

Minutes of Planning and Development Committee

Meeting Date: Thursday, 11 February 2016 starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

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

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

Also in attendance: Councillors M Fenton and M Robinson.

592 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors I Brown and S Carefoot.

593 MINUTES

The minutes of the meeting held on 14 January 2016 were approved as a correct record and signed by the Chairman.

594 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no pecuniary and non-pecuniary declarations of interest.

595 PUBLIC PARTICIPATION

There was no public participation.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2015/0567/P (GRID REF: SD382579 451917)
CHANGE OF USE OF LAND FOR CREATION OF AN EXTENSION TO THE EXISTING CARAVAN SITE TO ACCOMMODATE 30 ADDITIONAL UNITS, INFORMAL RECREATION SPACE, LANDSCAPING AND ASSOCIATED ENGINEERING WORKS ON LAND ADJACENT TWYN GHYLL CARAVAN SITE, SETTLE LANE, PAYTHORNE

The Head of Planning Services informed Members of an amended plan that had been received and five more letters of objection.

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 any condition within this planning permission, the development hereby permitted shall be carried out in accordance with the details shown on submitted drawing number H2/140902/3-Site Layout.

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

3. The number of additional static caravans hereby approved shall not exceed 30 and the total number of static caravans on the whole site shall not exceed 325. No caravans shall at any time be sited on the field shown on drawing number H2/140902/3 as a proposed recreation/amenity area unless a further planning permission has first been granted in respect thereof.

REASON: To comply with the terms of this application and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version) as the siting of caravans on this particular field would require further consideration to be given in relation to the potential impact upon visual amenity and upon the amenities of nearby residents.

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

REASON: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation in order to comply with Policies DMG1 and DMB3 of the Ribble Valley Core Strategy (Adopted Version).

5. The development hereby permitted shall be carried out in complete compliance with the mitigation and enhancement recommendations in the Preliminary Ecological Appraisal (Report Number 10036-R01-SH-LP dated 4 June 2015) that was submitted with the application. This shall include the submission for approval and subsequent implementation of a management plan to ensure that retained and created habitats within the site are managed

to maximise their biodiversity value in the long term (as stated at paragraph 4.14 of the Appraisal).

REASON: In the interests of protecting local wildlife and ecology and including the implementation of measures to enhance biodiversity in order to comply with Policy DME3 of the Ribble Valley Core Strategy (Adopted Version).

6. The site should be landscaped in accordance with the details of the boundary tree and hedge retention and additional landscaping and screen planting on drawing number H2/140902/4 dated 11 January 2016 and with further landscaping to be agreed in accordance with the revised site plan received on 11 February 2016 showing the Settle Road frontage.

The approved detailed landscaping/screen planting scheme shall be implemented in the first planting season following either the siting of the first caravan on any of the approved new 30 static caravan pitches, or the use of the approved new recreation/amenity area. The planting shall be maintained thereafter for a period of not less than five years to the satisfaction of the Local Planning Authority. This maintenance shall include 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 Policies DMG1 and DME2 of the Ribble Valley Core Strategy (Adopted Version).

7. Prior to the commencement of any ground preparation works, all existing trees and hedges that are shown for retention on approved Drawing Number H2/140902/4 dated 11/01/16, and that are close to any of the areas affected by those ground works, shall be protected with a route protection area in accordance with BS5837 (trees in relation to construction) precise details of which shall first have been submitted to and approved in writing by the Local Planning Authority. Details of a tree protection monitoring schedule shall also be submitted to and agreed in writing by the Local Planning Authority before any ground works are commenced. The monitoring schedule shall then be implemented in accordance with the agreed details. The root protection area shall remain in place until all ground remodelling works have been completed and all excess materials have been removed from the site.

REASON: In order to ensure that all existing trees that are shown for retention are afforded maximum physical protection from any possible adverse effects of ground works and in order to comply with Policies DMG1, DME1 and DME 2 of the Ribble Valley Core Strategy (Adopted Version).

8. Prior to commencement of the development, precise details of a colour scheme for the caravans shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and in accordance with Policy DMG1 of the Ribble Valley Cores Strategy adopted version.

NOTES

1. The site owner is advised that a risk assessment into the safety two proposed ponds on the site should be undertaken. The owners attention is drawn to the ROSPA guide on preventing drownings in features of this type. <http://www.rospace.com/leisure-safety/water/advice/pond-garden-water/>
2. The developer/site owner is advised that the proposed development must comply with this Council's standard licence conditions for holiday caravan sites.
3. The applicant is advised that it is considered that the caravans that have a boundary adjacent to the open countryside should be of a green colour.

Committee requested the applicant to display details relating to the occupancy restriction of the units

Update following 17 December meeting

Committee resolved on the 17 December 2015 to be Minded to Refuse the proposal on grounds of visual impact and highway implications but requested further consultation with the relevant Highway authority. As previously indicated in the report they remain consistent and do not consider there to be a highway issue. It is my strong advice that this should not be included in any reason and that if Committee insisted on such a reason there I would be a strong likelihood of a costs award against the Council should a planning appeal be submitted.

Since the last meeting an updated landscape report and a Landscape Visual Impact has been submitted by the applicant. This expands on previous details and includes details of the proposed landscaping. The Council's Countryside Officer has been asked to comment on the additional details and remains of the opinion that the proposals would not have an adverse impact on the landscape or visual amenity of the area. Members will be aware that the Council's Countryside Officer, the case officer and myself have commented and assessed numerous planning applications having regard to landscape and visual impact but if Members still consider there is visual/landscape harm, I suggest the following reason:

1. The proposed development, by virtue of its nature, scale, size and location would result in an unacceptable visual intrusion to the local landscape and would have an adverse effect on the character, appearance and visual amenities of the area. As such the proposal is contrary to Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

(Mrs Rosthron spoke against the above application).

2. APPLICATION NO: 3/2015/0977/P (GRID REF: SD373597 445408)
USE OF LAND TO ALLOW FOR THE SITING OF STATIC CARAVANS ON
TOURING CARAVAN AREA AT THREE RIVERS CARAVAN PARK, EAVES
HALL LANE, WEST BRADFORD

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 any condition within this planning permission, the development hereby permitted shall be carried out in accordance with the details shown on submitted Drawing Number D/0/1 Rev G - Site Layout.

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

3. The number of static caravans hereby approved shall not exceed 56 at any time unless a further planning permission has first been granted in respect of any additional caravans above that number.

REASON: To comply with the terms of this application and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version) as the siting of a higher number of caravans would require further consideration to be given in relation to the potential impact upon visual amenity and highway safety.

4. The terms of occupancy of the static caravans hereby permitted shall be as follows:

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

REASON: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation in order to comply with Policies DMG1 and DMB3 of the Ribble Valley Core Strategy (Adopted Version).

5. The development hereby permitted shall be carried out in complete compliance with the mitigation and enhancement recommendations in the Ecological Appraisal (Report Reference 2998 dated 20 October 2015) that was submitted with the application.

REASON: In the interests of protecting local wildlife and ecology and including the implementation of measures to enhance biodiversity in order to comply with Policy DME3 of the Ribble Valley Core Strategy (Adopted Version).

6. Whilst the indicative details of boundary tree and hedge retention and additional landscaping and screen planting shown on Drawing Number D/0/1 Rev G are considered to be acceptable in principle, a more detailed scheme of landscaping/screen planting shall be submitted for the approval of the Local Planning Authority. This detailed scheme shall indicate the types and numbers of trees and shrubs, their location on the site, their size at planting and their spacings.

The approved detailed landscaping/screen planting scheme shall be implemented in the first planting season following the siting of the first caravan on any of the approved new 56 static caravan pitches. The planting shall be maintained thereafter for a period of not less than five years to the satisfaction of the Local Planning Authority. This maintenance shall include 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 Policies DMG1 and DME2 of the Ribble Valley Core Strategy (Adopted Version).

7. Prior to the commencement of any ground preparation works, all existing trees that are shown for retention on the submitted plans and in the Arboricultural Impact Assessment (Reference AIA 17/11/15), and that are close to any of the areas affected by those ground works, shall be protected with a root protection area in accordance with BS5837 (trees in relation to construction) precise details of which shall first have been submitted to and approved in writing by the Local Planning Authority. Details of a tree protection monitoring schedule shall also be submitted to and agreed in writing by the Local Planning Authority before any ground works are commenced. The monitoring schedule shall then be implemented in accordance with the agreed details. The root protection area shall remain in place until all ground remodelling works have been completed and all excess materials have been removed from the site.

REASON: In order to ensure that all existing trees that are shown for retention, are afforded maximum physical protection from any possible adverse effects of ground works in order to comply with Policies DMG1, DME1 and DME2 of the Ribble Valley Core Strategy (Adopted Version).

8. Prior to the commencement of development (including the formation of any roads or hard surfaces) a detailed scheme for the disposal of foul and surface waters shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed and completed in accordance with the approved details prior to the siting of the first caravan on

any of the approved new 56 static caravan pitches hereby approved; and, thereafter, shall be appropriately maintained and operated in perpetuity.

REASON: To ensure the satisfactory disposal of foul and surface waters and prevent the possibility of flooding in the locality in order to comply with Policy DME6 – Water Management – of the Ribble Valley Core Strategy (Adopted Version).

9. Any development works (including the formation of any roads or hard surfaces) within the Root Protection Area (RPA) of the oak tree identified as tree T4 in the submitted Arboricultural Impact Assessment (AIA) shall only be carried out in accordance with a Construction Method Statement (CMS) that has first been submitted to and approved in writing by the Local Planning Authority.

REASON: In order to ensure the retention and protection of this tree in the interests of visual amenity and to comply with Policies DMG1, DME1 and DME2 of the Ribble Valley Core Strategy (Adopted Version).

10. No part of the development shall be commenced until a non-native species removal and disposal method statement has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the eradication and removal from the site all Japanese Knotweed and Himalayan Balsam. The removal and disposal of these species shall then be carried out in accordance with the approved method statement to the satisfaction of the Local Planning Authority.

REASON: To ensure that there is no risk of further spread of a non-native plant species and to ensure that there are no residue non-native plant species parts remaining in the interests of protecting the native ecology of the site and to comply with Policies DMG1 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

NOTES

1. The site owner is advised that a risk assessment into the safety retained pond on the site should be undertaken. The owner's attention is drawn to the ROSPA guide on preventing drownings in features of this type. <http://www.rospace.com/leisure-safety/water/advice/pond-garden-water/>
2. The developer/site owner is advised that the proposed development must comply with this Council's standard licence conditions for holiday caravan sites.
3. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Public footpaths 3-44-FP10 and 12 cross the application site.

(Mr Southerton spoke in favour of the above application. Committee requested the applicant to display details relating to the occupancy of the units).

3. APPLICATION NO: 3/2015/1034/P (GRID REF: SD 372767, 437496)
APPLICATION TO VARY CONDITIONS 2 (APPROVED PLANS), CONDITION 4 (ACCCOUSTICS REPORT) AND CONDITION 5 (SOUND PROOFING) OF PREVIOUSLY APPROVED SCHEME FOR DEMOLITION OF EXISTING COMMERCIAL PREMISES AND CONSTRUCTION OF 4 SMALL INDUSTRIAL BUILDINGS TO HOUSE 21 STARTER UNITS OF APPROXIMATELY 70SQ M PER UNIT, SITE ACCESS IMPROVEMENTS AND EXTENSIVE NEW TREE PLANTING AT THE FORMER GENUS SITE, MITTON ROAD, WHALLEY, BB7 9JY

GRANTED subject to the following condition(s):

Time Limits

1. The development must be begun no later than the expiration of three years from 6 July 2015.

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

Drawings and Details

2. The development hereby permitted shall be carried out in accordance with the following approved plans, drawing references:

Plan Ref:	Title:	Received On:
4487-02-14A	Location Plan	17 June 2015
4487-02-15A	Location Plan and New Landscaping	17 June 2015
4487-03-01E	Proposed Site Layout Plan	12 January 2016
4487-02-18B	Proposed Site Layout Plan showing Landscaped Areas	19 June 2015
4487-02-21B	Proposed Site Layout Plan showing position of Existing Buildings to be Demolished and Tree Belt to be Removed/Retained	19 June 2015
4487-02-19	Typical Construction Details, Unit A	17 June 2015
4487-02-23	Typical Construction Details, Unit B	17 June 2015
4487-02-24	Typical Construction Details, Unit C	17 June 2015
4487-03-05	Floor plans and elevations Unit D	12 January 2016
4487-02-06A	Fence and Furniture Details	17 June 2015
4487-02	Existing Site Plan;	
4487-02-07	Existing Elevations;	
4487-02-08	Plan;	
4487-02-09	Roof Plan (Existing);	

REASON: To clarify the plans and agreed amendments to which this permission relates.

Amenity

3. Prior to commencement of development a Construction Method Statement/Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out otherwise than in accordance with the approved Construction Management Plan which shall include the following matters:
 - a) the parking and turning for vehicles of site personnel, operatives and visitors;
 - b) programme of works (including measures for traffic management and operating hours including times for deliveries or vehicles involved in construction);
 - c) loading and unloading of plant and materials;
 - d) storage of plant and materials used in constructing the development;
 - e) erection and maintenance of security hoarding and lighting;
 - f) wheel washing facilities and a programme for cleaning the access lane and for the deployment of a road sweeper on Mitton Road when necessary;
 - g) a Management Plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
 - h) a scheme for recycling/disposing of waste resulting from demolition and construction works (there shall be no burning on site;)
 - i) a Management Plan to control noise and vibration during the construction phase (in accordance with BS:5228 (2009) code of Practice titled 'Noise and Vibration Control on Construction and Open Sites'). The Noise Management Plan for the development shall include details of acoustic heavy duty fencing and locations; location of site offices, compounds and storage and operation of the wheel wash.

All requirements of the Construction Method Statement/Management Plan shall be followed and implemented during the entire period of construction works on the site.

REASON: To protect the residential amenities of the locality and in the interest of highway safety to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

4. Prior to occupation of each Building of the development hereby approved, two copies of an acoustics report shall be submitted to and approved in writing by the Local Planning Authority. The report shall detail present and future ambient noise levels in the area about the application site and where appropriate, the report shall identify any sound attenuation measures necessary to protect nearby affected parties. The scheme shall be implemented in accordance with the approved details and thereafter retained.

REASON: To prevent loss of amenity due to noise arising from the uses in

accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

5. Prior to occupation of each Building hereby approved a scheme for the suitable and sufficient soundproofing of the units for light industrial uses (Use Class B1(c)) has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

REASON: To safeguard the amenities of the occupiers of adjoining properties and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

6. No development shall take place until details of external lighting during both the construction phase and post completion of the development have been submitted to and approved in writing by the Local Planning Authority.

The external lighting shall be designed to meet Environmental Zone 1 standard and shall be designed so there is no overspill of lighting beyond the site boundaries.

The external lighting shall be installed precisely in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority. Furthermore, no additional external lighting shall be installed without the express written permission of the Local Planning Authority.

REASON: To safeguard the amenities of the area and to minimise the possibility of inconvenience to nearby residents in the interests of visual amenity, the ecology on and adjacent to the site, and highway safety, and to comply with Key Statements EN2 and EN3 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

Contaminated Land

7. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority for approval in writing:
 - (a) The recommendations provided on pages 10 and 11 within the Worms Eye Desk Study, dated 22 July 2014, shall be carried out and reported on to the Local Planning Authority which includes details of remediation. If the site investigation indicates remediation is necessary, a Remediation Statement detailing the recommendations and remedial measures to be implemented within the site shall be submitted to and approved in writing by the Local Planning Authority. The remediation shall be carried out in accordance with the agreed statement and on completion of the development/remedial works, the developer shall submit a Verification Report to the Local Planning Authority for approval in writing that certifies that all works were completed in

accordance with the agreed Remediation Statement prior to the first occupation of the development.

REASON: To prevent pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use in accordance with Key Statement EN2 and EN4 and Policies DME2 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

Drainage

8. Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve each building, in accordance with the approved details.

This development shall be completed maintained and managed in accordance with the approved details.

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

9. Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed, maintained and managed in accordance with the approved details.

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

Ecology

10. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not be undertaken between March and July inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections approved by the Local Planning Authority.

REASON: In order to avoid adverse impacts on nesting birds and to comply with the Wildlife and Countryside Act 1981 (as amended)] and Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy (Adopted Version).

11. No development shall take place until details of the provisions to be made for artificial bird nesting sites/boxes and artificial bat roosting sites/boxes have been submitted, and approved by the Local Planning Authority. The approved works shall be implemented in full before the development is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that bird and bat species are protected and their habitat enhanced, in accordance with the Wildlife and Countryside Act 1981 (as amended), Section 9 of the National Planning Policy Framework, Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy (Adopted Version).

Highways

12. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

Materials

13. Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on the approved plans and specification) 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 materials prior to first occupation.

REASON: To ensure the materials to be used are appropriate to the locality in the interests of visual amenity and in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

Trees and Woodland

14. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all existing trees within the site and adjoining the site shall be protected as shown on Drawing Number 4487-02-21B and in accordance with the BS5837: 2012 [Trees in Relation to Design, Demolition & Construction] the details of which, including a tree protection monitoring schedule, shall be submitted to and approved in writing by the local planning authority; and the agreed tree protection

measures shall be put in place and inspected by the local planning authority before any site works are begun.

The root protection zone shall be 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

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

REASON: In order to ensure that any trees affected by the development are afforded maximum physical protection from the potential adverse effects of development on and adjacent to the site in accordance with Key Statements EN2 and EN4 and Policies DMG1, DME1, DME2 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

15. This permission does not grant or imply consent for the felling of any trees on the site with the exception of the trees within the area coloured brown and annotated as 1CB2 on the approved drawing number 4487-02-21A, received 17 June 2015.

REASON: For the avoidance of doubt as the trees on site are covered by a group Tree Preservation Order and are within a Biological Heritage Site, and in order to comply with Key Statements EN2 and EN4, and Policies DMG1, DME1, and DME2 of the Ribble Valley Core Strategy (Adopted Version).

16. Notwithstanding the landscaping details submitted on Drawing Numbers 4487-02-17A, 4487-02-18B and 4487-02-21B, prior to the commencement of development a satisfactory programmed landscaping scheme which shall include hard and soft surfacing, planting of the development and the replacement woodland and new woodland. Full details of how the new and replacement woodlands are going to be planted and maintained for a minimum of ten years by the developer or their successors in title should also be submitted and agreed in writing with the Local Planning Authority.

The scheme shall incorporate the recommendations of an Arboriculturalist and 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 types and specifications of all fencing.

The approved soft landscaping scheme shall be implemented in the first planting season following occupation or use of the development unless

otherwise required by the reports above, whether in whole or part and shall be maintained thereafter for a period of not less than 10 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.

The hard landscaping and boundary treatment shall be implemented in accordance with the approved details prior to the first occupation of the development and retained thereafter at all times.

REASON: In the interests of visual amenity, habitat enhancement and species protection in accordance with Key Statement EN2 and EN4, and Policies DMG1, DME1, and DME2 of the Ribble Valley Core Strategy (Adopted Version).

17. The approved scheme shall be implemented during the first planting season following the completion of Buildings A, B and C, or the occupation of any of the buildings on site, and any tree or shrub planted which dies or is felled, uprooted, willfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

REASON: To ensure a satisfactory form of development and to enhance the visual amenities of the locality and local biodiversity habitat, and in order to comply with Key Statements EN2 and EN4 and Policies DMG1, DME1, DME2 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

Construction traffic and hours of operation

18. No construction work, construction traffic or operation of any plant/machinery shall take place on the site during the course of the development hereby approved except between the hours of 0800 hours and 1800 hours Monday to Friday and 0900 and 1300. No construction work, construction traffic or operation of any plant/machinery shall take place on Sundays or Public Holidays. Furthermore, no deliveries or vehicles shall arrive on site outside these stipulated working works.

REASON: In order to protect the residential amenity of the occupiers of the adjacent properties and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

Highways

19. The proposed access from the site to Mitton Road shall be constructed to a (minimum) width of 5.5 metres and this width shall be maintained for the full length of the access road through the site to the turning head at the easterly end of the site.

REASON: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users and to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

20. The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

REASON: To allow for the effective use of the parking areas and to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

Amenity

21. The use of the units hereby permitted shall be used for light industrial uses falling within Use Class B1(c) of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision, including permitted changes, equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

REASON: In accordance with Policies DMG1 and DME2 of the Ribble Valley Core Strategy (Adopted Version) as other uses may have an unacceptable impact on neighbour amenity and/or the character and appearance of the area.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking or re-enacting that Order, no extensions or alterations, including the introduction of mezzanine floors, shall be carried out in respect of the buildings to which this permission relates.

REASON: To prevent an intensification in the use of the premises, in the interests of the visual amenities of the area and the amenities of local residents within the Borough in accordance with Key Statements EC1 and EN2 and Policies DMG1 and DME2 of the Ribble Valley Core Strategy (Adopted Version).

23. No externally sited fixed plant, machinery or equipment (including ventilation and extraction equipment); or internally sited fixed plant, machinery and equipment (including ventilation and extraction equipment) which communicates directly to the exterior of a building used in connection with the development shall be fitted without first obtaining planning permission from the Local Planning Authority.

REASON: In the interests of the amenity of the occupiers of neighbouring properties due to noise from such equipment, in accordance with Policy DMG1 of the of the Ribble Valley Core Strategy (Adopted Version).

24. The working hours within the premises shall be restricted to the period from 0800 to 1800 Mondays to Fridays and 0900 to 1300 on Saturdays only. No work shall in the buildings on Sundays, Bank or Public Holidays.

REASON: In order to protect the residential amenities of the occupiers of the adjacent properties and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

25. The use hereby permitted shall not be open to customers except between the hours of 0800 to 1800 Mondays to Fridays and 0900 to 1300 on Saturdays only and not at any time on Sundays, Bank or Public Holidays.

REASON: In order to protect the residential amenities of the occupiers of the adjacent properties and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

26. The doors to each unit shall be kept closed at all times when carrying out any fabricating and manufacturing activities within the units.

REASON: In order to protect the residential amenities of the occupiers of the adjacent properties and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

27. No goods, plant or materials shall be deposited or stored on the site other than in the buildings shown on the approved plans.

REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity and in the interests of the amenities of nearby residents to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

28. No goods, plant or material shall be displayed for sale in the open on the site.

REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity and in the interests of the amenities of nearby residents to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

Vehicular Maneuverability

29. The vehicular turning space indicated on Plan Reference Number 4487-02-17, received 16 June 2015 shall be kept clear of parked vehicles, storage containers, waste and any other items that could restrict the free movement of vehicles to and within the site, and be available for use at ALL times.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version) to ensure highway and pedestrian safety is not compromised.

INFORMATIVES

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works.

The applicant/ developer is advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section (Area South) on 0300 123 6780, or writing to Highways Development Control, Lancashire County Council (East) Burnley Highways Depot, Widow Hill Road, Burnley, BB10 2TJ email lhscustomerservice@lancashire.gov.uk.

For the avoidance of doubt the works to be included within this agreement will include the construction of the footway link, advertising and implementation of the waiting restrictions provision and erection of an interactive sign and the relocation of the southbound bus stop and its upgrade to quality bus standard (raised boarding kerbs and bus box road markings)

2. All bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats &c) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is via the Bat Conservation Trust on 0845 1300 228.
3. The applicant/developer is advised that in terms of the foul water condition, the Local Planning Authority is unlikely to consider that the use of anything but being drained to the Mains Sewer acceptable or appropriate for a development for this use and scale.
4. The Local Planning Authority worked positively and proactively with the agent to identify solutions during the application process to ensure the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement on Paragraphs 186-187 of the NPPF.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2015%2F0302

4. APPLICATION NO: 3/2015/0943/P & 3/2015/0944/P
(GRID REF: SD 374128 441359)
PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR THE
RENOVATION AND CONVERSION OF GRADE II LISTED BUILDING
PROPERTY TO CREATE KITCHENS, RESTAURANT, BAR, 31 ROOM
APARTMENT HOTEL ACCOMMODATION, BREWERY WITH RETAIL OUTLET,
BAKERY, FUNCTION ROOM, OFFICES, RETAIL UNITS AND GYM AND SPA
LEISURE COMPLEX AT HOLMES MILL, GREENACRE STREET, CLITHEROE

The Head of Planning Services reported on an additional letter of objection and additional information that had been received from the applicant. Also advised that there was only refusal reason 2 for 3/2015/0944 LB.

The Head of Planning Services had reconsulted with the Environment Agency and Lancashire County Council highways but no formal response had been received.

DEFERRED for further consideration.

5. APPLICATION NO: 3/2016/0016/P (GRID REF: SD 362611 436681)
FIRST FLOOR EXTENSION OVER EXISTING GROUND FLOOR EXTENSION
AT 7 HOSPITAL COTTAGES, RIBCHESTER ROAD, RIBCHESTER PR3 3YA

Minded to Approve and Deferred and delegated to the Director of Community Services for appropriate conditions.

6. APPLICATION NO: 3/2016/0018/P (GRID REF: SD 362604 436684)
TWO STOREY EXTENSION TO REAR OF PROPERTY AT 8 HOSPITAL
COTTAGES, RIBCHESTER ROAD, RIBCHESTER PR3 3YA

Minded to Approve and Deferred and delegated to the Director of Community Services for appropriate conditions.

7. APPLICATION NO: 3/2015/0495/P (GRID REF: SD 376641 434427)
OUTLINE APPLICATION (ACCESS ONLY) FOR THE ERECTION OF UP TO 15
DWELLINGS ON LAND AT WORTHALLS FARM WITH ACCESS OFF
WESTFIELD AVENUE, READ BB12 7PW

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

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the

development must be begun not later than whichever is the later of the following dates.

- (a) The expiration of three years from the date of this permission; or
- (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2. No more than 15 dwellings (Use Class C3) are hereby permitted within the application site.

REASON: For the avoidance of doubt to ensure there is no ambiguity in the decision notice over what amount of development has been approved. In accordance with Key Statements DS1 and DS2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy, to ensure a satisfactory quantum and level of development given its location.

- 3. Applications for the approval of reserved matters shall include details of replacement parking provision for residents of Westfield Avenue and Whalley Road, for the avoidance of doubt the provision shall be adequate to accommodate 6 parked motor vehicles and shall not be made available for use by residents of the development hereby approved. The agreed parking provision shall be made available for use and completed in accordance with the approved details prior to first occupation of any of the dwellings hereby approved.

REASON: To secure satisfactory parking provision for existing residents in the area in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy.

- 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, no alterations to the roof shall be undertaken and no buildings or structures shall be erected within the curtilage of the dwelling unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area or be of detriment to the residential amenities of neighbouring occupiers due to site constraints, in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

- 5. 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.

6. Applications for the approval of reserved matters shall include details of existing and proposed land levels and finished floor levels, including the levels of the proposed roads. The development shall thereafter be carried out in accordance with the approved details.

REASON: To secure satisfactory finished ground and floor levels in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

7. No development approved by this permission shall commence until a scheme for the on and off-site highway works, including timescales for implementation, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

REASON: In the interests of highway safety and to mitigate the impacts of the development in accordance with Policies EN2, DMG1, DMI2 and DMG3 of the Ribble Valley Core Strategy.

8. No development shall take place, including any site preparation or demolition works, 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. For the avoidance of doubt the statement should provide details of:

- a) The location of parking provision for vehicles of site operatives and visitors
- b) The location for the loading and unloading of plant and materials
- c) The location for the storage of plant and materials used in constructing the development
- d) The erection and maintenance of security hoarding
- e) The location of wheel washing facilities that shall be made available during the construction phase of the development
- f) Measures to control the emission of dust and dirt during construction
- g) Routes to be used by vehicles carrying plant and materials to and from the site
- h) Hours of operation and the timing of deliveries
- i) Measures to ensure that construction and delivery vehicles do not impede upon access to existing properties

- j) Programme and timings of the road-sweeping of the adjacent highways network
- k) Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made).

REASON: In the interests of protecting residential amenity from noise and disturbance and to satisfy the Local Planning Authority and Highway Authority that the development would not be of detriment to the safe operation of the immediate highway in the interests of highway safety and compliance with current highway legislation in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy.

9. Prior to the commencement of the development, including any demolition or site preparation works, a joint survey shall be carried out between the developer and the Highways Authority to determine the current pre-construction condition of Whalley Road. A similar repeat survey shall be carried out within six months of the completion of the last dwelling hereby approved; the findings of the surveys shall be submitted to and agreed in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall specify any works to be undertaken, and their timings, to make good any damage to Whalley Road as a result of construction works, to return the highway to the pre-construction situation/condition. The development and any remediation/repair works shall be carried out in strict accordance with the approved details.

REASON: To maintain the safe operation of the immediate highway and to ensure no long-term damage to the highway as a result of the construction phase of the development in accordance with Policies DMG1, DMG3 and Key Statement DMI2 of the Ribble Valley Core Strategy.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2015%2F0495

(Mt Hoerty spoke in favour of the above application).

8. APPLICATION NO: 3/2016/0040/P (GRID REF: SD 377352 433552)
REDEVELOPMENT OF SITE OF INFILLED LAGOONS WITH ERECTION OF NEW INVESTMENT CASTING FOUNDRY AND STAFF SPORTS HALL BUILDING WITH ASSOCIATED ACCESS, PARKING PROVISION AND LANDSCAPING AT CALDER VALE PARK, SIMONSTONE LANE, SIMONSTONE

The Head of Planning Services reported that Burnley Borough Council had no objections and the Coal Authority had no objections.

The application be DEFERRED and DELEGATED to the Director of Community Services subject to the expiration of the consultation period and completion of the departure procedures

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

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

2. This permission shall be implemented in accordance with the proposal as detailed on the following drawings:

15022_PL100 Site Location Plan 1:1500@A1 A

15022_PL101 Proposed Site Plan 1:250@A1 A

Foundry

15022_PL01 Proposed GA Ground Floor Plan 1:100@A1 A

15022_PL02 Proposed GA Amenity Plans 1:100@A1 A

15022_PL03 Proposed GA Roof Plan 1:100@A1 A

15022_PL04 Proposed GA Elevations 1:100@A1 A

15022_PL05 Proposed GA Sections 1:100@A1 A

Sports & Recreation Facility

15026_PL01 Proposed GA Ground Floor Plan 1:100@A1 A

15026_PL02 Proposed GA First Floor Plan 1:100@A1 A

15026_PL03 Proposed GA Roof Plan 1:100@A1 A

15026_PL04 Proposed GA Elevations 1:100@A1 A

15026_PL05 Proposed GA Sections 1:100@A1 A

15026_PL06 External Views - Sheet 1

3. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the increased risk of flooding in accordance with Policy DM G1 of the Core Strategy.

4. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the increased risk of flooding in accordance with Policy DM G1 of the Core Strategy.

5. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include indications of all existing trees and hedgerows on the land, and details for their protection during the course

of development and shall be in general accordance with the submitted Landscape Framework dated August 2011 and landscape masterplan drawing 629.200A. It 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 types and details of any fencing and screening as well as providing a phasing programme for planting and details of management/maintenance of the landscaped areas across the whole of the development site. The scheme shall include indications of all existing trees and hedgerows on the land, and details for their protection during the course of development.

The approved landscaping scheme in respect of the linear woodland belt to the eastern and northern site boundaries shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed in writing by the Local Planning Authority, whether in whole or in part and shall be maintained thereafter for a period of not less than 10 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. In respect of the maintenance of the remainder of the landscaping scheme, this shall be carried out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority as part of the phasing programme for planting across the whole of the development site.

REASON: In the interests of the amenity of the area and to comply with Policy DMG1 of the Ribble Valley Districtwide Local Plan.

6. No development shall take place until a construction method statement has been submitted to and approved in writing by the Local Planning Authority for that phase. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors
 - ii) loading and unloading of plant and materials
 - iii) storage of plant and materials used in constructing the development
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
 - v) wheel washing facilities
 - vi) measures to control the emission of dust and dirt during construction
 - vii) a scheme for recycling/disposing of waste resulting from construction works

REASON: In the interests of protecting residential amenity from noise and disturbance connected to construction in accordance with Policy DMG1 of the Core Strategy Adopted Version.

7. The level of noise emitted from the site shall not exceed the following limits at Railway Terrace, bank Terrace and River Bank Terrace:

Day (0700-1930)	51 dB $L_{Aeq, 1hr}$ 48 dB $L_{Aeq, 1hr}$ 59 dB L_{Aeqhr}	at Railway Terrace at the rear of Bank Terrace at River Bank Terrace
Evening (1930-2300)	49 dB $L_{Aeq, 1hr}$ 45 dB $L_{Aeq, 1hr}$ 45 dB L_{Aeqhr}	at Railway Terrace at the rear of Bank Terrace at River Bank Terrace
Night: (2300-0700)	42 dB $L_{Aeq, 15mins}$ 38 dB $L_{Aeq, 15mins}$ 41 dB $L_{Aeq, 15mins}$	at Railway Terrace at the rear of Bank Terrace at River Bank Terrace

REASON: In the interests of safeguarding residential amenity and to comply with Policy DMG1 of the Core Strategy Adopted Version.

8. Roller shutter doors on buildings shall be fitted with automatic closing devices and acoustic curtains and shall not be open between 1930hrs and 0700hrs.

REASON: In the interests of safeguarding residential amenity and to comply with Policy DMG1 of the Core Strategy Adopted Version.

9. Prior to commencement of development, full details of security lighting or floodlighting to be installed shall be submitted to and approved in writing by the Local Planning Authority. All such installations shall be provided in accordance with the approved scheme and thereafter retained.

REASON: In the interests of safeguarding residential amenity and to comply with Policy DMG1 of the Core Strategy Adopted Version.

10. Prior to commencement of the development, intrusive site investigation work shall be undertaken to establish the exact situation regarding any coal mining legacy issues on the site.

REASON: In the interests of protecting development from safety and in order to ensure that the development is appropriate and to reduce any likelihood of subsidence and to ensure the safety and stability of the proposal and in accordance with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2016%2F0040

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ITEMS DELEGATED TO DIRECTOR OF COMMUNITY SERVICES UNDER SCHEME OF DELEGATED POWERS

The following proposals have been determined by the Director of Community Services under delegated powers:

APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0681/P	Erection of milking parlour and dairy building	Yew Tree Farm Chaigley, Clitheroe
3/2015/0697/P	Replacement of dilapidated agricultural storage building	High House Farm Back Lane, Read
3/2015/0703/P	Single storey extension to rear and two storey extension to side (building over existing garage)	32 Hayhurst Road Whalley
3/2015/0716/P	Proposed extension of dormer to front elevation.	7 Clayton Court Longridge
3/2015/0769/P	Alteration of existing window to create a new front door. Alterations to existing cart opening to improve appearance including removal of double patio doors	Woodseave Barn Page Fold Off Cross Lane Waddington
3/2015/0753/P	Engineering works to form earth banked slurry lagoon	Closes Hall Farm Stump Cross Lane Bolton-by-Bowland
3/2015/0771/P	Extension and alteration of existing dwelling to create new ground floor bedroom and garage extension	Oaksmead Manor Road Copster Green
3/2015/0775/P	Proposed demolition of conservatory and construction of rear extension and roof alterations to the side	12 Moorland Road Langho
3/2015/0779/P	Proposed first floor side extension. Single storey rear sunroom extension. Porch extension to front including flat to pitch roof conversion	34 Bosburn Drive Mellor Brook
3/2015/0781/P	Proposed dormer to front	10 Langdale Avenue Clitheroe
3/2015/0787/P	Proposed single storey extension to the east elevation	The Maples Stonygate Lane, Ribchester
3/2015/0795/P	Erection of an office building (Class A2) adjacent to existing B1/B8 buildings	Fairfield Business Park Longsight Road Clayton-le-Dale
3/2015/0798/P	Illuminated hanging sign, illuminated fascia sign and non-illuminated hoarding sign to front elevation	3B Inglewhite Road Longridge
3/2015/0803/P	Proposed single storey rear extension	Shenstone, Manor Road Copster Green

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0820/P	Change of use to a personal training/martial arts facility	Unit 7 - 8 Berry Lane Longridge
3/2015/0821/P	Demolition of existing single storey side extension and erection of two storey side and single storey rear extension / sun room	2 Pickering Fold Farm Bezza Lane Balderstone
3/2015/0824/P	Single storey extension to rear	Dinckley Grange Barn Ribchester Road, Langho
3/2015/0828/P	Erection of dormers to SE and NW sides of roof	36 Eastfield Drive West Bradford
3/2015/0830/P	Erection of timber building for the storage of historical military vehicles	Meadow Top Farm Back Lane, Chipping
3/2015/0834/P	Non material amendment to planning permission 3/2012/0449 comprising alteration to canopy design, fenestration details and slight increase in length	Park Hey House Stoneygate Lane Knowle Green
3/2015/0838/P	Certificate of Lawfulness for a proposed detached flat roof garage	23 Windsor Avenue Longridge
3/2015/0840/P	Single storey garage extension to side	34 Mearley Syke Clitheroe
3/2015/0842/P	Application for retention of unauthorised extension to rear	20 Ribblesdale Road Ribchester
3/2015/0844/P	Retention of unauthorised elevated platform with 'tree house' overhanging adjacent woodland	18 Netherwood Gardens Brockhall Village
3/2015/0854/P	Proposed rear and side extensions, front porch and bay window	64 Branch Road Mellor
3/2015/0856/P	Variation of condition 2 of planning permission 3/2014/0445 to allow retention of unauthorised works - repositioning agricultural access	Clitheroe Road Whalley
3/2015/0871/P	Demolition of ancillary outbuildings to side and rear. Erection of single and two storey side extension with balcony and single storey rear extension. Insertion of new window openings at first floor level in	Hollin Hall Farm Whalley Old Road Billington
Cont/		

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont...	gable wall and roof lights in rear roof slope	
3/2015/0872/P	Dormer extensions to front and rear	60 Pasturelands Drive Billington
3/2015/0874/P	Single storey rear and side extension and internal alterations	4 Calfcote Lane Longridge
3/2015/0881/P	Roof to cover existing manure store	Braddup House Cross Lane, Bashall Eaves
3/2015/0884/P	Alterations and extension into integral garage including new access and drive	Sunningdale Garstang Road, Chipping
3/2015/0891/P	Conversion of garage to habitable room and erection of single storey extension to side and rear	2a Alderford Close Clitheroe
3/2015/0892/P	Proposed two storey and single storey extension to side. Addition of pitched roof to existing double garage	1 The Fields Sabden
3/2015/0896/P	Replacement windows with double glazed steel units and internal refurbishment	Longridge CE School Berry Lane, Longridge
3/2015/0897/P	Discharge of Condition(s) 3 (Tree Survey and Method Statement), 5 (Planting scheme), 8 (Archaeology) and partial discharge of 7 (Barn Owl Boxes) of planning permission 3/2013/0538	Cocklick End Farmhouse and Barn School Lane Slaidburn
3/2015/0908/P	Non material amendment to planning permission 3/2015/0637 to 1) Add chimney on the south gable of the original house. 2) To incorporate bi-folding doors in the proposed garden room in place of double doors and side light within the approved external opening. 3) To form small window in the rear wall to serve the WC	Orchard House Main Street Grindleton
3/2015/0909/P	Two storey / single storey rear extension with garage conversion	26 Hayhurst Road Whalley
3/2015/0912/P	Substitution of House types at Plots 3,4,5	6 Eden Gardens Brockhall Village, Langho

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0922/P	Single storey rear extension	27 Painter Wood Whalley Old Road Billington
3/2015/0955/P	Erection of a two and single storey extension at the rear and re-rendering of the building and fenestration alterations	Peels Cottage Eaves Hall Lane West Bradford
3/2016/0966/P	Additional floor space and changes to the layout of building D	Former Genus Site Mitton Road, Whalley
3/2015/1007/P	Discharge of conditions 3 Construction Management Plan, 4 Vehicular Access, 5 Visibility Splay, 6 Protected Species, 7 Landscaping, 8 Materials, 9 Obscure Glass Screens of planning permission for one dwelling	Land at Chapel Close Low Moor Clitheroe
3/2015/1009/P	Discharge of conditions 1 (timescale) and 7 (door and window paint) from planning permission 3/2015/0575 at land	Chapel Hill Longridge
3/2015/1035/P	Change of use from holiday let to bunk house and site reception facilities	Swinglehurst Cottages Garstang Road, Chipping
3/2016/0012/P & 3/2016/0013/P	Planning and Listed Building Consent for demolition of existing kitchen extension and replacement with larger extension, utility room and internal alterations and windows	Edisford Hall Farmhouse Edisford Bridge Pig Hill Great Mitton

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0509/P	Demolition of existing poultry sheds and construction of new detached dwelling at land adjacent	Southport House Sawley Road Sawley	Prominent and incongruous development which is harmful to the character and appearance of Sawley Conservation Area, the setting of listed buildings and the cultural heritage of the AONB. Contrary to Core Strategy EN5, DMG1, DME4 and

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			DMG2 and NPPF paragraph 17, 60, 115, 131 and 132. Creation of a new dwelling in the defined open countryside harming the development strategy for the borough. Unsustainable form of development in a location that does not benefit from adequate access to local services or facilities. Contrary to Core Strategy DS1, DS2, DMG2, DMG3 and DMH3.

3/2015/0823/P	Proposed removal of existing garage and the formation of a single storey extension to the rear and side of the existing house.	Hillcrest Barker Lane Mellor	Contrary to Key Statements EN1 and EN2 and policies DMG1, DMH5 and DME2 of the Ribble Valley Core Strategy and Section 9 of the NPPF.
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599 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER PART 3, **CLASS Q**, PRIOR APPROVAL APPLICATION FOR CHANGE OF USE OF AGRICULTURAL BUILDING TO DWELLINGHOUSES

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0937/P	Prior notification application for change of use of agricultural building to dwelling-house – Class Q(a)	Land off New Lane Withgill

600 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0947/P	Demolition of existing detached garage and erection of two semi-detached dwellings with garages, including two new vehicular accesses	Northlands Ribblesdale Avenue Clitheroe

601 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2015/0266	Primrose Works Primrose Road Clitheroe	20/8/15	18	With Applicants Solicitor
3/2015/0895	Land at Higher Standen Farm Clitheroe	17/12/15		With Legal

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2015/0159	Twinbrook Clitheroe	12/11/15	N/A	N/A	Decision 14/1/16

602 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		Appeal withdrawn by appellant 18/12/15
3/2014/0697 R	29/06/15	Land adj Clitheroe Road West Bradford	WR		Awaiting decision
3/2015/0272 R	22/07/15	Curtis House Longridge	WR		Appeal dismissed 09/12/15
3/2014/0755 R	22/07/15	Mellor Lodge Gatehouse Mellor	WR		Appeal dismissed 18/12/15
3/2014/0846 R	12/08/15	Land at 23-25 Old Row Barrow	Hearing	18/11/15 20/01/16	Adjourned – further date to be set
3/2014/0183 R	13/08/15	Land at Malt Kiln Brow, Chipping	Hearing	Provisionally 15/03/16	Awaiting decision
3/2014/0226 R	13/08/15	Kirk Mill and Kirk House, Chipping	Hearing	Linked with 3/2014/0183	Awaiting decision
3/2015/0200 R	23/09/15	Land rear of Beech Cottage Lovely Hall Lane Copster Green	Hearing	15/12/15	Awaiting decision
3/2015/0565 R	24/09/15	Coach House Main Street Bolton by Bowland	WR		Awaiting decision

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2015/0566 R	24/09/15	Coach House Main Street Bolton by Bowland	WR	Linked with 3/2015/0565	Awaiting decision
3/2015/0517	07/10/15	Wolfen Hall Fish House Lane Chipping	WR		Awaiting decision
3/2015/0518	07/10/15	Wolfen Hall Fish House Lane Chipping	WR	Linked with 3/2015/0517	Awaiting decision
3/2015/0016	29/10/15	Cowley Brook Farm Higher Road Longridge	WR		Awaiting decision
3/2015/0333	30/10/15	2 Halstead Mews Rimington	HH		Appeal Dismissed 17/12/15
3/2015/0345	30/10/15	1 Halstead Mews Rimington	HH		Appeal Allowed 17/12/15
3/2015/0685	05/11/15	6 Woodcrest Wilpshire	HH		Appeal Allowed 21/12/15
3/2014/1025	18/11/15	Rattenclough Fm Wesley Street Sabden	WR		Statement due 23/12/15
3/2015/0711	16/11/15	19 Whalley Rd Sabden	HH		Appeal Allowed 31/12/15
3/2015/0578	24/11/15	Oakfield Longsight Rd Clayton-le-Dale	WR		Statement due 29/12/15
3/2015/0453	03/12/15	Cherry Tree Fm Chipping Rd Chaigley	WR		Statement due 08/01/16
3/2015/0211	30/11/15	Land between 52/54 Knowsley Rd Wilpshire	WR		Statement due 04/01/15

603 LANCASHIRE COUNTY COUNCIL PROVISION OF SERVICES

The Director of Community Services submitted a report informing Members of some of the changes envisaged in relation to the service provision of Lancashire County Council for the planning function of Ribble Valley Borough Council. As a result of the financial cuts envisaged by the County Council, they had indicated a reduction in the service to be provided to the Borough Council in relation to archaeology, ecology and agricultural advice as well as the countryside service.

RESOLVED: That the report be noted.

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APPEALS

- a) 3/2015/0711/P – Single Storey rear extension at 19 Whalley Road, Sabden – appeal allowed with conditions.

The meeting closed at 8.20pm.

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