

Minutes of Planning and Development Committee

Meeting Date: Thursday, 12 February 2015 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

S Bibby	R Sherras
I Brown	D Taylor
S Carefoot	M Thomas
B Hilton	R Thompson
S Knox	J White
J Rogerson	A Yearling
I Sayers	

In attendance: Director of Community Services, Head of Planning Services, Head of Legal and Democratic Services and the Assistant Planning Officer.

Also in attendance: Councillor M Ranson.

583 APOLOGIES

An apology for absence from the meeting was submitted on behalf of Councillor G Mirfin.

584 MINUTES

The minutes of the meeting held on 15 January 2015 were approved as a correct record and signed by the Chairman.

585 DECLARATIONS OF INTEREST

There were no declarations of interest.

586 PUBLIC PARTICIPATION

There was no public participation.

587 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2014/0996/P (GRID REF: SD 372988 443572)
PROPOSED CHANGE OF USE OF HAIRDRESSERS SHOP TO A ONE
BEDROOM GROUND FLOOR FLAT AT 16 SPRING GARDENS,
WADDINGTON, BB7 3HH

The Head of Planning Services added a late item in which the Environment Agency had now withdrawn their objections and this had entailed an additional condition.

GRANTED subject to the following conditions and subject to adverse comments received from the Environment Agency:

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

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

2. This permission shall be carried out in accordance with plan references 4665-01REVB and 4665-03A.

REASON: For the avoidance of doubt.

3. Prior to occupation of the dwelling precise details of the obscure glazing shall be submitted to and approved in writing by the Local Planning Authority. It shall thereafter remain in that matter in perpetuity.

REASON: To safeguard adjacent residential amenity and to comply with Policy DMG1 of the Core Strategy Adopted Version.

4. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) for 16 Spring Gardens, Waddington by PSA Design (Reference D2019; Job D1935; dated 24 January 2015; Issue 2) and associated Addendum (Reference D2019A; dated 12 February 2015). The mitigation measures detailed in the approved FRA and associated addendum shall be fully implemented prior to occupation or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To ensure the development is not at an unacceptable risk of flooding or exacerbate flood risk elsewhere and to comply with Policy DMG1 of adopted Version Core Strategy.

(Mrs Douglas spoke in favour of the above application. Councillor Ranson was given permission to speak on the above application).

2. APPLICATION NO: 3/2015/0008/P (GRID REF: SD 374244 441693)
PROPOSED DISMANTLING AND REBUILDING OF HISTORIC PINNACLE FROM THE HOUSES OF PARLIAMENT TO REMOVE CORRODED FERROUS CRAMPS, DOWELS ETC WITH NECESSARY STONE REPAIRS MADE USING CONCEALED STAINLESS STEEL FIXINGS AT ROSE GARDEN, CLITHEROE CASTLE GROUNDS

GRANTED subject to the following conditions:

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

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

2. Precise specifications and samples of lime mortar pointing, new stone, stone indent repairs, stone tooling, stone cleaning and any consolidation of small decorative elements shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the special architectural and historic interest and significance of the listed buildings and the character, appearance and significance of Clitheroe Conservation Area.

3. Precise details of the storage (including location) of dismantled pinnacle elements shall have been submitted to and approved by the Local Planning Authority before the commencement of proposed works.

REASON: In order to safeguard the special architectural and historic interest and significance of the listed buildings and the character, appearance and significance of Clitheroe Conservation Area.

4. The reconstruction of the pinnacle shall be undertaken within twelve months of the commencement of its dismantling.

REASON: In order to safeguard the special architectural and historic interest and significance of the listed buildings and the character, appearance and significance of Clitheroe Conservation Area.

5. Precise specifications of any proposed below ground work shall have been submitted to and approved by the Local Planning Authority before its implementation.

REASON: In order to safeguard the special architectural and historic interest and significance of the listed buildings and the character, appearance and significance of Clitheroe Conservation Area.

6. This consent shall be implemented in accordance with the proposal as amended by letter received on the 28 January 2015 confirming the extent of stone cleaning.

REASON: For the avoidance of doubt since the proposal was subject of agreement amendments.

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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>
3/2014/0633/P	Modify access and layout of existing car park	Stydd Nursery Stoneygate Lane Ribchester
3/2014/0661/P	Discharge of conditions nos. 4- Materials agricultural building, 5- materials barn conversions, 6 - building record, 7 - visibility splays, 8 - details and construction specification new manure store, 9 - site access improvement onto Heights Lane, 10 - improvement of site access onto Elmridge Lane, 11 - landscaping of farmstead development relating to planning approval 3/2013/0691/P	Elmridge Farm Elmridge Lane Chipping
3/2014/0839/P	Construction of pedestrian bridge over West Bradford Brook to link garden area to nearby land.	Brook House Clitheroe Road West Bradford
3/2014/0902/P	Two storey extension to side and rear to provide additional living accommodation, new detached garage, covered courtyard and new driveway	Eatough's Farm Fleet Street Lane Ribchester
3/2014/0934/P	Two storey extension to the rear	Stonyhurst Salthill Gardens Clitheroe
3/2014/0941/P	Extension to second floor living accommodation	Lee Carter House Castle Gate, Clitheroe
3/2014/0964/P	Single storey side extension and alterations	Sands Cottage 34 The Sands, Whalley
3/2014/0965/P		
3/2014/0968/P	Conversion of an existing building into a granny annex.	Marl Hill Byre Easington Road Cow Ark
3/2014/0969/P	Conversion of an existing building into a granny annex	Marl Hill Byre Easington Road Cow Ark
3/2014/0983/P	Replacement single storey extension and internal alterations	11 Hollies Road Wilpshire
3/2014/0984/P	Conversion of existing integral garage into art studio for personal use. Proposed timber garage, car port and garden store.	Moss Hall Higher Road Longridge
3/2014/0986/P	Proposed conversion of an agricultural building to a camping bunk barn with pedestrian access from public right of way (footpath 43)	Hill House Farm Sawley Road Grindleton

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0987/P	Demolition of existing conservatory and construction of rear storey extension	14 Waters Edge Whalley
3/2014/0988/P	Kitchen extension	Willow House Slaidburn Road Waddington
3/2014/1005/P	Single storey extension	1 Scott Avenue Simonstone
3/2014/1006/P	Two storey extension above existing room to rear	65 Pimlico Road Clitheroe
3/2014/1029/P	Conversion of existing integral garage to form new habitable room and erection of new double garage	8 Hazel Grove Longridge
3/2014/1033/P	Proposed two storey extension to rear	27 Woodlands Park Whalley
3/2014/1037/P	Demolition of conservatory and erection of single storey rear extension 6.5m long, 4m high to the ridge and 2.5m to the eaves.	22 The Hazels Wilpshire
3/2014/1015/P	Removal of condition 8 of planning approval 3/2014/0610 to allow the use of upvc doors and windows	Land adjacent to The Barn George Lane, Read
3/2014/1041/P	Erection of timber stables and garages for private use	Dean Slack Head Grindleton Road Slaidburn
3/2014/1052/P	Application for discharge of condition no. 1 (commencement of development) and condition no. 4 (relating to building recording and analysis) of planning approval 3/2012/0639/P	Windy Hills Farm Chipping
3/2014/1054/P	Single storey side extension to form bedroom and en-suite	Beck Top Clough Lane Simonstone
3/2014/1058/P	Provision of new external door to the flat from Whittingham Road for exclusive use of the occupants of the flat. Some additional work with an internal partition wall will also be necessary to accommodate these changes	Kendal House Clinics 11 Whittingham Road Longridge
3/2014/1068/P	Demolition of existing garage, erection of two storey extension to side and rear, roof repairs and alterations to existing rear dormer, internal alterations and levelling of ground at rear	17 Brungerley Avenue Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/1072/P	Single storey rear extension 4.93m long, 3.95m high to ridge, 2.62m high to eaves	Highfield Tunstead Avenue Simonstone
3/2014/1074/P	Non-material amendment to development approved on appeal (APP/T/2350/A/12/2186164) to amend the position of the dwelling and garage, the shape of the garage and the location of internal stairs	Kemple Barn Whalley Road Pendleton
3/2014/1075/P	Structural restoration works to existing dwelling to prevent building falling into further disrepair	Church Style Farm Church Street Slaidburn
3/2014/1081/P	Variation of condition 8 of planning consent 3/2005/0587/P to allow the sale and display of any A1 non-food goods by catalogue showroom retailer for up to 185m ² of the existing sales area	Homebase Clitheroe
3/2014/1084/P	Discharge of condition no 10 (Archaeological Record) of planning permission 3/2011/0625/P	Hubbersty Fold Farm Balderstone
3/2014/1103/P	Single storey rear extension 8m long, 4m high to the ridge, 2.8m high to the eaves	17 Calfcote Lane Longridge
3/2014/1105/P	Discharge of condition 4 (construction method statement), 6 (landscaping details) and 8 (signage scheme) of planning consent 3/2013/0549 which was for demolition of building and car park	Back York Street Clitheroe
3/2014/1106/P	Discharge of condition 4 (demolition and construction method) of planning consent 3/2013/0543 which was Conservation Area consent for demolition of a building	Central Garage Back York Street Clitheroe
3/2014/1109/P	Proposed war memorial, stone and plaque measuring approximately 1.2m high x 2m long and 0.4m wide and gravel hard standing	Land west of Trough Road and south of Langden Drive Dunsop Bridge

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0409/P	Proposed change of use from barn to dwelling-house and erection of detached	Eatough's Farm Fleet Street Lane Ribchester	NPPF; Key Statements DS1 and DS2; and Policies DMG1, DMG2,
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...	garage		DMH3 and DMH4 – isolated unsustainable location contrary to the Council's Adopted Development Strategy.
3/2014/0967/P	Two storey extension to the side with garage at ground floor and bedroom at first floor, rear conservatory altered with addition of slate roof and conversion of existing attached garage to play room	8 Chatburn Avenue Clitheroe	DMG1 and DMH5 – Disproportionate additions to the dwelling subsuming the host dwelling and causing harm to the street scene.
3/2014/0976/P	Class MB Application for Prior Approval - Change of Use of Agricultural Building to Dwellinghouse (C3 Use Class) with no associated operational development	Dewhurst Farm Longsight Road Langho	Does not accord with MB.1. (a), (b), (c), (f), (g), (h), (i) and (l), and is contrary to Class MB.2 (1) (d) and (e)
3/2014/0985/P	New extension	1 Higher Standen Whalley Road Pendleton	An unsympathetic addition which would detract significantly from the simple and uncluttered character of the original building and the visual amenities of the locality - contrary to RVDLP policies G1, ENV3 and H17 and Core Strategy policies DMG1, EN2, DME2 and DMH5

591 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/1057/P	Application for a Lawful Development Certificate for the use of the existing building as a dwelling within the meaning of Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) without restricted occupancy	Robin Hill Talbot Bridge Bashall Eaves

592 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>
3/2015/0034/P	Extension to existing building to house slurry handling equipment/ farm machinery	Mason House Farm Bashall Eaves

593 AGRICULTURAL BUILDING TO DWELLING PRIOR NOTIFICATION APPLICATION (CLASS MB) - APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0811/P	Class MB application for prior approval for the change of use of an agricultural building to a dwellinghouse (resubmission of refused prior notification application 3/2014/0525/P) at an agricultural building adjoining the farmhouse	Shuttleworth Hall Burnley Road Gisburn

594 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0816/P	Proposed siting of 1 x 30m high (hub) endurance wind turbine with a tip height of 45.071m	Horton Pasture Farm Skipton
3/2014/0843/P	Proposed studio/live work unit	Primrose House Primrose Road Clitheroe

595 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
3/2013/0981	Land at Chatburn Road Clitheroe	13/2/14 18/12/14	23	With LCC
3/2014/0666	15 Parker Avenue Clitheroe	18/9/14	15	With Applicants Solicitor
3/2014/0597	Land off Waddington Road, Clitheroe	16/10/14 15/1/15	275	With LCC
3/2014/0779	Land off Dale View Billington	16/10/14	18	With LCC
3/2014/0188	Victoria Mill Watt Street, Sabden	13/11/14	40	With Planning
3/2014/0742	Land off Pimlico Road Clitheroe	15/1/15	19	With Planning
<u>Non Housing</u>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures, draft 106 received from LCC

596 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>
3/2013/0722 U	16/05/14	Englands Head Farm, Paythorne	WR		Awaiting decision
3/2014/0394 R	23/07/14	Stoneroyd, Haugh Ave Simonstone	HH		Awaiting decision
3/2014/0235 R	29/07/14	20 Chapel Hill Longridge	HH		Awaiting decision
3/2014/0258 R	01/08/14	1 Main Street Bolton by Bowland	HH		Awaiting decision
3/2014/0298 R	11/08/14	Rose Cottage Main Street Grindleton	HH		Awaiting decision
3/2013/1023 U	29/08/14	Land off Kingsmill Avenue, Whalley	WR		Awaiting decision
3/2014/0537 R	29/09/14	Pinfold Cottage Tosside	WR		Appeal dismissed 08/01/15
3/2014/0075 R	24/09/14	Sheepfold Farm Balderstone	WR		Appeal dismissed 26/01/15

<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>
3/2014/0550	01/10/14	Bradyll House Franklin Hill Old Langho	WR		Awaiting decision
3/2014/0501 R	07/10/14	Land at Longsight Road Copster Green	WR		Appeal dismissed 30/12/14
3/2014/0151 Cond	08/10/14	Lower Abbott House Farm Mellor	WR		Appeal allowed 30/12/14
3/2014/0605 R	09/10/14	Land off Pendle Street East Sabden	WR		Appeal dismissed 13/01/15
3/2014/0462 R	10/10/14	Land adj Glen View, Longridge	WR		Appeal dismissed 13/01/15
3/2014/0535 R	10/10/14	Oaklands Longsight Rd Clayton le Dale	WR		Appeal dismissed 13/01/15
3/2014/0143 R	10/10/14	Land adj 52 Chapel Hill Longridge	WR		Appeal dismissed 13/01/15
3/2014/0692 R	20/10/14	11 The Old Stables, Mitton Road, Whalley	HH		Appeal allowed 04/12/15
3/2014/0419 R	04/11/14	7 Whins Lane Simonstone	WR		Appeal dismissed 23/01/15
3/2013/0442 R	05/11/14	Woodfield Farm Longsight Road Clayton le Dale	WR		Awaiting decision
3/2014/0804 R	11/11/14	22 Wellgate Clitheroe	WR		Appeal dismissed 20/01/15
3/2014/0711 R	18/11/14	5 Cowper Place Sawley	WR		Appeal dismissed 23/01/15
3/2014/0705 R	06/01/15	Meadows Farm Worston	HH		Awaiting decision
3/2014/0793 R	21/01/15	Talbot Fold Barn Talbot Bridge Bashall Eaves	WR		Questionnaire sent 26/01/15 Statement due 25/02/15
3/2014/0592 R	14/01/15	The Moorcock Slaidburn Rd Waddington	WR		Questionnaire sent 20/01/15 Statement due 18/02/15
3/2014/0634 R	24/12/14	11 Lower Lane Longridge	HH		Awaiting decision
3/2014/0838 R	22/01/15	Beech House Alston Lane Alston	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>
3/2014/0438 R	16/01/15 but extension given until 6/02/15	Land east of Chipping Lane Longridge	Inquiry		
3/2014/0517 R	Awaiting validation by PINS	Land to the north of Dilworth Lane Longridge	Inquiry		
3/2014/0827 R	Awaiting validation by PINS	39 Clitheroe Rd Whalley			
3/2014/0464 R	Awaiting validation by PINS	60 Taylor Street Clitheroe			

597 PROPOSED COUNCIL CONSULTATION RESPONSE TO BOLTON-BY-BOWLAND AND GISBURN FOREST DRAFT NEIGHBOURHOOD PLAN

Committee received a report asking them to agree a formal response to the consultation currently underway regarding the Bolton-by-Bowland and Gisburn Forest Neighbourhood Plan and thereby aid in its timely development.

The Assistant Planning Officer informed Committee that the plan, once adopted, would have legal force in the formal planning system alongside other documents produced by the planning authority and by central government. It would be in general conformity with the area's overall plan including the Core Strategy and would not conflict with central government policy statements such as the National Planning Policy Framework and associated National Planning Practice Guidance.

Neighbourhood plans gave local communities the ability to develop a shared vision for their particular area including where they want to seek new homes, shops and workplaces, potentially with those new buildings to see what they would look like and what infrastructure would be provided.

The plan itself covered a variety of matters as follows:

- Housing growth
- Maintaining character
- Transport/infrastructure
- Promoting employment
- Community facilities
- Natural environment

Members then discussed the report and made a number of suggested modifications to the officer's proposed response. These included adding detail relating to Core Strategy Policy DMG2 in relation to the housing objective.

RESOLVED: That Committee approve the consultation response as now amended by Members and its despatch to the relevant recipient and to further approve the

Head of Planning Services to continue ongoing liaison with the Plan Steering Group as necessary.

598 TREE WORKS NOTIFICATION, SPEX OPTICIANS

Committee received a report asking them to formally confirm the intention to allow the works as identified within the notification without making a new tree preservation order.

Committee were informed that a Tree Works Notification had been submitted on 15 December 2014. The notification outlined the intention to remove three trees to the rear of Spex Opticians, Market Street, Clitheroe due to their potential for further damage to a wall to an extent that it would become a concern for public safety.

The report further informed Committee that the trees were not protected by a tree preservation order but were located within the boundary of the Clitheroe Conservation Area. The Council did not have power to refuse permission or to grant permission; the options available to Committee were either to make a new tree preservation order in order to protect the trees from removal or to make a new tree preservation order and therefore allow the work to go ahead as prescribed within the notification. The applicant had indicated their intention to plant two replacement trees further back from the wall.

On 4 December 2014 the Countryside Officer had conducted an assessment and concluded that the trees were all in good condition with no visible signs of defects. However, it was noted that the trees were located very close to a tall wall that acted partially as a retaining structure; damage to the wall was indicative of tree related damage.

RESOLVED: That Committee agree to allow the Section 211 notification to pass without placing the trees under the protection of a tree preservation order, thereby authorising their removal by default.

599 CONFIRMATION OF DILWORTH LANE, LONGRIDGE – NO 4 TREE PRESERVATION ORDER 2014

Committee were requested to formally confirm the Dilworth Lane, Longridge No 4 Tree Preservation Order 2014.

On 23 October 2014 the Council had made a temporary tree preservation order for the proposed Taylor Wimpey development site on Dilworth Lane, Longridge. The temporary order was in place for a period of six months, during which time the Council must make a decision as to whether to confirm the order with or without modification or to revoke it. Two objections had been received to the tree preservation order and the Countryside Officer's comments on those objections were considered by Committee. Of the six individual points of objection, only one was considered to be valid reason to change the order. It was therefore considered reasonable to remove two trees from the confirmed order and therefore confirm the order as modified.

RESOLVED: That Committee agree to the modified confirmation of the Dilworth Lane, Longridge No 4 Tree Preservation Order 2014 under the Town and Country Planning Act 1990 and authorise the Director of Community Services to sign the modified order as now confirmed.

600 HOUSING LAND AVAILABILITY

Committee were informed of the housing supply position as at 31 December 2014 which is summarised as follows:

	<u>No. dwellings</u>
• Units with full planning permission – not started	372
• Units with outline planning permission – not started	1803
• Sites commenced, units remaining but not started	335
• Units under construction	225
• Conversions - not started	88
• Conversions –under construction	45
• Affordable Housing Sites (not started)	892
TOTAL	3760

Following the Inspector's report, consideration had been given to the inclusion of a windfall allowance based on definitions and advice in the NPPF.

It was considered that this a reasonable and realistic estimate of windfall to include in the supply equalling 115 dwellings over the five year period and this would be kept under review in relation to greenfield sites and what contribution they make to supply.

Calculations continued to supply a 10% allowance for slippage, however this is to be kept under review as information on delivery becomes available in relation to actual development in the Ribble Valley context and specific sites.

RESOLVED: That

1. Committee note the housing land position as at 31 December 2014 and that minor amendments to the methodology in relation to inclusion of a windfall allowance and the application of the 10% allowance for slippage be endorsed; and
2. authority be delegated to the Head of Planning Services in consultation with the Chairman of Planning and Development Committee to make further adjustments to the calculations in the future as may be relevant in the light of future monitoring and analysis of trends.

601 NEW GOVERNMENT POLICY SECTION 106 AGREEMENTS

The Head of Planning Services informed Committee of the change in government policy in respect of Section 106 contributions to small-scale developments which became effective on 28 November 2014. On that date, the

Minister of State had announced changes to government policy in respect of planning applications (Section 106 Agreements or Unilateral Undertakings). This had resulted in amendments to the National Planning Practice Guidance (NPPG) as follows:

- Contributions for affordable housing and tariff style planning applications should not be sought for the development of 10 units and which would have a maximum to combined gross floor space of not more than 1000m².
- Tariff style contributions are defined as planning obligations contributing to pooled funding pots intended to provide common types of infrastructure such as open space, recreation facilities and education facilities.
- Local Planning Authorities may choose to apply a lower threshold of five units or less to developments in designated rural areas being areas as defined under Section 157 of the Housing Act 1985 and this also included National Parks and Areas of Outstanding Natural Beauty. No affordable housing or tariff styles contribution should then be sought from those developments.
- Authorities could also seek obligations for site specific infrastructure such as improvements to road access or a specific project.

RESOLVED: That the report be noted.

602 APPEALS

- (a) 3/2014/0501 – Change of use to C3 dwelling and construction of 2 No new two storey 4 bed dwellings and 2 No new 2 storey 5 bed dwellings at Longsight Road, Copster Green – appeal dismissed.
- (b) 3/2014/0151/P – proposed single and two storey rear extensions. re-build 3 No external walls (in bad condition). Renew roof complete (defective timbers). Roof removed prior to application. Condition number 5 in dispute regarding doors and windows being in timber. Resubmission of application 3/2014/0840 at Lower Abbott House Farm, Abbott Brow, Osbaldeston – appeal allowed – condition 5 deleted and substituted
- (c) 3/2014/0537/P – extensions and alterations to dwelling, creation of new vehicular access and access alterations. Erection of one dwelling/conversion of building to form holiday cottage and change of use of paddock to residential curtilage without complying with condition attached to planning permission 3/2009/0640/P – condition number 2 in dispute regarding occupation period at Pinfold Cottage, Tosside, Skipton – appeal dismissed.
- (d) 3/2014/0462/P – outline application for one dwelling at land adjacent Glen View, Lower Road, Longridge – appeal dismissed.
- (e) 3/2014/0143/P – erection of 4 No three bedroom houses at land adjacent 52 Chapel Hill, Longridge – appeal dismissed.
- (f) 3/2014/0605/P – residential development for one dwelling at land off Pendle Street East, Sabden – appeal dismissed.

- (g) 3/2014/0535/P – residential development at Oaklands, Longsight Road, Clayton-le-Dale – appeal dismissed.
- (h) 3/2014/0804 – spiral stair to allow external access to first floor of the property at 22 Wellgate, Clitheroe – appeal dismissed.
- (i) 3/2014/0075/P – proposed conversion of two traditional farm buildings into two full open market dwellings and the demolition and re-building of an existing farmhouse at Sheepfold Farm, Balderstone Hall Lane, Balderstone – appeal dismissed.
- (j) 3/2014/0419/P – proposed dwellinghouse at 7 Whins Lane, Simonstone – appeal dismissed.
- (k) 3/2014/0711/P – proposed two bedroom bungalow at 5 Cowper Place, Sawley – appeal dismissed.

603 EXCLUSION OF PRESS AND PUBLIC

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

604 PLANNING APPEAL AT DILWORTH LANE, LONGRIDGE – APPOINTMENT OF PLANNING CONSULTANTS

Committee were informed of the appointment of ADS Plan to represent the Council at the forthcoming Planning Inquiry in relation to the land at Dilworth Lane, Longridge.

RESOLVED: That the report be noted.

605 RISK MANAGEMENT – PLANNING APPEALS

Committee considered the current red risks relating to this Committee as identified by the Risk Register specifically in relation to planning appeals.

RESOLVED: That the report be noted.

The meeting closed at 7.20pm.

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