emphasis on the need for Local Planning Authorities to consider the planning balance in assessing proposals and clearly states that in relation to sustainable development, applications should only be refused if impacts would significantly and demonstrably outweigh the benefits.

The proposal as presented clearly has a number of benefits in terms of economic development, with construction jobs likely to be created by the development and it is widely accepted that the Housing industry has a critical role to play in terms of the national economic recovery. This has been extensively reported through ministerial statements and the Government's Growth Agenda; Plan for Growth (3/11); Housing Strategy for England (11/11); Housing and Growth (9/12); and Growth and Infrastructure Act (4/13).

Members will also note that there is a considerable benefit associated with the proposal given it will provide 20 new affordable dwellings in the Barrow Area 12 of which will be for affordable rent with the remainder being intermediate housing.

Whilst it is recognized that there will be some level of measurable visual impact as a result of the development I consider, given the nature of the site, whilst considering the immediate context, proximity to existing development and surrounding uses that the harm/impact associated with the development would be minimal.

Therefore, having carefully considered all of the above matters, and taking account of the planning balance, consider that in this case the benefits associated with the development clearly outweigh any harm associated with the development.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact upon the immediate or wider context.

RECOMMENDATION: That the application be 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. 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. Standard amended plans condition. (Full drawing list to be added to decision notice)

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

3. Precise specifications or samples of walling, roofing and window/door framing materials 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 development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites for that phase have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

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

5. Notwithstanding the submitted details no development approved by this permission shall be commenced until design details and specifications of the internal streetscape and its associated lighting, street furniture, walls, fencing, boundary treatments and details of any surface materials to be used including their colour and texture has been submitted to and approved in writing by the Local Planning Authority. The works shall then be completed in accordance with approved details.

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

6. No development shall take place until details of the public open space, woodland track and any associated play equipment/surfacing at the southeast extents of the development site have been submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DME4 of the Core Strategy

2008 – 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location.

7. The development hereby permitted shall not be commenced until full details of the proposed landscaping 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, their maturity at the time of planting, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform.

The approved landscaping scheme shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter for a period of not less than 15 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with 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.

8. 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 for the entire site has been submitted to and 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 sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To prevent the increased risk of flooding, both on and off site. In accordance with 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 the details shown on the submitted plans, the proposed driveway/hard surfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.

REASON: In the interests of Highway Safety and to prevent 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 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:

- 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;
- Details of the storage of potential ground and water contaminants
- A scheme for protecting trees;
- 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 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).

11. The new estate road shall be constructed in accordance with the Lancashire county Council specification for Construction of Estate Roads to at least a base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

12. Prior to any phase of the development being occupied a Framework Travel Plan for the whole development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, prior to the commencement of development on any phase or portion of the development, a separate Travel Plan (or up-dated information for the Framework Travel Plan) for each phase shall also be submitted to and approved in writing by the Planning Authority. The Travel Plan shall be implemented, audited and updated within the timescale set out in the approved plan.

REASON: To ensure a multi-modal transport provision for the development and reduce the traffic impact on the local road network, in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

13. Prior to the commencement of the 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).

NOTES

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority

must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Ribble Valley District Highways Office, Lancashire County Council, Riddings Lane, Whalley BB7 9RW (tel. 0845 0530011) and quote the planning application number.

2. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this suspected contamination can be dealt with and obtained written approval from the Local planning Authority. The remediation strategy shall be implemented as approved.

APPLICATION NO: 3/2014/0381/P (GRID REF: SD 373169 441067)
PROPOSED REPLAN OF 80 UNITS. AMENDMENTS TO APPROVAL 3/2013/0035 AT LAND AT HENTHORN ROAD, CLITHEROE

TOWN COUNCIL: No objection.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR): No objections made in respect of the development.

ENVIRONMENT AGENCY: No objections made in respect of the development.

ADDITIONAL REPRESENTATIONS: Two letters of objection have been received. Members are referred to the file for full details which can be summarised as follows:

1. The additional pressure on the existing highway generated by the development.
2. The revisions will result in the relocation of visually intrusive building forms.
3. The re-siting of plot 196 will result in a greater visual impact.
4. Concerns regarding on-going site-works and disturbance/disruption.
5. The revised proposals result in an increase in the number of 2.5 storey units.

Proposal

This application seeks consent for a the re-plan of 80 units as approved under reserved matters consent 3/2013/0035 for the erection of 270 dwellings and associated landscaping on land off Henthorn Road.

The submitted details propose the re-plan of a number of parcels within the development, the majority of the proposed amendments to the previous layout are contained largely within the main body of the site-layout and due to the proposed off-set distances between the neighbouring properties to the north (Fairfield Drive) are not considered to have any additional material impact.

The submitted details also propose the re-plan/re-siting of 5 detached dwellings to the northern extents of the site with are located on the boundary with existing properties fronting Fairfield Drive and it is considered that this are will be the main focus of this report due to the potential for the amendments to result in a direct material impact upon neighbouring residential amenity.

Site Location

The site is located to the northwest of Henthorn Road. The rear gardens of properties fronting Fairfield Drive abut its north-eastern extreme; located directly to the north are a kennel and cattery facility and public playing fields; to the west Clitheroe Caravan and camping Club and the Ribble Way long distance footpath alongside the river and to the south by Sidows hall and agricultural land. The eastern boundary of the site dog-legs around the rear of Henthorn Farmhouse (a Grade II listed building), the White House and other properties fronting Henthorn Road.

The site is approximately 15.7 hectares in size, is Greenfield in nature and in agricultural use. It lies outside the settlement limit within land designated Open Countryside with the settlement boundary immediately abutting the rear garden boundaries of properties fronting Fairfield Drive i.e. the north eastern boundary of the proposal site. The site is roughly "L" shaped in form with variances in topography throughout with land rising away from Henthorn Road with the western extents of the site descending towards the river.

Relevant History

3/2010/0719 – Outline application for the proposed residential development of up to 270 dwellings, doctors surgery, landscape, open-space, highways and associated works – Application was refused but subsequently granted outline planning permission at appeal with conditions - 26th March 2012

3/2013/0035 – Proposed Reserved Matters Application for up to 270 residential dwellings, a doctors surgery, landscape, open space, highways and associated works at land off Henthorn Road, Clitheroe. Approved

Relevant Policies

Ribble Valley Districtwide Local Plan

Policy G1 - Development Control.

Policy G3 - Settlement Strategy.

Policy ENV10 - Development Affecting Nature Conservation.

Policy ENV13 - Landscape Protection.

Core Strategy 2008 – 2082 – a Local Plan for Ribble Valley Regulation 19/22 Consultation Draft

Policy DMG1 – General Considerations.

Policy DMG2 – Strategic Considerations.

Policy DME2 – Landscape and Townscape Protection.

Policy DME3 – Site and Species Protection and Conservation.

National Planning Policy Framework (NPPF).

Environmental, AONB, Human Rights and Other Issues

Members will note that the principle of residential development on this site has already been established under the outline planning submission 3/2010/0719/P, with permission being granted at appeal (Ref: APP/T2350/A/11/2161186) for outline planning permission for up to 270 dwellings, a doctors surgery, landscape, open space, highways and associated works with all matters reserved, save for that of vehicular access and the subsequent detailed reserved matters application 3/2013/0035.

In respect of the current application, the proposal seeks to re-site a number of units within the site with the majority of the re-siting to be minor in relation to on another. The submitted details also seek consent for the substituting of a number of house-types.

Highways safety

No new highways issues are raised by the current submission as the nature of the primary access and that of the internal highways arrangement remain largely unaltered.

Residential Amenity

In respect of potential impact upon residential amenity, I consider the distances between the existing and proposed dwellings satisfactory so as not to adversely impact upon existing amenities. A number of the proposed dwellings along the northern extents of the proposal site have been re-orientated (plots 192-196). The height parameters of these dwellings remain the same as the original consent with plot 192 substituting a pair of semi-detached dwellings for that of a singular detached dwelling which will be located a further 3m from the existing properties to the north than that of the previous consent.

The most significant amendments in this location are to plots 194, 195 & 196. Plot 194 will now benefit from a detached garage which has been introduced to the north elevation and the existing garaging to plots 195 and 196 will now be handed, the alterations to plots 195 & 196 will result in the garaging being located closer to the properties fronting Fairfield drive built due to their height and separation distances it is not considered that they would be of detriment to the residential amenities of neighbouring occupiers.

I am therefore mindful of the relationship between the proposed dwellings and the existing properties within the area and given the layout and spatial relationships as detailed on the submitted plans, consider the scheme acceptable.

Layout

It is considered that the submitted layout does not significantly deviate from the previous consent and therefore raises no further issues in relation to residential amenity or the visual impact upon the immediate or wider context.

Appearance & Visual Amenity

The submitted details propose the substitution of consented house-types for those of a similar appearance/scale and it is not considered that the revisions to the proposed house-types/elevations are significant enough to warrant a refusal or raise additional concerns that have already been considered as part of the original determination.

I am therefore mindful of the relationship between the design and appearance of the proposed dwellings in relation to the wider and immediate context and given the proposed housing-types and boundary treatments as detailed on the submitted plans, consider the scheme acceptable.

Other Matters

There are a number of points raised by objectors that do not sit easily within the headings given to consider the main issues associated with this scheme. I shall attempt to address these issues below:

Scale of the proposed dwellings:

Reference has been made to the proposed substitution of approved house-types and the introduction of a number of additional 2.5 storey units. The submitted details result in an overall reduction in the number of these unit types it is also noted that no additional 2.5 storey units are proposed along the neighbouring boundary with existing residents and therefore it is considered that the proposed house-type substitutions would not result in any additional impact upon residential amenities.

Access and disturbance through increased traffic:

The primary access arrangements and internal road layout remain largely unaltered. It is therefore considered that no new highways issues are raised by virtue of this application with all highways matters having been deemed as acceptable by the previous consent.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact upon the immediate or wider context.

RECOMMENDATION: That the application be 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 or delegated to the Director of Community Services in conjunction with Chairman and Vice Chair of Planning & Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions:

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

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

2. The approved landscaping scheme submitted with this application 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 which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those original planted.

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

3. No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites for that phase have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

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

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

NOTES

1. The applicant's attention is drawn to conditions attached by planning consent 3/2010/0719/P and the informatives that apply equally to this consent.
2. 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.

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>
3/2013/0713/P	Proposed conversion of traditional buildings and demolition and partial rebuilding of modern agricultural buildings to form two dwellings, to include partial demolition of single storey barn approved under prior notification 3/2013/0273/P	Dewhurst Farm Longsight Road Langho
3/2014/0139/P	Conversion of barn into unit of holiday accommodation	Dilworth Barn, Back Lane Newton in Bowland
3/2014/0178/P	Two storey side extension	28 Maple Close Wilpshire
3/2014/0276/P	Two storey side and rear extension	20 Sunnyside Ave Ribchester
3/2014/0333/P	Replacement of temporary mobile office buildings (two storey) with a permanent two storey lean to extension	Ribble Farm Fare Shays Drive Longridge
3/2014/0352/P	New agricultural livestock building	The Hills Farm Higher Road, Longridge
3/2014/0355/P	Erection of single storey extension to western gable elevation and erection of single storey glazed link between main dwelling and existing outbuilding, and associated works	Giles Farm Four Acre Lane Thornley
3/2014/0356/P	Proposed two storey side extension	24 Longsight Avenue Clitheroe
3/2014/0371/P	Alterations and roof change to existing front porch	1 Fountains Avenue Simonstone
3/2014/0374/P	Agricultural storage building to service land	Lower Flass Farm Settle Road Bolton by Bowland
3/2014/0378/P	Change to existing single storey detached building (garage and store). Alteration of roof from single to double pitch (gable end)	Knotts Barn Knotts Farm, Tosside
3/2014/0379/P	Single storey lounge and kitchen extension at the rear	New Hall Farm Blackburn Road Ribchester
3/2014/0384/P	Porch to front of dwelling	Guild House, Mitton Road Whalley
3/2014/0388/P	Discharge of conditions 8, 14 and 18 of planning consent 3/2011/0278/P	Clough Farm, Carters Lane Paythorne

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0390/P	Erection of a building for the storage and drying of wood for biomass; tractor storage; a secure workshop and office and welfare facility to be used alongside an existing agricultural contracting business	Moorgate Farm Moorgate Lane Dinckley
3/2014/0399/P	Detached garage at the rear	88 Whalley Road Langho
3/2014/0402/P	Discharge of condition No 4 relating to highway arrangements	Northcote, Northcote Road Langho
3/2014/0412/P	New field access	Meadow Top Farm Back Lane, Chipping
3/2014/0414/P	Replace rear window located on second floor. New window to be installed of white painted wood with a single opening and double glazing. Design as close to existing design as possible and installed in the same position as existing	21 Church Street Ribchester
3/2014/0421/P	Conversion of existing workshop to form a granny flat	1 Wheatsheaf Avenue Longridge
3/2014/0449/P	Erection of multi-purpose agricultural building	Chapel House, Chaigley
3/2014/0456/P (LBC)	Remedial work to the gable end at the coping stones level. Lead under coping stones and re-bed the copings. To stop the ingress of water from the stone slates under the copings affecting the inside and outside wall/gable	Coach House 23 Main Street Bolton-by-Bowland
3/2014/0480/P	Non-material amendment to planning consent 3/2014/0148 to reduce the height of block work walls to four courses in height (900mm) and increase the cladding elements of the walling and set back the wall of the link corridor and other minor changes including a pedestrian doorway on the front elevation	AJA Smith and Deli Med Salthill Industrial Estate Lincoln Way Clitheroe
3/2014/0510/P	Non-material amendment in respect of planning consent 3/2011/0393 reduction in the scale of the extension, blocking up of the proposed door on the east elevation, installation of a window to the west elevation	129 Whalley Road Sabden

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2011/0146/P	Change of use of coach house to dwellinghouse	Coach House 1 Ashcroft Cottages Clitheroe Road West Bradford	G1, DMG1 – Over intensification of use to the detriment of residential amenity.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0086/P	Proposed holiday cottage at	Kitchens Farm Bashall Eaves	Policies G1, ENV1, RT1, DMG1, DMG2, DME2, DMB3 and NPPF – unsustainable location of the site contrary to the requirements of NPPF and detriment to visual amenity and the amenities of nearby residents.
3/2014/0143/P	Erection of four 3 bedroom houses at land adjacent	52 Chapel Hill Longridge	G1, ENV5, DMG1, DME4 – detrimental to the character and appearance of the Conservation Area and Buildings of Townscape Merit. G1, DMG1 – incompatible use to the detriment of future occupiers amenities.
3/2014/0175/P	Proposed erection of one new dwelling	20 Brookside Old Langho	Key Statement DS1 and Policy DMG2 of the Core Strategy as proposed to be modified - Creation of a new dwelling in a Tier 2 Settlement without sufficient justification which would cause harm to the Development Strategy for the Borough as set out in the emerging Core Strategy leading to unsustainable development. Policy G1 of the DWLP and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified - unsatisfactory access and parking layout to the detriment of highway safety. Approval of the proposal would create a harmful precedent.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0357/P	Conservatory to rear of property	1 Kayfold Lodge Ramsgreave	Policies G1, H10, SPG Extensions and Alterations to Dwellings, DMG1, DMH5, DME4 and NPPF – Inappropriate design and external materials to the detriment of the appearance and character of the converted agricultural building (a non-designated heritage asset).
3/2014/0369/P 3/2014/0370/P	Single storey side extension. Detached garage and alteration	Sands Cottage 34 The Sands Whalley	Harm to character, appearance, setting and significance of listed building and Whalley Conservation Area. Loss of historic fabric; dominance, incongruity and visual intrusiveness of garage and extension. NPPF 17, 131, 132; RVDLP ENV20, ENV19, ENV16, G1; Core Strategy DME4, DMG1; SPG 'Extensions and alterations to dwellings'.
3/2014/0419/P	Outline application for one dwelling within the garden area including access	7 Whins Lane Simonstone	Policies G5 and H2 of the DWLP and Key Statement DS1 and Policies DMG2, and DMH3 of the Core Strategy Proposed Main Modifications (May 2014) - Creation of a new dwelling in the open countryside without sufficient justification which would cause harm to the Development Strategy for the borough as set out in the emerging Core Strategy leading to unsustainable development.

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			Policies G1, T1 and ENV13 of the DWLP and Key Statement EN2 and Policies DMG1, DMG3 and DME2 of the Core Strategy Proposed Main Modifications (May 2014) - Inadequate information submitted regarding impact on highway safety to adequately assess its impacts. Create a harmful precedent.
3/2014/0496/P	Non material amendment to planning consent 3/2012/0908 - position and change of roof line on West Elevation and colour of window frames changed to black	3 Arley Rise Mellor	The proposed amendment to the western gable would result in a development which would potentially affect residential amenity and thus this change cannot be classed as a non-material amendment.
3/2014/0497/P	Non-material amendment to planning permission 3/2011/0746/P for external and landscape alterations to the approved scheme	Ribble Valley Remembrance Park Mitton Road Whalley	As the proposed alterations include a considerable increase in the floor area of the building, and would fundamentally change the design of the building, it is not appropriate to determine as a non-material amendment.

OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0508/P	Erection of a 85 units (3-5 bedrooms), associated car parking, landscaping and public open space	land at Parsonage Road Ramsgreave

PROPOSED LARGER HOME EXTENSION NOTIFICATION WHERE PRIOR APPROVAL
WILL BE REQUIRED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0393/P	Prior notification of a larger home extension which will extend beyond the rear wall by 4.5 metres, the maximum height of the proposed extension will be 3.5 metres measured externally from the natural ground level and the height at the eaves of the proposed extension measured externally from natural ground level will be 2.3 metres	14 Kingfisher Crescent Clitheroe

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>
3/2014/0466/P	Prior notification of a concrete water trough length 18m, height to eaves 1.2m, breadth 3mm	Osbaldeston Hall Farm Osbaldeston Lane Osbaldeston

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0135/P	Demolition of redundant outbuilding (with accommodation works to newly exposed gable) and treatment of cleared site to provide an improved public house car park and rear perimeter fence.	Craven Heifer 105 Whalley Road Clitheroe
3/2014/0293/P	Two storey extension to existing dwelling	The Lodge Clitheroe Road, Whalley
3/2014/0294/P	Removal of condition 30 (works to plot 48) of planning consent 3/2011/1011	Land at Chapel Hill Longridge
3/2014/0389/P	Change of use of part of a mixed use building currently used for agricultural, office, staff facilities and cider making for use as a holiday cottage	Dove Syke Nursery Eaves Hall Lane West Bradford

SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	With Applicants Solicitor
3/2013/0771	Land off Middle Lodge Road, Barrow	13/2/14	102	With Applicants Solicitor for signature

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2014/0981	Land at Chatburn Road Clitheroe	13/2/14	23	With Agent
<u>Non Housing</u>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures, draft 106 received from Lancashire County Council

<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>
3/2013/0737	Hanson Garden Centre Whalley Road Barrow	13/2/14	19 weeks	43	Decision 24/6/14
3/2013/0440	Land R/O Street East Sabden	10/4/14	9 weeks	17	106 Signed 8/7/14

APPEALS UPDATE

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2013/0578 R	06/02/14	Wolfen Hall Chipping	LB		Awaiting decision
3/2013/0848 Condition	20/02/14	7 Church Close Mellor	WR		Appeal allowed 12 th June 2014
3/2014/0064 R	16/04/14	14 Green Park Whalley	HH		Appeal allowed 11 th June 2014
3/2013/1060 R	23/04/14	70a Downham Road Chatburn	HH		Appeal allowed 4 th June 2014 Costs application refused.
3/2013/0445 R	29/04/14	Higher Flass Farm	Hearing	30 th July 2014	Awaiting hearing
3/2013/1048 R	07/05/14	Holmes Cottage Clitheroe	HH		Appeal dismissed 12 th June 2014
3/2013/0722 Non Det	16/05/14	Englands Head Farm Paythorne	WR		Awaiting decision
3/2013/0448 R	05/06/14	Oakfield Longsight Road Clayton le Dale	WR		Awaiting decision
3/2014/0124 R	06/06/14	5 The Crescent, Dunsop Bridge	HH		Awaiting decision

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2014/0195 R	02/06/14	98 Durham Road, Wilpshire	HH		Awaiting decision
3/2014/0319 R	23/06/14	Land at Whitehall Lane, Grindleton	WR		Notification sent Questionnaire sent Statement due 28/07/14
3/2014/0116 R	30/06/14	Blue Trees Copster Green	WR		Notification sent Questionnaire sent Statement due August 14