

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 4 June 2015 starting at 6.30pm  
Present: Councillor S Bibby (Chairman)

Councillors:

|            |             |
|------------|-------------|
| S Atkinson | G Mirfin    |
| A Brown    | J Rogerson  |
| I Brown    | I Sayers    |
| S Carefoot | R Sherras   |
| M French   | R Swarbrick |
| L Graves   | D Taylor    |
| S Knox     | R Thompson  |

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

### 21 APOLOGIES

There were no apologies for absence from the meeting.

### 22 MINUTES

The minutes of the meeting held on 16 April 2015 were approved as a correct record and signed by the Chairman.

### 23 DECLARATIONS OF INTEREST

Councillors I Brown and G Mirfin declared an interest in application 3/2015/0296.

### 24 PUBLIC PARTICIPATION

There was no public participation.

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

Councillor I Brown declared an interest in the following item of business and left the meeting. Councillor G Mirfin declared an interest in the following item of business, addressed the Committee and then left the meeting before the debate.

1. APPLICATION NO: 3/2015/0296/P GRID REF: SD 373231 436660  
ERECTION OF FOUR THREE-BEDROOM AFFORDABLE HOMES WITH  
ASSOCIATED ACCESS AND PARKING AT LAND AT RIDDINGS LANE,  
WHALLEY, BB7 9RW

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. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in strict accordance with the proposals as detailed on drawings:

Proposed Site Plan 2126.P.001 Rev: D  
Proposed Floor Plans 2126.P002 Rev: B  
Proposed Elevations 2126.P.003 Rev: C

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

3. Precise specifications or samples of all external surfaces, including surfacing materials of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

4. Notwithstanding the submitted details, prior to the commencement of the development, elevational details of the proposed boundary treatments/fencing, walling including any coping details shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

5. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

1. The parking of vehicles of site operatives and visitors
2. The loading and unloading of plant and materials
3. The storage of plant and materials used in constructing the development
4. The erection and maintenance of security hoarding
5. Wheel washing facilities
6. Measures to control the emission of dust and dirt during construction
7. The highway routing of plant and material deliveries to and from the site.
8. Details of hours of construction work.

REASON: In the interests of protecting residential amenity from noise and disturbance during the construction phase in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

6. The residential units hereby permitted shall only be used for the purposes of providing affordable housing accommodation as defined in Annex 2 of the National Planning Policy Framework (March 2012) issued by the Department for Communities and Local Government (or such replacement guidance as issued from time to time) to be occupied by households or individual in housing need with a local connection to Whalley or surrounding parishes. This condition shall not be binding upon any of the following:
  - a. A mortgagee or chargee (or any receiver appointed by such mortgagee or chargee) of the development or any part thereof (including any individual residential unit or group of residential units) together with the successors in title to such mortgagee, chargee or receiver;
  - b. A tenant of a residential unit who exercises any statutory right to buy or right to acquire (or equivalent right) such residential unit together with the mortgagee or chargee (or any receiver appointed by such mortgagee or chargee) of such tenant and successors in title;
  - c. A lessee of a residential unit held under a shared ownership lease who acquires 100% of the interest held under that lease together with the mortgagee or chargee (or any receiver appointed by such mortgagee or chargee) of such lessee and successors in title.

REASON: For the avoidance of doubt as the application is for a development of 100% affordable housing units and to comply with Key Statement H3 and Policy DMH1 of the Ribble Valley Core Strategy (Adoption Version).

7. Unless otherwise agreed in writing and in line with the surface water manage hierarchy, 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 public sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy (Adoption Version).

#### NOTE

1. In relation to condition No 5, construction method statement, the applicant is advised that the hours of operation for all significant construction work shall be within the hours of 0730 to 1800 hours Monday to Friday unless details of the construction management statement give reasonable justification for operating outside of the hours.

26 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:

27 APPLICATIONS APPROVED

| <b><u>Plan No</u></b> | <b><u>Proposal</u></b>  | <b><u>Location</u></b>                                   |
|-----------------------|---|--|
| 3/2013/0937/P         | Discharge of conditions 3 (material), 4 (visibility splay), 6 (access), 13 (treatment plant) and 17 (drainage) of planning consent 3/2010/0283  | Mill Lane Depot<br>Mill Lane/Hesketh Lane<br>Chipping    |
| 3/2014/0189/P         | Ground excavation works and erection of agricultural livestock building (southeast shed) at land formerly part of   | Standridge Farm Estate<br>Tosside Road<br>Slaidburn      |
| 3/2014/0190/P         | Ground excavation works and erection of agricultural livestock building (northwest shed) at land formerly part of   | Standridge Farm Estate<br>Tosside Road<br>Slaidburn      |
| 3/2014/0450/P         | Change of use of agricultural plot to create an extension over the garage forecourt including the repositioning of the site entrance, car wash enclosure, canopy extension and ancillary fixtures for vehicle maintenance     | Pennine Service Station<br>Longsight Road<br>Osbaldeston |
| 3/2014/0693/P         | Change of use Class A2 (Bookmakers) to a sui generis use (solarium)   | 34 – 36 Whalley Road<br>Clitheroe                        |
| 3/2014/0703/P         | Replacement of 10 garages by three 3 bed houses with gardens - Site of 10 garages   | Hambledon View<br>Simonstone                             |
| 3/2014/0713/P         | Application to discharge condition 4 (archaeological record) of application 3/2012/0778 for proposed conversion of barn to two residential units, including demolition of three agricultural buildings and one stone building | Billingtons Farm<br>Mile Farm<br>Longridge               |
| 3/2014/0738/P         | Outline application for the erection of a new dwelling and associated garage  | Tan Yard Lane<br>Longridge                               |
| 3/2014/0763/P         | Engineering operations to form earth bank slurry lagoon at field no 8623  | Gregson's Farm<br>Settle Road<br>Newsholme, Gisburn      |
| 3/2014/0914/P         | Part retrospective application for re-roofing of existing stable block with increase in roof pitch and small tractor shed to side   | Oak Barn<br>Old Nab Road<br>Langho                       |

| <b><u>Plan No</u></b> | <b><u>Proposal</u></b>   | <b><u>Location</u></b>   |
|-----------------------|--|--|
| 3/2014/1040/P         | Single storey side and rear extension  | 1 Pinfold Cottage<br>Preston Road<br>Ribchester                            |
| 3/2014/1043/P         | Construction of a detached single garage   | 53 Kenilworth Drive<br>Clitheroe   |
| 3/2014/1047/P         | Conversion of redundant agricultural building and construction of weather porch to provide enlarged residential accommodation  | Flass Farm<br>Settle Road<br>Bolton-by-Bowland                             |
| 3/2014/1063/P         | Extension of existing office into vacant garage/storage building   | 15 Whalley Road<br>Wilpshire   |
| 3/2014/1082/P         | Proposed extension of dormer dwelling at first floor level (resubmission)  | 12 Nowell Grove<br>Read  |
| 3/2014/1088/P         | Conversion of restaurant into two residential units  | Longridge Restaurant<br>104 Higher Road<br>Longridge                       |
| 3/2014/1119/P         | Proposed demolition of the Moorcock Inn and the erection of one dwelling-house including associated drive, garden and external landscaping works   | The Moorcock Inn<br>Slaidburn Road<br>Waddington                           |
| 3/2015/0003/P         | Erection of proposed general purpose building for storing vehicles, equipment and materials for use at the house and grounds   | Holden Clough<br>Barrett Hill Brow<br>Bolton-by-Bowland                    |
| 3/2015/0037/P         | Alterations and extension of existing double garage to create a large garage with storage space and home office above and new rear entrance and extension to create boot room                                  | Witton Lodge<br>School Lane<br>Simonstone                                  |
| 3/2015/0042/P         | Erection of replacement dwelling and attached garage, construction of new access to the highway and extension of residential curtilage   | Seven Acre Cottage<br>Forty Acre Lane<br>Longridge                         |
| 3/2015/0045/P         | Extension to form garage at ground floor and bedroom at first floor level  | Woodville<br>Rimington Lane<br>Rimington                                   |
| 3/2015/0046/P         | Extension into attached barn   | Shippon House<br>Horton  |
| 3/2015/0075/P         | Two storey side extension and single storey rear extension   | 21 Darkwood Crescent<br>Chatburn   |
| 3/2015/0084/P         | Discharge of condition 3 (Materials), 4 (Landscaping), 5 (Boundary Treatment), 6 (Make Good Domestic Garage), 8 (Contaminated Land Survey), and 9 (Finished Floor Levels) of planning permission 3/2012/0185/P | Inside Track Ltd<br>Victoria Street Garage<br>Victoria Street<br>Clitheroe |

| <b><u>Plan No</u></b> | <b><u>Proposal</u></b>   | <b><u>Location</u></b>                         |
|-----------------------|--|--|
| 3/2015/0104/P         | Single storey rear extension   | 22 Moorland Road<br>Langho                     |
| 3/2015/0109/P         | Detached granny flat   | Lyndon, Northcote Rd<br>Langho                 |
| 3/2015/0114/P         | Proposed alterations to dwelling - rear dormer and replacement of flat roof to attached garage with tiled pitched roof. Installation of 2 no. rooflights to front roof pitch | 15 Grindleton Road<br>West Bradford            |
| 3/2015/0116/P         | Replacement garage, alterations/new roof to sun lounge, new vehicle crossing   | Highfield<br>Ribblesdale Avenue<br>Clitheroe   |
| 3/2015/0117/P         | Single storey extension to existing conservatory at front elevation  | Beck Top, Clough Lane<br>Simonstone            |
| 3/2015/0130/P         | Two side extensions, replacement of existing windows, internal alterations.  | 21 Avenue Road<br>Hurst Green                  |
| 3/2015/0139/P         | Proposed extension to side, over existing garage, to form bedroom and bathroom.  | 20 Vicarage Lane<br>Wilpshire                  |
| 3/2015/0158/P         | Barn conversion to single dwelling in lieu of 2 dwellings under extant planning permission 3/2012/0639   | Windy Hills<br>Twin Brooks Road<br>Chipping    |
| 3/2015/0160/P         | Variation of condition 2 of planning permission 3/2014/0635/P to reflect the amended plans   | Horrocks Barn<br>Horrocks Farm<br>Stonyhurst   |
| 3/2015/0161/P         | Removal of conditions 6 – Access Construction and 7 – Location of Access of planning permission 3/2014/0635/P  | Horrocks Barn<br>Horrocks Farm<br>Stonyhurst   |
| 3/2015/0163/P         | Single storey side/rear extension to form new ancillary accommodation  | Langton House<br>32 Dilworth Lane<br>Longridge |
| 3/2015/0170/P         | Erection of garage   | Fell View<br>Blackburn Road<br>Ribchester      |
| 3/2015/0177/P         | Reserved matters application for appearance, landscaping, layout and scale in respect of outline planning consent 3/2014/0622/P for one dwelling at land adjacent            | Elker Mews<br>Whalley Road<br>Billington       |
| 3/2015/0182/P         | Single storey extension to rear 4.0m long, 3.3m (max) high, 2.4m high to eaves   | 15 Howe Croft<br>Clitheroe                     |
| 3/2015/0184/P         | Loft conversion with dormers to east and west elevations and porch to front.   | 5 Moor Edge<br>Whalley                         |
| 3/2015/0186/P         | Single storey rear extension (in place of existing conservatory), 4m long, 3.6m (max) high, 2.5m high to eaves   | 37 St Peters Close<br>Clayton-le-Dale          |

| <b><u>Plan No</u></b>               | <b><u>Proposal</u></b>   | <b><u>Location</u></b>                                  |
|-------------------------------------|--|---|
| 3/2015/0187/P                       | Erection of new build house within garden curtilage  | 58 Bushburn Drive<br>Langho                             |
| 3/2015/0189/P                       | Change of use from Class C3 (residential) to Class A1 (retail) to be incorporated into existing hair salon (Use Class Sui Generis) at Flat above (first floor)   | 15 Bridge Road<br>Chatburn                              |
| 3/2015/0193/P                       | New garage   | Orchard Hey<br>Ribchester Rd<br>Clayton-le-Dale         |
| 3/2015/0199/P                       | Demolition of existing extensions to side of bungalow and replacement with one extension with double pitched roof  | 57 Hillcrest Road<br>Langho                             |
| 3/2015/0201/P                       | Proposed extension of existing dormer to front elevation and new dormer to rear elevation.   | 4 Homeacre Avenue<br>Sabden                             |
| 3/2015/0209/P                       | Demolition of existing conservatory and erection of replacement dining room extension  | Wood Nook<br>Moor Lane<br>Billington                    |
| 3/2015/0214/P                       | Proposed replacement garage workshop in same position as existing  | Seven Acre Garage<br>Barker Lane<br>Mellor              |
| 3/2015/0218/P                       | Proposed revised scheme relating to works begun under planning permission 3/2008/0408, involving alterations to the rear elevation   | Hollins Farm Barn<br>Clerk Hill Road<br>Sabden          |
| 3/2015/0222/P                       | Single storey extension to rear 3.6m long, 3.85m high (max) 2.55m high to eaves  | 40 Kenilworth Drive<br>Clitheroe                        |
| 3/2015/0224/P                       | Single storey rear extension   | 91 Peel Street<br>Clitheroe                             |
| 3/2015/0225/P                       | Lean-to extension to existing agricultural building (part retrospective)   | Grange Farm<br>Parsonage Road<br>Wilpshire              |
| 3/2015/0226/P                       | Single storey extension to side  | 49 Ramsgreave Road<br>Ramsgreave                        |
| 3/2015/0230/P                       | Single storey extension to rear  | 16 Garnett Road<br>Clitheroe                            |
| 3/2015/0231/P                       | Rear single storey extension   | 1 Higher Standen Hey<br>Farm, Whalley Road<br>Pendleton |
| 3/2015/0232/P<br>&<br>3/2015/0233/P | Planning permission and listed building consent part retrospective for rebuild of single storey attached outbuilding, removal of existing internal lime plaster finish, structural repairs, alterations to floor plan to incorporate en-suite accommodation, removal of solid floor at ground level with stone flags and other minor repair work | Higher Lickhurst Farm<br>Twin Brooks Road<br>Chipping   |

| <b><u>Plan No</u></b> | <b><u>Proposal</u></b>  | <b><u>Location</u></b>                                    |
|-----------------------|---|---|
| 3/2015/0236/P         | Two fascia signs  | Land at Holm Road<br>Barrow Brook Business<br>Park Barrow |
| 3/2015/0237/P         | Single storey extension   | Burnside<br>Snodworth Road<br>Langho                      |
| 3/2015/0240/P         | Discharge of condition 1 (approved plans), 2 (stone details), 3 (landscaping), 4 (compliance with tree surveys), 5 (compliance with protected species survey) and 6 (lighting) of planning permission 3/2014/0053                                     | The Eaves<br>Pendleton Road<br>Wiswell                    |
| 3/2015/0246/P         | Detached single garage  | 20 Humber Street<br>Longridge                             |
| 3/2015/0253/P         | Proposed dormer extension and alterations   | 5 Byland Close<br>Simonstone                              |
| 3/2015/0257/P         | Extension into adjoining barn to form bedroom and en-suite  | Calder Farm<br>Settle Road<br>Bolton-by-Bowland           |
| 3/2015/0269/P         | Replacement of shop front with aluminium double glazed frames and provision of new disabled access ramp   | 1a Portland Road<br>Langho                                |
| 3/2015/0271/P         | One non-illuminated folded aluminium fascia sign, one internally illuminated folded aluminium projecting sign.  | 40 King Street<br>Whalley                                 |
| 3/2015/0287/P         | Discharge of condition 3 (Materials) and 9 (Foul Water Discharge) of planning permission 3/2012/0272/P  | Standen Hey Farm<br>Whalley Road<br>Clitheroe             |
| 3/2015/0290/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<br>Clitheroe                         |
| 3/2015/0292/P         | Proposed discharge of conditions on planning application 3/2014/0725 – condition 3 (materials), 7 (access), 9 and 10 (surface and foul water drainage), 11 (ground gas risk assessment), 13 (construction method statement) and 15 (acoustic barrier) | Land off Clitheroe Road<br>Barrow                         |
| 3/2015/0293/P         | Rear and side extensions  | 19 Warwick Drive<br>Clitheroe                             |
| 3/2015/0297/P         | Balcony   | Longridge Golf Club<br>Forty Acre Lane<br>Longridge       |



| <u>Plan No</u> | <u>Proposal</u>  | <u>Location</u>                                |
|----------------|--|--|
| 3/2015/0298/P  | Discharge of conditions 3 (specifications of walling, roofing materials, windows and doors and any surface materials), 4 (sections showing depth of window and door reveals) and 5 (details of finished floor levels and flood proofing measures) from planning permission 3/2014/0475   | 8 Calder Vale<br>Whalley                       |
| 3/2015/0300/P  | Non-material amendment to planning permission 3/2012/0519. Realignment of new external wall to the utility room to line through with the external wall of the hall. Omission of the window in the east elevation of the kitchen. New door opening to north elevation of the utility room. New window at first floor level in the existing north facing gable | Wheatley Cottage<br>Four Acre Lane<br>Thornley |
| 3/2015/0301/P  | Modification of Section 106 Agreement to reduce the references of minimum percentage to 25% and alter the wording of the Deed of Variation   | RVBC and St Vincent's<br>Housing Association   |
| 3/2015/0307/P  | Discharge of condition 4 of planning consent 3/2014/1124 - Precise specifications or samples of new and replacement UPVC doors and windows   | 3 Westfield Drive<br>West Bradford             |
| 3/2015/0308/P  | Single Storey extension to the rear of the property  | 5 West View Terrace<br>Billington              |
| 3/2015/0315/P  | Proposed single storey extension to rear of existing dwelling  | Crabtree Cottage<br>Back Lane, Wiswell         |
| 3/2015/0363/P  | Discharge of conditions 5 (roofing materials with window and door surrounds) and 10 (velux windows) of planning permission 3/2012/0778 for conversion of a barn to a residential dwelling  | Billingtons Farm<br>Mile Lane<br>Longridge     |
| 3/2015/0375/P  | Variation of Section 106 Agreement relating to Agreement dated 16 March 2012 for application 3/2010/0719   | Henthorn Road<br>Clitheroe                     |

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#### APPLICATIONS REFUSED

| <u>Plan No</u> | <u>Proposal</u>   | <u>Location</u>                    | <u>Reasons for Refusal</u>                           |
|----------------|---|------------------------------------|--|
| 3/2014/0654/P  | Construction of steel portal framed sheep housing and stone | Little Middop Farm<br>Burnley Road | EN2, DMG2, DME2 – disproportionate large dwelling in |

Cont ...

| <u>Plan No</u> | <u>Proposal</u>   | <u>Location</u>                         | <u>Reasons for Refusal</u>  |
|----------------|---|---|---|
| Cont'd         | built agricultural workers dwelling   | Gisburn                                 | relation to the scale of the farming operations to the detriment of visual amenity.   |
| 3/2014/1128/P  | Proposed 2 storey side/rear extension   | 6 Woodcrest Wilpshire                   | Contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.  |
| 3/2015/0216/P  | Pitch roof dormer to front elevation to match the existing roof material and four low profile velux windows to the rear elevation | 4 Court Grove Clayton-le-Dale Blackburn | DMG1/ DMH5 – incongruous and prominent – harmful to visual amenity and poor relationship with dwelling.   |
| 3/2015/0043/P  | Proposed single storey extension to the rear.   | 30 Blackburn Road Ribchester            | Contrary to policy DMG1 of the Ribble Valley Core Strategy.   |
| 3/2015/0112/P  | Roof lift to create a two storey dwelling   | Lynwood Neddy Lane Billington           | Contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.  |
| 3/2015/0127/P  | Side and rear extensions to property including demolition of garage and single storey kitchen/coal shed                           | 26 Clitheroe Road Whalley               | DMG1 – Proposal by virtue of its scale, design and massing leading to an over dominant extension to the detriment of visual amenities and highway safety. |
| 3/2015/0198/P  | Side extension at second floor level to form en-suite to bedroom 2  | 3 Grove Square Malt Kiln Brow Chipping  | Contrary to Policies EN5, DMG1, DME2, DME3, DME4 and DMH5 of the Ribble Valley Core Strategy  |
| 3/2015/0245/P  | Proposed side extension   | Wolfen Lodge Fish House Lane Chipping   | Contrary to Core Strategy policies DMG1, EN2, DME4 and DMH5.  |

| <u>Plan No</u> | <u>Proposal</u>  | <u>Location</u>            | <u>Reasons for Refusal</u>   |
|----------------|--|----------------------------|--|
| 3/2015/0364/P  | Non-material amendment to planning permission 3/2014/0421 - larger window opening on north west elevation, increased roof height to extension. | 1 Wheatsheaf Ave Longridge | The proposed amendment to the extension on the north-western end would result in a development which would potentially affect residential amenity, and thus this change cannot be classed as a non-material amendment. |

29 NOTIFICATION OF PROPOSED LARGER HOME

| <u>Plan No</u> | <u>Proposal</u>   | <u>Location</u>       |
|----------------|---|-----------------------|
| 3/2015/0270/P  | Single storey rear extension 6m long, 4m (max) high, 2.8m height at eaves | 9 Berkeley Drive Read |

30 FINALLY DISPOSED

| <u>Plan No</u> | <u>Proposal</u>  | <u>Location</u>                 |
|----------------|--|---------------------------------|
| 3/2014/0886/P  | Scheme for pedestrian/cycle link of planning application 3/2010/0719 | Land at Henthorn Road Clitheroe |

31 LOCAL DEVELOPMENT ORDERS

| <u>Plan No</u> | <u>Proposal</u>  | <u>Location</u>  |
|----------------|--|--|
| 3/2015/0196/P  | New training facility, car parking, associated drainage and lighting | Samlesbury Aerodrome Balderstone (Local Development Order application) |

32 OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

| <u>Plan No</u> | <u>Proposal</u>                           | <u>Location</u>                                       |
|----------------|---|---|
| 3/2015/0314/P  | Reserved matters application for building | Samlesbury Aerodrome Mysercough Smithy Rd Balderstone |

33 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

| <u>Plan No</u> | <u>Proposal</u>   | <u>Location</u>  |
|----------------|---|--|
| 3/2014/0880/P  | Application for a Certificate of Lawfulness for a proposed development – single storey side extension | Coal Pit Barn Stonelands Farm Ribchester Road Hothersall |

|               |  |   |
|---------------|--|---|
| 3/2015/0166/P | Proposed new bedroom window to rear elevation at first floor level   | 31 Ribblesdale Road<br>Ribchester               |
| 3/2015/0217/P | Certificate of Lawfulness to allow wedding ceremonies  | Whalley Golf Club<br>Clerk Hill Road<br>Whalley |
| 3/2015/0258/P | Lawful Development Certificate for a proposed use in respect of ground floor rear extension and replacement garage | 11 Lower Lane<br>Longridge                      |

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

| <u>Plan No</u> | <u>Proposal</u>   | <u>Location</u>                   |
|----------------|---|-----------------------------------|
| 3/2015/0259/P  | Certification of Lawfulness for a proposed porch the width of the existing storm porch with a hipped roof attached to existing roof. The same angle as the garage at a height of 3392mm | 9 Pagefield Crescent<br>Clitheroe |

35 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL REQUIRED

| <u>Plan No</u> | <u>Proposal</u>  | <u>Location</u>                 |
|----------------|--|---------------------------------|
| 3/2015/0072/P  | Prior notification of agricultural track measuring 395m long x 3.5m wide | Dockber Farm, Dockber<br>Sawley |

36 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>  |
|----------------|--|--|
| 3/2015/0356/P  | Prior notification of a new road length 166.0metres x width 3.5 metres   | Chadswell Hall<br>Chipping Road<br>Chaigley                            |
| 3/2015/0357/P  | Prior notification for a hard track for cattle to walk on reducing damage to grass land in wet weather           | Wheatley Farm<br>Four Acre Lane<br>Thornley with Wheatley<br>Longridge |
| 3/2015/0379/P  | Agricultural building for storing machinery and equipment required for the maintenance of woodlands and farmland | Sawley Lodge<br>Sawley   |

37 SECTION 106 APPLICATIONS

| <u>Plan No</u> | <u>Location</u>                        | <u>Date to Committee</u> | <u>Number of Dwellings</u> | <u>Progress</u>  |
|----------------|--|--------------------------|----------------------------|--|
| 3/2013/0981    | Land at Chatburn Road<br>Clitheroe     | 13/2/14<br>18/12/14      | 23                         | With Agent for Signature   |
| 3/2014/0779    | Land off Dale View<br>Billington       | 16/10/14                 | 18                         | With Agent   |
| 3/2014/0188    | Victoria Mill<br>Watt Street<br>Sabden | 13/11/14                 | 40                         | With Planning applicant seeking to renegotiate contributions so may need to go back to Committee |
| 3/2014/0742    | Land off Pimlico Road<br>Clitheroe     | 15/1/15                  | 19                         | With LCC & Housing   |
| 3/2015/0010    | Land off Longsight Road<br>Langho      | 12/3/15                  | 18                         | With Agent & Housing   |
| 3/2014/0616    | Land off Chatburn Old Road<br>Chatburn | 16/4/15                  | 10                         | With Agent for Signature   |

| <u>Plan No</u> | <u>Location</u>               | <u>Date to Committe</u> | <u>Time from First Going to Committee to Decision</u> | <u>Number of Dwellings</u> | <u>Progress</u>    |
|----------------|-------------------------------|-------------------------|---|----------------------------|--------------------|
| 3/2014/0666    | 15 Parker Avenue<br>Clitheroe | 18/9/14<br>2/4/15       | 28 Weeks  | 15                         | Decision<br>2/4/15 |

38 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>                 |
|-----------------------|---|--|-----------------------|--------------------------------|---------------------------------|
| 3/2014/0298<br>R      | 11/08/14  | Rose Cottage<br>Main Street<br>Grindleton          | HH                    |                                | Appeal<br>Allowed<br>07/05/15   |
| 3/2013/1023<br>U      | 29/08/14  | Land off Kingsmill<br>Avenue, Whalley              | WR                    |                                | Awaiting<br>decision            |
| 3/2014/0550           | 01/10/14  | Bradyll House<br>Franklin Hill<br>Old Langho       | WR                    |                                | Awaiting<br>decision            |
| 3/2014/0793<br>R      | 21/01/15  | Talbot Fold Barn<br>Talbot Bridge<br>Bashall Eaves | WR                    |                                | Appeal<br>Dismissed<br>07/05/15 |
| 3/2014/0592<br>R      | 14/01/15  | The Moorcock Inn<br>Slaidburn Road<br>Waddington   | WR                    |                                | Appeal<br>Dismissed<br>13/05/15 |
| 3/2014/0438<br>R      | 16/01/15<br>but extension<br>given until<br>6/02/15 | Land east of<br>Chipping Lane<br>Longridge         | Inquiry               | 20/10/15<br>6 days             | Awaiting<br>Inquiry             |
| 3/2014/0517<br>R      | 09/02/15  | Land to the north<br>of Dilworth Lane<br>Longridge | Inquiry               |                                | Withdrawn                       |

| <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>   |
|-----------------------|----------------------|--|-----------------------|--------------------------------|---|
| 3/2014/0827<br>R      | 12/02/15             | 39 Clitheroe Road<br>Whalley                     | WR                    |                                | Awaiting decision   |
| 3/2014/0312<br>R      | 03/03/15             | Time House<br>Knowle Green                       | WR                    |                                | Awaiting decision   |
| 3/2014/0679<br>R      | 13/03/15             | Mill Cottage<br>Victoria Terrace<br>Mellor Brook | WR                    |                                | Awaiting decision   |
| 3/2014/0887<br>R      | 12/03/15             | Bent House<br>Tosside                            | WR                    |                                | Awaiting decision   |
| 3/2014/0684<br>R      | 12/03/15             | Meadcroft<br>Clitheroe Road<br>Whalley           | Hearing               | 30/06/15<br>1 day              | Awaiting Hearing  |
| 3/2014/0409<br>R      | 12/03/15             | Eatoughs Farm                                    | WR                    |                                | Awaiting decision   |
| 3/2014/0942<br>R      | 28/04/15             | Land off New Lane                                | WR                    |                                | Notification sent<br>Questionnaire sent<br>Statement due 02/06/15 |

#### 39 APPOINTMENT OF WORKING GROUPS

To confirm arrangements and membership of any working groups that belong to this Committee.

- Core Strategy Working Group (Part II Local Plan)

Resolved: That the work of this Working Group continue and that membership be made up of 4 Conservatives and 1 Liberal Democrat.

#### 40 EXCLUSION OF PRESS AND PUBLIC

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

#### 41 FAMILIARISATION OF PLANNING PROCEDURES

The Head of Planning Services gave Members a brief presentation of the various headings under the section of items delegated to the Director of Community Services under the scheme of delegated powers. He explained the various categories of application and what they meant, also giving Committee examples.

#### 42 INCLUSION OF PRESS AND PUBLIC

RESOLVED: That the press and public be allowed back into the meeting.

## NEIGHBOURHOOD PLAN UPDATE

The Chief Executive submitted a report asking Committee to agree to the designation of the area and relevant body to prepare a Neighbourhood Plan for Whalley and providing an update on the position of other neighbourhood plan activity within the borough.

Whalley Parish Council had submitted an application to the Council on 8 April 2015 for a designation of a Neighbourhood Plan area under Part II of the Neighbourhood Planning (General) Regulations 2012. The document supporting their application included the area, a letter stating that Whalley Parish Council were the relevant body and documents relating to a 4 week public consultation exercise that had taken place. A summary of the comments received was included. Once the designation had been agreed by the Borough Council, Whalley Parish Council could start to prepare the plan which would need to be compatible with national policies and the policies in the adopted Core Strategy. The Council has a statutory duty to provide technical advice and support to communities preparing neighbourhood development plans and would need to be satisfied that the necessary stages have been followed.

The Bolton-by-Bowland and Gisburn Forest Neighbourhood Plan had been formally designated on 29 May 2014 and good progress had been made with a submission of the draft Neighbourhood Plan under Regulation 14 being made.

The Longridge Neighbourhood Plan had also been formally designated on 26 September 2013; the group had undertaken local consultations and were currently progressing with a draft plan.

Members asked questions with regard to the Neighbourhood Plans and requested a training session on this subject in the future.

RESOLVED: That Committee

1. approve Whalley Parish Council as the appropriate body to prepare a Neighbourhood Plan and agree to designate the proposed area set out in the application for the purposes of preparing a Neighbourhood Plan; and
2. note the progress from Longridge and Bolton-by-Bowland and Gisburn Forest Neighbourhood Plans.

## HOUSING LAND AVAILABILITY

The Chief Executive submitted a report for Committee's information on the results of the most recent housing land availability survey April 2015, which had a base date of 31 March 2015.

RESOLVED: That the report be noted.

## REPRESENTATIVES ON OUTSIDE BODIES 2015/2016

The Chief Executive submitted a report informing Committee of the Outside Bodies that come under the remit of the Planning and Development Committee and their membership.

RESOLVED: That the report be noted.

46           REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.30pm.

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