

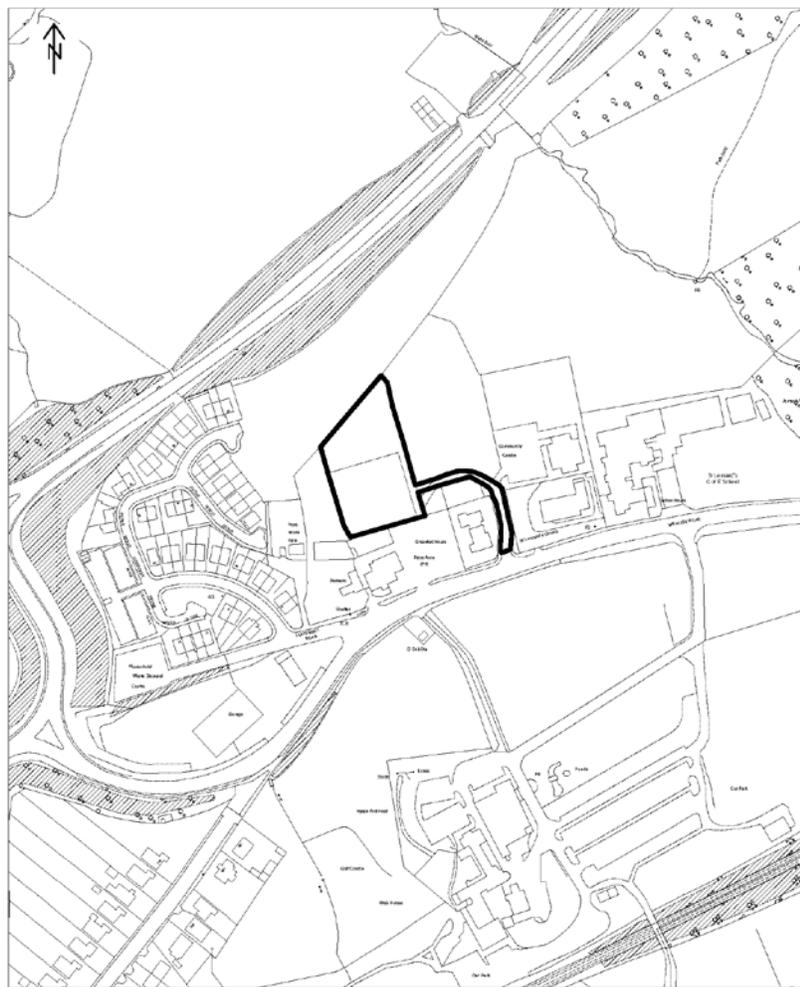
# RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No

meeting date: THURSDAY, 17 SEPTEMBER 2015  
 title: PLANNING APPLICATIONS  
 submitted by: DIRECTOR OF COMMUNITY SERVICES

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

APPLICATION NO: 3/2015/0074/P (GRID REF: SD 371057 434916)  
 CHANGE OF USE OF LAND TO CREATE A CARAVAN PARK FOR 21 TOURING  
 CARAVANS/RECREATIONAL VEHICLES AND ERECTION OF A STORAGE BUILDING WITH  
 LEAN-TO FACILITIES BLOCK ON LAND ADJOINING THE PETRE ARMS, LANGHO



3/2015/0074 Land adj Petre Arms, Langho.

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PARISH COUNCIL:

Objects to the application as the proposal would be contrary to the National Planning Policy Framework (Points 1 – 6 below) and contrary to Policies within the adopted Core Strategy (Points 7 – 9 below):

1. Paragraph 14 states that the Government is in favour of allowing sustainable development unless the adverse impacts of doing so would be very significant. This development would have adverse impacts due to the increase in volume of traffic that would be generated from the site and the detrimental impact on the visual amenity of the area.
2. Paragraph 17 states that applications have to have identified unmet needs. There are already several touring sites in this area.
3. Paragraph 17 also requires applications to contribute to conserving and enhancing the natural environment and reducing pollution. This application will not enhance the environment and will cause pollution rather than reducing it.
4. Paragraph 28 says that applications will be passed which support tourism and where it has been identified that needs are not met by existing facilities. Again, there are already several touring sites in the area.
5. Paragraph 32 requires there to be a safe and suitable access. The proposed access is off Whalley Road and is situated close to a bend. Cars towing caravans exiting the site and turning right onto Whalley Road would not have a clear view of traffic exiting the roundabout on the A59 and travelling down Whalley Road. The access is also only a single track road.
6. Paragraph 123 requires applications to ensure they avoid creating noise. This site is directly behind some houses that will suffer from increased noise.
7. Key Statement EN2 – Landscape – requires proposals to be in character with the existing landscape. The Parish Council considers that this proposal would have a detrimental impact on the landscape and would look out of place. In addition, access has to be safe and adequate which, as stated above, it is not. This therefore also contravenes Policy DMB3.
8. Policy DMG1 requires applications to not have a detrimental visual impact and to pay regard to public safety. As the proposal used the same access as the

community centre which holds clubs for young people on several evenings a week, the Parish Council feels that their safety may be compromised.

9. Policy DMG2 requires development to be essential for the local economy. As previously stated there are existing sites in the area. The proposal would also be contrary to point number 4 that development should not generate additional traffic movements of a scale and type that is likely to cause undue problems or disturbance.
10. In addition, the Parish Council is concerned about the additional amount of waste going into the sewage system.

ENVIRONMENT  
DIRECTORATE  
(COUNTY SURVEYOR):

Initially commented that the proposed access currently serves a community centre car park and that the access onto Whalley Road is satisfactory. He comments that, generally, with the exception of school collection time, the access road is clear of obstruction and access for a car and caravan combination would not be impeded and on this basis he would raise no objection to the proposal on highway grounds. He advised, however, that the access layout should be improved primarily to remove the blind spot between the site and the rear of Greenfield House and also when turning onto the access from Whalley Road. The County Surveyor also stated that he has noted previously that the access road can be congested at school finish times. Given the level of parking at these times there would be obstruction to a car and caravan combination. He therefore suggests that the advertising/booking literature should contain a suggestion that arrivals and departures should avoid the period between 2.45pm and 3.45pm during school term time.

Subject to the above mentioned concerns being addressed, the County Surveyor had no objections to the proposal on highway grounds.

In response to the initial comments by the County Surveyor amended plans have been submitted in which the bends in the access road have been straightened. The County Surveyor has confirmed that following the receipt of the amended plans, he has no objections to the application on highway grounds.

ADDITIONAL  
REPRESENTATIONS:

A total of 167 letters have been received, of which 147 are copies of the same letter. These letters, that are on file and available for inspection by Members, contain objections to the proposal that are summarised below. (Points 22-26 inclusive relate to the original report that was withdrawn from the agenda of the Committee on 20 August 2015):

1. Local residents claim to have evidence that the true nature of the application is not a recreational caravan site but a permanent/semi-permanent site for 'travellers'. As the proposed usage of the site could fall outside the terms of the application, local residents request the Committee to refuse the application.
2. The proposal would cause noise nuisance to nearby residents and to the nearby public house. As there appear to be no facilities on site (electricity, gas or water) generators would need to be used which would cause further noise pollution and also an odour problem.
3. The proposed storage building and facilities block is unnecessary as touring and recreational caravans have their own personal facilities. Could this building be converted in the future into a dwelling which would give rise to further implications.
4. The existing access road to the community centre was not designed to have a steady flow of traffic passing over it all day. The proposal would be detrimental to highway safety particularly as the community centre is used by numerous clubs and playgroups for local children.

The proposal would also increase traffic including slow moving vehicles towing caravans on the wider highway network of the A59, the A666 and Petre Roundabout.

5. The proposed 21 caravans could accommodate in excess of 50 people, many of whom would have cars and other vehicles. The car park at the entrance to the site is private and no parking would be available there. The parking would therefore have to take place within the site and this would result in a major environmental and health and safety issue.
6. This is an ill-conceived application that will only benefit the applicants whilst adding nothing to the local community.
7. Adverse effects upon existing Public Rights of Way.
8. Langho is a small village and not a tourist area so visitors would need to travel away from the proposed site to visit tourist areas.
9. A permission for 12 months will encourage people with caravans to use the site on a permanent basis.

10. As the applicant owns a large area of adjoining land, a permission in relation to this application could lead to further applications to develop adjoining land.
11. The proposed storage building appears to be unnecessarily large for the site and could indicate that the applicant is planning ahead to provide enough storage for a larger development.
12. Additional sewerage provision will need to be provided and no details of this are given in the application.
13. Site reception facilities are not included in the application.
14. The caravans would be visible from the A59 and the natural screening on the east boundary is too low to hide the caravans and the trees to the west are in a neighbouring garden and also do not thoroughly screen the proposed development.
15. A touring caravan site with no onsite manager could result in antisocial behaviour which is all the more serious due to the proximity of the site to a primary school.
16. A previous application for the erection of an agricultural storage building of exactly the same design and materials as the currently proposed storage building was refused on visual amenity grounds.
17. The proposal is not in keeping with the landscape and is therefore contrary to Key Statement EN2 of Policy DMG2 of the Core Strategy.
18. No evidence has been provided that the proposal will meet a local need and no details of any benefits have been demonstrated such that the proposal is contrary to Policy DMG2 of the Core Strategy.
19. The application does not address how public and private access to the site will be controlled. The lack of any evidence that a building or site office suggests that these activities, payments and queries etc will be carried out remotely from another location. As such, the proposal appears to be aimed at long-term residential use of the site by occupiers who would be responsible themselves for controlling access and the upkeep of the facilities and the site.

20. The economic benefits of the proposal to the local economic are limited.
21. The proposal would be detrimental to the setting of the nearby St Leonard's Church.
22. The advice received from LCC Highways is not adequate and recommended Condition No.4 should be amended.
23. The application boundary has been changed during the course of the application. Such a change to an application is not permitted under the Town and Country Planning (Applications) Regulations, as amended, or the Town and Country Planning (Development Management Procedure) (England) Order 2010.
24. The effects of the proposal on Heritage Assets, "the nearby Listed Church" have not been fully and properly assessed in the report (St Leonard's Church is not a listed building)
25. The report misdirects Committee by stating "as a matter of **fact**" that this is a small scale tourism development that is a type of development appropriate to a rural area. This is a matter of opinion, not fact.
26. Essential for the Local Economy - The comment in the report that the proposal fulfils this requirement "to some extent" in an unsatisfactory level of advice to provide to members of the Planning Committee.

## **Proposal**

The application seeks full planning permission for a touring caravan site containing 21 pitches Each measuring 7m x 8.5m with a hardstanding area measuring 9m x 2m. The proposed layout involves 13 pitches around the edges of the site and 8 pitches in 2 rows in the centre of the site. An outdoor play area with a mown grass surface would be provided in the north-eastern corner of the site.

A building is proposed in the south-western corner of the site. This would provide storage accommodation for the applicant's maintenance equipment for the site and additional land that the applicant owns surrounding the application site. This building would also contain a facilities block comprising male and female WC's and showers. The overall dimensions of the building are 14m x 10.6m of which the facilities block would occupy an area of 14m x 3.3m.

The north elevation of the building (containing the facilities block) would have an eaves height of 2.6m whilst the southern elevation (containing the storage accommodation) would have an eaves height of 3.4m. The overall height of the proposed building is 4.4m. The north elevation of the building (which is the most visible elevation) would have a natural stone finish. The easterly end elevation (which is also visible) would have an elevation partly of natural stone and partly of timber cladding. There would be a timber sliding door in the eastern elevation. The

south and west elevations that are immediately adjoined by existing hedges would be concrete blocks to the lower walls with timber cladding to the upper walls. The roof would be grey fibre cement roof sheets with translucent panels to the roof of the storage part of the building.

The submitted plans show a refuse storage area, that is to be enclosed by a close boarded fence, positioned close to the storage/facilities building adjoining the southern boundary of the site.

The plans also show the provision of a conifer hedge to the north western site boundary (facing the A59) and the erection of 1.8m. high close board timber fences to the western and southern boundaries. The proposed fence to the western boundary would replace an existing wall that is in the applicant's ownership.

Access to the site would be from Whalley Road across land that is also in the applicant's ownership. The precise dimensions and route of the access into the site have been amended by the applicants in accordance with the requirements of the County Surveyor.

### **Site Location**

The application site has an area of approximately 0.35 hectares and is situated to the north of the Petre Arms public house in Langho. The site is adjoined to the west by residential properties; to the north by an open field and to the east by another field that is also in the applicant's ownership. Further to the west is the relatively recent residential development at Petre Wood Drive; and further to the north is the A59. Further to the east of the site is the community centre and its car park (that gains access from the same access road as the application site) St Leonard's Church and St Leonard's Primary School.

In the former Districtwide Local Plan, the site is within the open countryside between the settlements of Langho and Billington.

### **Relevant History**

3/2007/0989/P – Proposed building for storage of machinery and equipment ancillary to agricultural land. Refused.

### **Relevant Policies**

#### **Ribble Valley Core Strategy (Adopted Version)**

Key Statement DS1 – Development Strategy.

Key Statement DS2 – Presumption in Favour of Sustainable Development.

Key Statement EN2 – Landscape.

Key Statement EC1 – Business and Employment Development.

Key Statement EC3 – Visitor Economy.

Policy DMG1 – General Considerations.

Policy DMG2 – Strategic Considerations.

Policy DMG3 – Transport and Mobility.

Policy DME2 – Landscape and Townscape Protection.

Policy DME3 -- Site and Species Protection and Conservation.

Policy DME4 – Protecting Heritage Assets.

Policy DMB1 – Supporting Business Growth and the Local Economy.

Policy DMB3 – Recreation and Tourism Development.

## **Environmental, AONB, Human Rights and Other Issues**

Members will be aware that this application was withdrawn by officers prior to the August meeting.

The matters to be considered in the determination of this application relate to the principle of the development in policy terms and the effects of the proposal upon ecology and trees (where relevant) the amenities of nearby residents and highway safety. These matters are considered below with reference to the relevant Key Statements and Policies of the adopted Core Strategy.

As a relatively small scale tourism related development, the proposal would not undermine the principal intentions of the Development Strategy (Key Statement DS1) to concentrate development on the Principal Settlements and the Strategic Site of Standen.

Key Statement DS2 relates to a presumption in favour of sustainable development. Purely in relation to the locational aspect of sustainable development, this proposal is considered to be highly sustainable. It is unlikely that land would be available for this type of development within the built up areas of the Principal Settlements or even the Tier 1 Villages. Caravan sites (whether static or touring sites) are, by their very nature, located in the open countryside often in the more remote and isolated parts of the borough. This application site is within the open countryside (but not within the greenbelt) but is in close proximity to residential development, a community centre, church, primary school, petrol filling station and two hotels.

It is also very close to the A59, the principal highway in the borough that gives access to the wider motorway network. Cars touring caravans would therefore only have to travel a very short distance (approximately 340m) on the more minor Whalley Road from Petre roundabout (A59 to the access into the site). A problem often associated with touring caravan sites in rural areas is the necessity for car and caravan combinations to have to travel long distances on minor and often narrow country roads.

This site is also within walking distance of Langho railway station and is on a bus route linking Clitheroe, Whalley and Blackburn. The local hotels, public houses, restaurants and shops in Langho are all also within walking distance of the site. In my opinion, therefore, in the locational sense, this is a highly sustainable site for the proposed development.

Key Statement EC3 relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged; and that significant new attractions will be supported in circumstances where they will deliver overall improvements to the environment and benefits to local communities and employment opportunities. Although this proposal is not a 'significant new attraction' it would create a new tourist accommodation that would benefit local businesses. The proposal does not therefore contravene the general intentions of this Key Statement.

Policy DMG2 states that development outside the defined settlement areas must meet at least one of six stated considerations, three of which are the following:

1. The development should be essential to the local economy or social wellbeing of the area.
4. The development is for small scale tourism or recreational developments appropriate to a rural area.

5. The development is for small scale uses appropriate to a rural area where the local need benefit can be demonstrated.

The Policy also states that 'within the open countryside development will be required to be in-keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, the landscaping and siting.

As stated, the Policy only requires the development to satisfy one of the six considerations. Although it could not be argued that the proposed development is essential to the local economy or social wellbeing of the area, it would benefit the local economy and therefore, in my opinion, it would comply with the general intentions of consideration number one. In my opinion the proposal is for a small scale tourism development of a type that is appropriate to a rural area. As previously stated, the location of the site in the open countryside but close to existing development and close to the principal A59 highway is ideal for the type of development proposed. The proposal therefore, in my opinion, fully satisfies consideration number four.

As the development fully satisfies consideration number four, it is not necessary for a local need or benefit to be demonstrated as required by consideration number five; nor is it necessary for the proposal to be more fully compliant with consideration number one.

With regards to the 'landscape' considerations of Policy DMG2, the site immediately adjoins built development and is not within any specially designated areas such as AONB. It will be screened by existing hedges on three sides and screen planting is proposed for the boundary fencing. There are, however, numerous larger touring and static caravan sites in the borough, many in more sensitive locations such as within the AONB where caravans are visible from the public highway. They are accepted as part of the rural scene and it is not necessary that they are totally screened from public view. Subject to the retention and protection of existing hedges and trees and the proposed additional planting, I consider the proposal to be acceptable in relation to the consideration of landscape and visual amenity.

Policy DMG3 relates to the matter of transport and mobility and states that, in the determination of applications, considerable weight will be given to the availability and adequacy of public transport and associated infrastructure to serve those moving to and from developments. For reasons already given in this report, the application site is ideally located in relation to all of the stated requirements of Policy DMG3.

In relation to the more detailed highways considerations, the County Surveyor has confirmed that, following the receipt of plans showing an amended design for the access into the site, he has no objections to the proposal with regards to the matters of parking provision and highway safety.

An ecological appraisal has been submitted with the application. This confirms that the majority of the site has a hard surface that is mostly unvegetated with small areas of ruderal vegetation and poor semi-improved grassland. There are Leylandii hedges on the south boundaries and one young Sycamore tree. The appraisal confirms that there is no evidence of specifically protected species regularly occurring on the site; and that vegetation to be cleared has low ecological value.

Subject to appropriate conditions, there are no objections to the application in relation to its effects upon trees or ecology of the site. The proposal does not therefore contravene the requirements of Policies DME2 or DME3 of the Core Strategy.

There is a claim in the third party representations that the report originally prepared for this application had not properly assessed the effects of the proposal on “the nearby listed church”. The nearest church to the site is St Leonard’s and, according to the National Heritage List for England (NHLE) that church is **not** a listed building. The application has, however, been considered in relation to the effects of the proposal on the church as a non-designated heritage asset. Due to the distance between the application site and the church; the presence of intervening buildings between the church and the site; and the fact that caravans are not permanent structures, it is not considered that the proposed development would have any detrimental effects upon the setting of the non-designated heritage asset to represent a sustainable and justifiable reason for refusal of the application.

The remaining consideration relates to the effects of the proposal upon the amenities of nearby residents. In the immediate vicinity of the site, in addition to dwellings, there is a community centre, a public house, a church, a school and a petrol filling station. This is an area of mixed uses and the vehicular movements and general activity associated with the non-residential uses will impact upon the amenities of nearby residents. Those impacts, however, are generally not at unsociable times and are considered to be acceptable. I consider the same conclusion to apply to the proposed development. It obviously will involve the vehicular movements of the car and caravan combinations entering and leaving the site and the car journeys whilst the caravans remain on the site; and the activities of the caravan owners and children playing etc during the day. It is not considered that this would represent sufficient harm to the amenities of nearby residents to represent a sustainable reason for refusal of the application. The Environmental Health Officer has confirmed that there are “no objections” to the application, adding that, historically, the Council has received very few complaints about similar developments and therefore would not deem it to be a problem.

The application (as with all applications) must be determined on the basis of the development for which permission has been applied. Overall, when considered on that basis, it is considered, for the reasons explained in the report above, that the proposal represents an appropriate and sustainable development for the site that accords with the relevant policies of the Core Strategy and the relevant ‘sustainability’ guidance within the NPPF.

Concerns have been expressed by local residents, that there is an intention for the site to be used as a travellers site for permanent occupation. If this were to happen, then it would be appropriately addressed through planning enforcement powers. This would differ little from the enforcement action available to a Local Planning Authority in the event of a traveller site being established without any planning permission having first been sought or granted.

It is therefore considered that planning permission can be granted for the proposed development subject to the imposition of appropriate conditions, including conditions to ensure that the site is properly managed and operated as a touring caravan site in accordance with the terms of the 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 development as shown on Drawing Numbers Low/688/1794/01 REVB and Low/668/1794/02 REV.B.

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

3. This permission authorises the use of the site as a touring caravan site for holiday/recreational purposes only. No caravans shall remain on the site between 6 January and 7 March of any year; and no caravan at the site shall be occupied as any person's sole or main residence.

REASON: For the avoidance of doubt and to comply with the terms of the application as the creation of permanent residences in this location would cause harm to the Council's Development Strategy as defined by Key Statement DS1 and would be contrary to Policy DMH3 of the Ribble Valley Core Strategy (Adopted Version). Permanent residences in this location could also be detrimental to the amenities of nearby residents contrary to Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

4. Prior to the commencement of development, precise details of the proposed means of management and operation of the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the following:
  - 1) The means by which entry to the site would be restricted only to persons who had previously booked to be at the site.
  - 2) The times of day when persons with bookings can first enter and finally depart the site. Both the initial entry onto the site, and final departure from the site shall not take place before 1000 or between the hours 1500 to 1630 on Mondays to Fridays during school term times.
  - 3) Details of the person or persons who would be responsible for assisting legitimate occupiers of the site with any queries/problems; and would also be responsible for ensuring that the behaviour of persons at the site is reasonable and not detrimental to the amenities of nearby residents.
  - 4) Details of the times of the day (if at all) that there would be a representative of the site operators present at the site.
  - 5) The addresses of the person or persons responsible for the operation of the site.
  - 6) The site shall be operated at all times in complete accordance with the approved details.

REASON: To ensure the operation of the site for the authorised use in the interests of the amenities of nearby residents and highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

5. The indicative details of landscaping, boundary screening planting and boundary fencing are noted and are acceptable. However, prior to the first use of the site for the purpose hereby permitted more precise details of additional landscaping of the site, and including the

retention of existing trees and hedgerows, shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate as appropriate the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped including details of any changes of level or landform and the precise types and details of any fencing or screening. Details of the means of protection during development works of all hedgerows and trees identified for retention shall also be submitted for the Council's written approval.

The approved hard landscaping (ie fences and hard-surfaces) shall be implemented in accordance with the approved details prior to the first use of the site for the purpose hereby permitted. All soft landscaping/planting shall be carried out in the first planting season following the first 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 originally planted.

REASON: In the interests of visual amenity and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

6. The development hereby permitted shall be carried out in complete compliance with the recommendations and mitigation measures in Section 6 of the Ecological Appraisal by Envirotech (report reference 2534 dated 6 January 2015) that was submitted with the application.

REASON: In the interests of the ecology of the site and to comply with Policy DME3 of the Ribble Valley Core Strategy (Adopted Version).

7. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved 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 DMG1 of the Ribble Valley Core Strategy (Adopted Version).

8. Prior to the commencement of any development, a scheme for the disposal of foul and surface waters, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to first use of the site for the purpose here permitted.

REASON: To ensure a satisfactory means of drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy (Adopted Version).

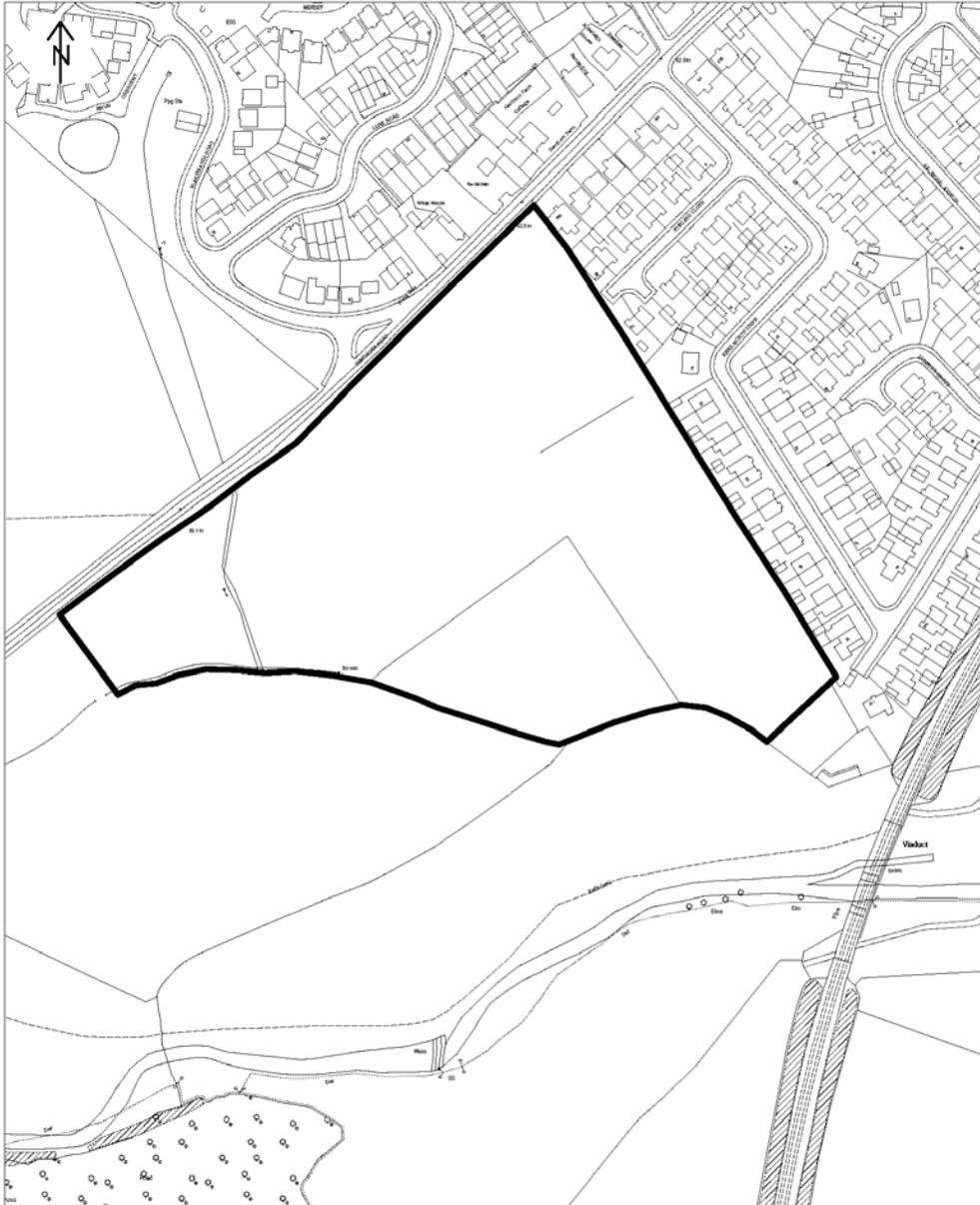
9. The indicative details of the proposed refuse storage area are considered to be acceptable. However, the proposed storage area shall be constructed prior to the first use of the site for the purpose hereby permitted, in accordance with more precise details relating to its location, dimensions, materials of construction and external appearance, that have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In order to ensure the satisfactory provision of refuse storage facilities in a manner that is not detrimental to visual amenity and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

APPLICATION NO: 3/2015/0446/P

(GRID REF: SD 373187 440761)

RESERVED MATTERS APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 130 DWELLINGS, INCLUDING ASSOCIATED INFRASTRUCTURE, OPEN SPACE PROVISION AND LANDSCAPING FOLLOWING OUTLINE CONSENT 3/2013/0711 AT LAND OFF HENTHORN ROAD, CLITHEROE



3/2015/0446 Land off Henthorn Road, Clitheroe

Scale 1:2500

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PARISH/TOWN COUNCIL:

The Town Council have objected on the following grounds:

- The Town Council note from the Police response that 'back to back garden layouts help to provide security and surveillance to the crime vulnerable rear of dwellings'. The Town Council note that the existing properties along Kenilworth drive will be facing the gable end of proposed properties. The Town Council believes that the same protection should be afforded to existing residents as is given to the residents on the new estate.
- The application is for 6 apartments built to lifetime homes standard. However the Town Council feel that bungalows would be preferable to apartments. In particular if these were located backing on to Kenilworth drive it would help the site blend into existing properties.
- The Town Council is aware of the continual issue of speeding along Henthorn Road. Therefore the Town Council would like to see a condition whereby all delivery drivers are advised by the developer of the 20mph limit on the road and requests that they adhere to it.
- The Town Council notes that condition no.16 of 3/2017/0311 regarding off-site works and requests that it be strictly enforced.
- The Town Council notes condition no.10 of application 3/2013/0711 and wishes to see compulsory wheel washes for all vehicles existing the site.

ENVIRONMENT  
DIRECTORATE  
(COUNTY SURVEYOR):

LCC Highways have no objection to the proposal but have offered detailed observations in relation a number of detailed layout related issues within the internal arrangement of the proposal. LCC Highways S.38 team have also provided observations in relation to the suitability of future adoption for the internal estate road layout.

LCC would not recommend an objection to this reserved matters application for the proposed development providing that appropriate funding (s106) for all sustainable measures is secured and that all s278 measures as agreed and detailed in the previous outline application 13/0711 are delivered by the developer in line with agreed trigger points.

LCC ARCHAEOLOGY	<p>LCC Archaeology have no objection subject to a condition relating to archaeological investigation being imposed.</p> <p>Members will note that this condition was imposed at outline stage and therefore there is no requirement to attach a condition to the current application.</p>
UNITED UTILITIES	<p>No objection subject to appropriate conditions relating to the submission of a detailed scheme for foul and surface water drainage.</p> <p>Members will note that this condition was imposed at outline stage and therefore there is no requirement to attach a condition to the current application.</p>
LEAD LOCAL FLOOD AUTHORITY	<p>The LLFA has no additional comments further to those provided previously by the Environment Agency and subject to the requirements of Conditions 34, 35 and 36 of Outline Planning Consent (3/2013/0711) and provided these are discharged as appropriate.</p>
NATURAL ENGLAND:	<p>No comments in respect of the application.</p>
ADDITIONAL REPRESENTATIONS:	<p>13 letters of representation have been received objecting on the following grounds:</p> <ul style="list-style-type: none"> <li>• Loss of privacy.</li> <li>• The proximity of two storey dwellings along the eastern boundary adjacent Kenilworth Drive resulting in an overbearing impact and loss of light.</li> <li>• Location of the affordable housing.</li> <li>• Loss of light as a result of the proposed landscaping scheme.</li> <li>• Impact upon the operation of the highway as a result of increased traffic generated by the development.</li> <li>• The two-storey dwellings adjacent Kenilworth Drive should be reduced to single storey bungalows to lessen the impact upon neighbouring properties.</li> <li>• Poor outlook for existing residents who will directly face gable ends of the proposed dwellings.</li> </ul> <p>Members will note that representations have also been received from the Ribble Rivers Trust objecting to the proposal on the following grounds:</p> <ul style="list-style-type: none"> <li>• Loss of Priority habitat</li> <li>• Impact on priority species</li> <li>• Potential Increased flood risk</li> <li>• Inadequate ecological appraisal.</li> </ul>

## **Proposal**

The application seeks reserved matters consent (Appearance, landscaping, layout, scale) for the erection of 130 residential dwellings including associated infrastructure, open space provision and landscaping pursuant to outline consent 3/2013/0711 (Approved 24<sup>th</sup> February 2014).

The reserved matters details propose the erection of 130 dwelling as follows:

- 20 x 3 Bedroom dwellings (Open market dwellings)
- 71 x 4 Bedroom dwellings (Open market dwellings)
- 12 x 2 Bedroom apartments (Affordable rented)
- 2 x 2 Bedroom dwellings (Affordable rented)
- 6 x 3 Bedroom dwellings (Affordable rented)
- 14 x 2 Bedroom dwellings (Shared ownership)
- 5 x 3 bedroom dwellings (Shared ownership)

Members will note five of the above dwellings will be bungalow house-types with two being open market and three being shared ownership.

## **Site Location**

The application site is located to the south west of Clitheroe Town Centre currently used for the purposes of agriculture adjoining the western extents of the settlement boundary of Clitheroe. Kenilworth Drive and Stirling Close are located directly to the north east of the proposal site with the north western extents of the site directly fronting Henthorn Road.

## **Relevant History**

### **3/2015/0097:**

Discharge of condition 4 (Phasing Plan) and 8 (Design Code) of planning consent 3/2013/071. (Approved)

### **3/2013/0711:**

Outline application for residential development of up to 140 units with primary access off Henthorn Road with all other matters reserved. (Approved)

### **3/2012/1092:**

Outline application for residential development of up to 140 units with primary access off Henthorn Road with all other matters reserved. (Refused)

## **Relevant Policies**

Ribble Valley Core Strategy (Adopted Version)

Key Statement DS1 – Development Strategy

Key Statement DS2 – Presumption in Favour of Sustainable Development

Key Statement EN2 – Landscape

Key Statement EN3 – Sustainable Development and Climate Change

Key Statement EN4 – Biodiversity and Geodiversity

Key Statement H1 – Housing Provision  
Key Statement H2 – Housing Balance  
Key Statement H3 – Affordable Housing  
Key Statement DMI2 – Transport Considerations  
Policy DMG1 – General Considerations  
Policy DMG2 – Strategic Considerations  
Policy DMG3 – Transport and Mobility  
Policy DME2 – Landscape and Townscape Protection  
Policy DME3 – Site and Species Protection and Conservation  
Policy DME5 – Renewable Energy  
Policy DME6 – Water Management  
Policy DMH1 – Affordable Housing Criteria  
Policy DMB4 – Open Space Provision  
Policy DMB5 – Footpaths and Bridleways

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)  
Technical Guidance to National Planning Policy Framework

### **Environmental, AONB, Human Rights and Other Issues**

Members will note that the principle of the development of the site for residential purposes has been established as acceptable through the granting of consent 3/2013/0711. It has therefore been established, in principle, that the proposal is considered to be in accordance with the Development Strategy for the Borough.

The proposal has been subject to extensive and detailed negotiation under the umbrella of a design coding/ masterplan exercise (required by condition 08 of consent 3/2013/0711), with further negotiation having been undertaken at pre-application stage and during the course of the application.

Given the current application seeks reserved matters consent pursuant to outline consent 3/2013/0771 the matters for assessment relate largely to technical and detailed matters, specifically the external appearance of the dwellings/streetscape, the proposed landscaping scheme, the layout of the proposed development, the scale of the dwellings proposed and any impacts upon existing/future amenities, which are addressed in detail below.

#### **Layout:**

The development will be served by a single point of vehicular access to the north of the site with pedestrian access being proposed to the north eastern extents of the site which will adjoin the existing footway on Henthorn Road to the frontage of number 155 Henthorn Road.

The development is primarily served by a singular spine road with a number of small courtyard/cul-de-sacs to the east. A secondary road leads of the west that serves further courtyards and cul-de-sacs. The layout proposes a 'Central Green' to accommodate public open space for the residents of the development which is bounded by a shared surface arrangement, ensuring that the pedestrian is given equal priority to vehicles and will act as a traffic calming measure.

By virtue of the routes throughout the site the development will be broken into small parcels of development which will allow for a level of visual permeability. An attenuation pond is proposed to the western extents of the site within a small parcel of development with dwellings fronting the pond ensuring an active frontage.

The Local Planning Authority has engaged in positive, extensive and detailed negotiation during both the pre-application and application stage which has resulted in a number of significant improvements in terms of the overall layout and spatial relationships within the development as follows:

- Relocation of front parking plots to rear courtyards to minimise the dominance of the motor vehicle upon the streetscene.
- The inclusion of Bungalows along the eastern boundary
- Inclusion of shared surface arrangements bounding areas of public open space
- The re-orientation of a number of plots to allow for greater off-set distances to preserve the amenities of future occupiers.
- Inclusion of a shared pedestrian/cycle footway
- Improvements in streetscape landscaping
- Additional 'Gateway' and 'Spine Road' landscape planting

### **Scale:**

The scale of development has largely been informed through a design coding exercise which was undertaken under the umbrella of discharge of condition application 3/2015/0097. The scale of the development proposed is largely two-storey with a small number of 2.5 storey dwellings proposed (7 in total) that are largely located within the main body of the development with three of the aforementioned dwellings fronting Henthorn Road towards the western extents of the site.

A number of the two-storey dwellings also benefit from a dropped eaves and pike dormer configuration to their primary elevations providing them with a predominantly single storey appearance, save that of the gabled elements, upon the streetscene.

A number of objectors have raised concerns regarding the intention to locate two storey dwellings to the rear of properties fronting Kenilworth Drive which is predominantly typified by single storey bungalows.

Following detailed negotiation with the applicant the layout has been revised to incorporate bungalows in this location. Offset distances ranging between approximately 15m to 18m have been maintained (existing rear elevation to proposed side gable) between the proposed dwellings and numbers 26 – 52 Kenilworth Drive.

A sense of openness is preserved for 22 and 24 Kenilworth Drive by virtue of the positioning of the access road and parking areas serving plots 13-17 and 22 – 24 which aids in minimising the potential overbearing impact of the adjacent proposed two storey dwellings. The remaining relationship between the proposed development and numbers 19 & 20 Stirling Close and 155 Henthorn Road are deemed acceptable by virtue of their orientation, which for the most part is side gable to side gable.

### **Landscaping:**

The submitted landscaping details propose significant streetscape landscaping and reinforcement landscaping and hedgerow planting to the north, east and southern boundaries.

The extent of the proposed landscaping, particularly within the streetscape, has been increased through positive negotiations with the applicants which will assist in lessening the visual dominance of the parked motor-vehicle upon the streetscene and aid in contributing to biodiversity enhancement. It is proposed that the Central Green area will benefit from significant tree and shrub planting to aid in delineating the area and provide a central landscape feature.

### **Appearance:**

The design of the dwellings proposed have been subject to negotiation with a number of dwellings incorporating chimney elements to ensure adequate articulation/animation within the roofscape and the inclusion of a varied materials palette which includes the use of natural stone to a number of feature gables/primary elevations.

It is further proposed that the rear and secondary elevations of the proposed dwellings will be afforded an equal level of elevational detailing to that of primary elevations through the incorporation of stone heads, cills and surrounds ensuring that they play an active role in the streetscene where rear elevations may be afforded a high level of visual prominence.

Boundary treatments that front the streetscene will be in the form of 900mm stone feature walls and 1.8m high brick walls, the Local planning Authority has ensured that adequate landscaping margins accompany the latter treatments to ensure that areas of walling fronting the streetscene or directly adjacent the footway/highway are accompanied by high and low-level planting that will lessen their visual dominance/impact. Plot frontages are typically delineated through the use of shrub, hedgerow and selective tree planting.

### **Conclusion**

Having regard to the relationship between the proposed development and the immediate context, consider the scheme acceptable and do not consider that it would be of detriment to the amenities of existing or future occupiers or the visual amenities of the area.

Subject to appropriate conditions, the proposed development is therefore considered to be in accordance with the aims, objectives and requirements of the NPPF and the Council's recently adopted Core Strategy.

It is for the above reasons and having regard to all matters raised that I recommend accordingly

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

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:
  - General Arrangement Plan – L01 Revision F
  - Site Layout SL01 Revision H

- Street Elevations SE.01 Revision A
- General Arrangement Planting Plan L03 Revision F
- General Arrangement Fencing & Furniture L02 Revision F
- Dwelling Materials Layout DML01
- Affordable Housing Layout AHL01 Revision B
- Flat Block A Elevations: P97-102.e1
- Flat Block A Elevations: P97-102.e2
- Flat Block A Floorplans: P97-102.p1
- Flat Block A Floorplans: P97-102.p2
- Flat Block B Elevations: P112-117.e1
- Flat Block B Elevations: P111-116.e2
- Flat Block B Floorplans: P112-117.p1
- Flat Block B Floorplans: P112-117.p2
- Hawthorn Elevations P.15-27 Revision A
- Hawthorn Floorplans P.15-17.p Revision A
- Acer Elevations: HT.ACER.e
- Acer Floorplans: HT.ACER.p
- Arundel Elevations: HT.ARUN.e Revision A
- Arundel Floorplans: HT.ARUN.p Revision A
- Arundel Elevations Variation A: HT.Arun – A.e
- Arundel Floorplans Variation A: HT.Arun – A.p
- Arundel Elevations Variation B: HT.Arun – B.e
- Arundel Floorplans Variation B: HT.Arun – B.p
- Arundel Elevations Variation C: HT.Arun – C.e
- Arundel Floorplans Variation C: HT.Arun – C.p
- Banbury Elevations: HT.BAN.e
- Banbury Floorplans: HT.BAN.p
- Boston Elevations: HT.BOS.e Revision A
- Boston Elevations Variation A: HT.BOS – A.e
- Boston Elevations Variation B: HT.BOS – B.e
- Boston Elevations Variation C: HT.BOS – C.e
- Boston Floorplans: HT.BOS.p Revision A
- Single Garage Floorplans/Elevations: HT.GAR01.pe
- Grantham Elevations: HT.GRA.e
- Grantham Elevations Variation A: HT.GRA-A.e Revision A
- Grantham Elevations Variation B: HT.GRA-B.e
- Grantham Floorplans: HT.GRA.p
- Harrogate Elevations: HT.HAR.e
- Harrogate Elevations Variation A: HT.HAR-A.e
- Harrogate Elevations Variation B: HT.HAR-B.e
- Harrogate Floorplans: HT.HAR.p
- Hastings Elevations: HT.HAS.e Revision A
- Hastings Elevations Variation A: HT.HAS-A.e Revision A
- Hastings Floorplans: HT.HAS.p Revision A
- Hawthorn Elevations: HT.HAW.e Revision A
- Hawthorn Floorplans: HT.HAW.p Revision A
- Hereford Elevations: HT.HER.e
- Hereford Elevations Variation A: HT.HER-A.e

- Hereford Elevations Variation B: HT.HER-B.e
- Hereford Floorplans: HT.HER.p
- Rowan Elevations Variation A: HT.ROW-A.e Revision A
- Rowan Elevations Variation B: HT.ROW-B.e Revision A
- Rowan Floorplans: HT.ROW.p Revision A
- Taunton Elevations: HT.TAUN.e Revision A
- Taunton Elevations Variation A: HT.TAUN-A.e Revision A
- Taunton Floorplans: HT.TAUN.p Revision A
- Warwick Elevations: HT.WAR.e Revision A
- Warwick Elevations Variation A: HT.WAR-A.e Revision A
- Warwick Elevations Variation B: HT.WAR-B.e
- Warwick Elevations Variation C: HT.WAR-C.e Revision A
- Warwick Floorplans: HT.WAR.P Revision A
- Wellington Elevations: HT.WEL.e Revision A
- Wellington Elevations Variation A: HT.WEL-A.e Revision A
- Wellington Elevations Variation B: HT.WEL-B.e Revision A
- Wellington Floorplans: HT.WEL.p Revision A
- Rowan Elevations: P.43-45.e Revision A
- Rowan Floorplans: P.43-45.p Revision A

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

2. Notwithstanding the submitted details, precise specifications or samples of all external surfaces including, door/window surrounds and framing materials, fascia/barge boards and roofing/ridge materials including their colour and texture 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).

3. Prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation of the dwellings hereby approved shall have been submitted to and approved by the Local Planning Authority.  
For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles and materials. 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).

4. Prior to the commencement of the development, precise details of the dedicated refuse collection points as indicated on Site Layout (SL01 Revision H) 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 development allows for the adequate provision for the storage and collection of domestic waste in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

5. Prior to the commencement of the development details of refuse/enclosed cycle storage provision for plots 97–102 and 112-117 Site Layout (SL01 Revision H) shall have been submitted to and approved by the Local Planning Authority. The approved details shall be implemented as part of the development and be made available for use prior to the aforementioned plots being first occupied.

REASON: In order that the Local Planning Authority may ensure that the development provides adequate provision for the storage of domestic waste and encourages the use of sustainable means of transport in accordance with Key Statement DMI1 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

6. 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 and retained thereafter 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 DMG1 and EN4 of the Ribble Valley Core Strategy (Adopted Version).

7. Notwithstanding the submitted details, prior to the commencement of the development, details at a scale of not less than 1:20 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).

8. Prior to the commencement of the development details of the design and position of the external meter boxes shall be submitted to and agreed in writing by the Local planning Authority, for the avoidance of doubt the details shall indicate that no meter boxes will be located on the primary elevations of the proposed dwellings or on locations that that are afforded a high level of visibility upon the streetscene. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

9. No development shall take place until details of the proposed play area/ play equipment have been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and allows for the provision of an acceptable and adequate form of usable public open space in accordance with Policies DMG1 and DMB4 of the Ribble Valley Core Strategy (Adopted Version).

10. Prior to the commencement of the development details of the pumping station shall have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

11. Prior to the commencement of the development details of the attenuation pond shall have been submitted to and agreed in writing by the Local Planning Authority, for the avoidance of doubt the details shall include existing and proposed land levels, existing and proposed sections through the attenuation pond and associated planting/landscaping. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

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>
3/2011/0623/P	An agricultural covered yard area	Closes Hall Farm Stump Croft Lane Bolton-by-Bowland
3/2014/0693/P	Change of use from Class A2 (bookmakers) to Sui Generis use (solarium)	34-36 Whalley Road Clitheroe
3/2015/0238/P	Resubmission of application 3/2014/0803/P – proposed extension of existing farmhouse into adjoining barn, shippon and milking parlour, provide a single storey sun lounge side extension and provide a double garage with farm office above and creation of a garden curtilage, including demolition of attached single storey farm buildings	Ox Close Farm Stopper Lane Rimington
3/2015/0249/P	Retrospective change of use of garage to a split use between domestic and B8 Storage	57 The Coppy, Mitton Road Whalley
3/2015/0286/P	Discharge of condition 6 (tree protection) of planning permission 3/2014/0801/P	land off Elker Lane Billington, opposite St Augustine's High School
3/2015/0411/P	Four new dwellings including access and parking	Preston's Yard Longridge Road Chipping
3/2015/0467/P	Proposed porch extension to side of property (part retrospective)	10 The Dene Hurst Green
3/2015/0471/P	Timber single storey garden room on existing garden plot	23 Pendle Street West Sabden
3/2015/0506/P	Discharge of Condition(s) 3 (materials) and 4 (door framing and glazing) of planning permission 3/2015/0315/P	Crabtree Cottage Back Lane Wiswell
3/2015/0526/P	Construction of a glass house	Holden Clough Barret Hill Brow, Holden
3/2015/0539/P	Demolition of existing rear conservatory, erection of proposed single storey rear extension and associated external works	19 George Lane Read
3/2015/0547/P	Change of use to secure vehicle storage area with ancillary development comprising the siting of 1 welfare cabin, 1 drying room and 3 containers for storage	Land at Carr Hall Wilpshire
3/2015/0554/P	Rear single storey extension to living room	7 Chapel Close Clitheroe

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2015/0568/P	Installation of extract and ventilation flues on roof of hanger no 2	British Aerospace Samlesbury Aerodrome Balderstone
3/2015/0575/P	Section 73 Application in relation to condition 21 (drainage) of application 3/2014/0794 for redevelopment	Land at Chapel Hill Longridge
3/2015/0576/P	Discharge of conditions 3 – Materials, 4 – Internal Streetscape, 6 – Windows, 8 – Archaeology, 12 – Site Access, 15 – Stone Wall Relocation and Visibility Splay, 17 – Ecological Mitigation, 18 – Tree Protection, 20 – Birds and Bat Boxes, 21 – Surface Water Drainage, 22 Foul and Surface Water Drainage, 23 – Construction Method Statement, 25 – Renewable Energy Scheme, 30 – Arboricultural Method Statement, 31 – Foul Drainage Scheme on planning permission 3/2014/0794/P residential development	Land at Chapel Hill Longridge
3/2015/0590/P	Resurfacing of existing track within agricultural field (part retrospective)	Holden Clough, Barrett Hill Brow, Bolton-by-Bowland
3/2015/0591/P	Variation of Section 106 Agreement relating to Agreement dated 16 March 2012 for application 3/2010/0719	Henthorn Road Development Clitheroe
3/2015/0653/P	Discharge of condition 3 (roofing materials) on planning permission 3/2015/0325 which was for an extension and remodelling	Granby Lea Fleet Street Lane Ribchester

#### APPLICATIONS REFUSED

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
3/2015/0318/P	Roof extension above detached garages to form live in carer space	The Holly Wardsley Road Chipping	Key Statement EN2 and Policy DMG1 - the proposal would not be sympathetic to the parent dwelling and would harm the visual amenities of the AONB.
3/2015/0333/P	Two storey rear extension and curtilage extension to accommodate a timber car port	2 Halstead Mews Rimington Lane Rimington	EN2, EN5, DMG1 and DME4 – Detracts from the setting of the listed farmhouse and harmful to the visual amenities of the locality.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0535/P	Proposed installation of 4kw solar photovoltaic (PV) on the roof of the existing property	The Cottage Top Row Sabden	EN2, EN5, DMG1, DME2 and DMH4 – detrimental to designated heritage assess and visual amenities of AONB
3/2015/0549/P	First floor extension over existing ground floor extension	7 Hospital Cottages Ribchester Road Ribchester	Contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.
3/2015/0565/P (PA) & 3/2015/0566/P (LBC)	Single storey extension to the rear	Coach House 23 Main Street Bolton-by-Bowland	Harmful to listed buildings, Bolton by Bowland Conservation Area and the Forest of Bowland AONB. Loss of historic fabric and incongruent, visually conspicuous and unsympathetic extension. Core Strategy Policies DME4, DMG1 and DMG2, NPPF Paragraph 17, 131 and 132.

FINALLY DISPOSED OF

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0188/P	Part demolition of existing mill and provision of 37 no new-build houses, 3 no dwellings in a converted retained mill building and associated hard and soft landscaping and demolition of chimney	Victoria Mill Watt Street Sabden

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>
3/2015/0660/P	Agricultural building to serve as feed store	Greenmoor Lane Farm Greenmoor Lane Knowle Green

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>
3/2015/0371/N	Prior notification of agriculture or forestry development - proposed building (Silage store)	Over Hacking Farm Stonyhurst
3/2015/0626/N	Agricultural livestock building for the housing of suckler cows	Dry Corner Farm, Sabden Clitheroe

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0656/P	Formation of new lower ground floor level garage and external parking space including alterations to boundary wall	99 Lowergate Clitheroe
3/2015/0577/P	Demolish existing conservatory and replace with single storey lean-to extension to project 3.7m beyond the rear wall of the original dwelling, maximum height of 3.9m from the natural ground level and 2.7m height at eaves	The Coach House Lower Lane Longridge
3/2015/0381/P	Construction of an agricultural access track on land adjacent to Chadswell Hall to include the creation of a new access on to the public highway	Chadswell Hall Chipping road Chaigley
3/2015/0726/P	Selective pruning and trimming of shrubs and crown lifting of tree at the access point of garage	Roundabout Service Station Chatburn Road Clitheroe

SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2014/0779	Land off Dale View Billington	16/10/14	18	Out for Signature
3/2014/0188	Victoria Mill Watt Street Sabden	13/11/14	40	Finally disposed
3/2014/0742	Land off Pimlico Road Clitheroe	15/1/15	19	Out for Signature
3/2014/0764	Land East of Chipping Lane Longridge	2/7/15	363	With Applicants Solicitor
3/2014/1018	Barnacre Road Longridge	20/8/15	33	With Housing
3/2015/0266	Primrose Works Primrose Road, Clitheroe	20/8/15	18	With Planning
3/2015/0347	Land off Towneley Road Longridge	20/8/15	12	With Legal

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>
3/2014/0438 R	16/01/15 but extension given until 6/02/15	Land east of Chipping Lane Longridge	Inquiry	20/10/15 6 days	Awaiting Inquiry
3/2014/0887 R	12/03/15	Bent House, Tosside	WR		Awaiting decision
3/2014/0942 R	28/04/15	Land off New Lane	WR		Awaiting decision
3/2014/1122 R	21/05/15	35 King Street Whalley	WR		Awaiting decision
3/2014/0967 R	01/06/15	8 Chatburn Ave Clitheroe	HH		Appeal dismissed 05/08/15
3/2015/0212 R	14/07/15	4 The Green, Osbaldeston Lane, Osbaldeston	WR		Awaiting decision
3/2015/0127 R	17/07/15	26 Clitheroe Road, Whalley	HH		Appeal dismissed 27/08/15
3/2014/0697 R	29/06/15	Land adj Clitheroe Road, West Bradford	WR		Awaiting decision
3/2014/1090 R	06/07/15	Little Dudlands Farm, Rimington	WR		Awaiting decision
3/2015/0272 R	22/07/15	Curtis House, Longridge	WR		Awaiting decision
3/2014/0755 R	22/07/15	Mellor Lodge Gatehouse, Mellor	WR		Awaiting decision
3/2015/0216 R	28/07/15	4 Court Grove, Clayton le Dale	HH		Awaiting decision
3/2014/0846 R	12/08/15	Land at 23-25 Old Row, Barrow	Hearing	18/11/15	Statement due 16/09/15
3/2014/0961 R	30/07/15	Skirden Hall Farm, Tosside	WR		Statement due 03/09/15
3/2014/0183 R	13/08/15	Land at Malt Kiln Brow, Chipping	Hearing	Provisionally w/e 27/11/15	Statement due 17/09/15
3/2014/0226 R	13/08/15	Kirk Mill and Kirk House, Chipping	Hearing	Linked with 3/2014/0183	Statement due 17/09/15