

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 12 January 2017 starting at 6.30pm  
Present: Councillor I Sayers (Chairman)

Councillors:

S Atkinson	S Knox
A Brown	R Sherras
I Brown	R Swarbrick
S Carefoot	D Taylor
B Hilton	R Thompson

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

Also in attendance: Councillors K Hind, S Hind and N Walsh.

### 448 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Bibby, M French, L Graves and J Rogerson.

### 449 MINUTES

The minutes of the meeting held on 15 December 2016 were approved as a correct record and signed by the Chairman.

### 450 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

### 451 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2016/0580/P  
GRID REF: SD 360283 436019

#### DEVELOPMENT DESCRIPTION:

PROPOSED RESIDENTIAL DEVELOPMENT TO PROVIDE 34 NO. NEW DWELLINGS AND ASSOCIATED WORKS AT SPOUT FARM, PRESTON ROAD, LONGRIDGE, PR3 3BE

The Head of Planning Services gave an update on Unilateral Undertaking.

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 to allow for further work regarding the detailed wording of conditions within 3 months, subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

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. 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:

- Proposed site layout – Job 2856 Drawing: 014 Rev: D
- House Type 1 – Job: 2856 Drawing: 001
- House Type 2 – Job: 2856 Drawing: 002
- House Type 2 – Job: 2856 Drawing: 003
- House Type 3 – Job: 2856 Drawing: 004
- House Type 4 – Job: 2856 Drawing: 005
- Streetscape of Terrace Block - Job: 2856 Drawing: 006
- Streetscape of Terrace Block - Job: 2856 Drawing: 007
- Streetscape of Terrace Block - Job: 2856 Drawing: 008
- Streetscape of Terrace Block - Job: 2856 Drawing: 009

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

3. 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.

4. Notwithstanding the submitted details, elevational details at a scale of not less than 1:20 and details of the precise location of all proposed refuse storage provision shall have been submitted to and approved by the Local Planning Authority prior to their installation.

The development shall be carried out in strict accordance with the approved details and the approved details which shall be made available for use prior

to first occupation of the dwellings(s) hereby approved and shall be retained for use at all times thereafter.

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 Policy DMG1 of the Ribble Valley Core Strategy.

5. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the alignment, height and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development shall have been submitted to and approved by the Local Planning Authority.

For the avoidance of doubt the submitted details shall include the precise nature and location for the provision of measures to maintain and enhance wildlife movement within and around the site by virtue of the inclusion of suitable sized gaps/corridors at ground level. The development shall be carried out in strict accordance with the approved details.

REASON: To comply with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy, to ensure a satisfactory standard of appearance in the interests of the visual amenities of the area and to minimise the potential impacts of the development through the inclusion of measures to retain and enhance habitat connectivity for species of importance or conservation concern.

6. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a scheme for the hard and soft landscaping of the site shall be 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 types and specifications of all retaining structures (where applicable).

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

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

7. The garage(s) hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

REASON: To ensure to ensure that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle upon the street scene/area in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) there shall not at any time in connection with the development hereby permitted, be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Preston Road to points measured 120m in each direction along the nearer edge of the carriageway of Preston Road, from the centre line of the access.

REASON: To ensure adequate visibility at the street junction or site access. In accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

9. None of the dwellings hereby approved shall be occupied until construction of the site access and the off-site works of highway improvement have been implemented in accordance with a scheme and programme which shall first have been submitted to and approved in writing by the Local Planning Authority.

REASON: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable and have been implemented in accordance with an agreed programme. In accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

10. None of the dwellings hereby approved shall be occupied until full details of the proposed sustainable transport measures have been submitted to and approved in writing. Such measures shall include the following:

- A new (Preston bound) bus stop with raised kerbs and shelter in accordance with LCC standards;

- External sockets to at least 10% of properties for the charging of electric/hybrid vehicles;
- Resident welcome pack for each new property, including a £100 voucher for use at a local bike shop against the purchase of a bicycle and a family bus travel pass valid for a period of 1 month to help to encourage the use of public transport.

REASON: In order to secure sustainable transport measures as part of the development in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

11. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted statement shall provide details of:

- A. The location of parking of vehicles of site operatives and visitors
- B. The location for the loading and unloading of plant and materials
- C. The location of storage of plant and materials used in constructing the development
- D. The locations of security hoarding
- E. The location and nature of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway (For the avoidance of doubt such facilities shall remain in place for the duration of the construction phase of the development) and the timings/frequencies of mechanical sweeping of the adjacent roads/highway
- F. 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)
- G. The highway routes of plant and material deliveries to and from the site.
- H. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
- I. Days and hours of operation for all construction works.

The approved statement shall be adhered to throughout the construction period of the development.

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

12. Unless otherwise agreed in writing, the new estate road/access between the site and Preston Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any other development occurs at the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative. In accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

13. Prior to the construction of any surface water drainage arrangements, 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 development shall be completed, maintained and managed in accordance with the approved details and in particular no dwelling shall be occupied until the approved scheme is operational.

REASON: In the interests of ensuring a satisfactory means of drainage for the site in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

14. Unless otherwise agreed in writing, only porous material shall be used in the construction or replacement of any hard surfacing within the curtilage of the dwellings.

REASON: In the interests of ensuring a satisfactory means of drainage for the site in accordance with Policy DME6 of the Ribble Valley Core Strategy.

15. Prior to the construction of any foul water drainage arrangements, full details of the foul drainage scheme, together with details of its future management, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed maintained and managed in accordance with the approved details and in particular no building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details.

REASON: In the interests of ensuring a satisfactory means of drainage for the site in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

16. Construction of the dwellings hereby approved shall not commence until a scheme that includes the following components to deal with the risks associated with contamination of the site has been submitted to and approved, in writing, by the local planning authority:

- i) A preliminary risk assessment which has identified:
  - all previous uses
  - potential contaminants associated with those uses
  - a conceptual model of the site indicating sources, pathways and receptors
  - potentially unacceptable risks arising from contamination at the site
- ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- iii) The results of the site investigation and detailed risk assessment referred to in (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Prior to occupation of any of the dwellings hereby approved, a verification plan, demonstrating that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, shall be submitted and approved in writing by the local planning authority.

REASON: To prevent pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

17. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a programme of mitigation measures and timings, as identified in the 'Extended Phase 1 Habitat Survey and Baseline Ecological Impact Assessment' (Cameron Crook and Associates – June 2016) has been submitted to and approved in writing by the local planning authority.

The agreed mitigation, actions, methods & timings included in the programme of mitigation shall be fully implemented and adhered to during the construction phase of the development and where applicable remain in place for the lifetime of the development.

REASON: In order that the Local Planning Authority may ensure that the development of the site will not undermine the ecological value of the site and its surroundings. In accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

2. APPLICATION REF: 3/2016/0963/P (LBC)  
GRID REF: SD 363607 431509

DEVELOPMENT DESCRIPTION:

LISTED BUILDING CONSENT FOR THE CONVERSION OF LISTED BUILDING TO HERITAGE CENTRE AND DEVELOPMENT OF NEW OFFICE BUILDING CRAFT BREWERY, GARAGE AND STABLING WITH ASSOCIATED CAR PARK AND OPERATIONAL DEVELOPMENT AT SYKES HOLT, MYERSCOUGH ROAD, MELLOR BROOK BB2 7LB

RECOMMENDATION: That Listed Building Consent be approved subject to following conditions

*Time Limit*

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

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

*Plans and Further Details*

2. The approval relates to drawing numbers:-

15.152 01 D Proposed Site Plan received on 21/12/16  
15.152 02 I Ground and First Floor Office Plans received on 21/12/16  
15.152.03 Location Plan  
15.152 04 Existing Cottage  
15.152 05 A Existing Site Plan  
15.152 06 A Brewery Elevations  
15.152 14 A Brewery Floor Plan  
15.152 08 H Proposed Elevations Offices received on 21/12/16  
15.152 09 A Stable Block  
15.152 10 A Lower Level Layout received on 21/12/16  
15.152 11 A Upper Level Layout received on 21/12/16  
15.152 13 A Proposed Works to Cottage received on 21/12/16  
15.152 17 Perspective 1 of 4  
15.152 18 Perspective 2 of 4  
15.152 19 Perspective 3 of 4  
15.152 20 Perspective 4 of 4  
3489 01 B Landscape Masterplan  
TPMA1282\_100 C Proposed Site Access Arrangement

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

*Detailed Design*

3. 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 ensure adequate car parking is available prior to the development coming into use and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version and to allow for the effective use of the parking areas.

4. No part of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority, 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 in the interests of highway safety and

comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version..

#### *External Lighting*

5. Notwithstanding the submitted plans no building shall be occupied until details of all artificial lighting (including building mounted external lighting) has been submitted, the details of which shall include the location of application type, location of lighting, the light direction and intensity.

REASON: In the interests of the amenities of the area, to minimise light pollution and to safeguard adjacent residential amenity and to comply with Policies DMG1 and DME4 of the core strategy adopted version.

#### *Materials*

6. Full details of the floor surfaces, street furniture which shall include details of cycle rails and lighting columns to be erected within the site shall be submitted to and approved in writing by the Local Planning Authority prior to use in the development. Development shall only proceed in accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy Adopted Version.

7. Precise specifications or samples of all external surfaces including any replacement materials and surfacing materials of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved details shall be implemented as part of the 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 Policies DMG1 and DME4 of the Core Strategy Adopted Version.

#### *Landscape/wildlife*

8. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a scheme for the hard and soft landscaping of the site shall be submitted to and approved in writing by the local planning authority. The scheme shall incorporate the recommendations of the Ecology and Woodland management plans where relevant 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 retaining structures (where applicable).

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 shall be implemented in accordance with the approved details prior to the occupation of the development and retained thereafter at all times.

To ensure the proposal is satisfactorily landscaped and in the interests of biodiversity and appropriate to the locality in accordance with Key Statements and Policies DMG1, DME1, DME2, DME3 and DME4 of the Ribble Valley Core Strategy.

(Mr Draper spoke in favour of the above application.)

3. APPLICATION REF: 3/2016/0962/P  
GRID REF: SD 363607 431509

DEVELOPMENT DESCRIPTION:

PLANNING PERMISSION FOR THE CONVERSION OF LISTED BUILDING TO HERITAGE CENTRE AND DEVELOPMENT OF NEW OFFICE BUILDING, CRAFT BREWERY, GARAGE AND STABLING WITH ASSOCIATED CAR PARK AND OPERATIONAL DEVELOPMENT AT SYKES HOLT, MYERSCOUGH ROAD, MELLOR BROOK BB2 7LB

The Head of Planning Services reported upon objections received regarding noise and odour and that ongoing negotiations were taking place with both the highways department and Environmental Health Officers. He indicated a change to a number of the conditions as well as additional conditions.

DEFERRED AND DELEGATED to the Director of Community Services for approval subject to the receipt of acceptable drainage advice and further satisfactory details of odour and noise reported to be agreed by the LPA within 3 months from the date of this Committee meeting or subsequently delegated to the Director of Community Services in conjunction with the Chairperson and Vice Chairperson of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions and minor changes to conditions should it be deemed appropriate:

*Time Limit*

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

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

*Plans and Further Details*

2. The approval relates to drawing numbers:-

15.152 01 D Proposed Site Plan received on 21/12/16  
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15.152 05 A Existing Site Plan  
15.152 06 A Brewery Elevations  
15.152 14 A Brewery Floor Plan  
15.152 08 H Proposed Elevations Offices received on 21/12/16  
15.152 09 A Stable Block  
15.152 10 A Lower Level Layout received on 21/12/16  
15.152 11 A Upper Level Layout received on 21/12/16  
15.152 13 A Proposed Works to Cottage received on 21/12/16  
15.152 17 Perspective 1 of 4  
15.152 18 Perspective 2 of 4  
15.152 19 Perspective 3 of 4  
15.152 20 Perspective 4 of 4  
3489 01 B Landscape Masterplan  
TPMA1282\_100 C Proposed Site Access Arrangement

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

*Detailed Design*

3. Precise specifications or samples of all external surfaces including any replacement materials and surfacing materials of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved details shall be implemented as part of the 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 Policies DMG1 and DME4 of the Core Strategy Adopted Version.

*Deliveries*

4. 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. Deliveries shall only take place between the hours of 0800 and 1700 Monday to Friday.

REASON: To manage conflicts between customers and deliveries/servicing of the units and to safeguard the living conditions of occupiers of nearby dwellings and in order to protect the amenities of the occupiers of nearby properties and in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

### *Highways*

5. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- The parking of vehicles of site operatives and visitors
- The loading and unloading of plant and materials
- The storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding
- Contact details for the site manager
- Details of working hours

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy

6. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version as vehicles reversing to and from the highway are a hazard to other road users.

7. The new estate road/access between the site and the A59 Mellor Brook Bypass shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site. Unless otherwise agreed in writing by the Local Planning Authority 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 improvements has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version and to ensure that satisfactory

access is provided to the site before the development hereby permitted becomes operative.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed access from the continuation of the nearer edge of the carriageway of Mellor Brook Bypass to a point measured 120 - 160m in a westerly direction along the nearer edge of the carriageway of Mellor Brook Bypass, from the centre line of the access and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in consultation with the Highway Authority.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version and to ensure adequate visibility at the site access.

9. 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 ensure adequate car parking is available prior to the development coming into use and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version and to allow for the effective use of the parking areas.

10. The cycling facilities to be provided in accordance with a scheme to be approved by the Local Planning Authority and the cycling facilities to be provided in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version and to allow for the effective use of the parking areas.

11. The motorbike facilities to be provided in accordance with a scheme to be approved by the Local Planning Authority and the motorbike facilities to be provided in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policies DMG1 and DMG3 of the

Ribble Valley Core Strategy adopted version. and to allow for the effective use of the parking areas.

12. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version and to prevent stones and mud being carried onto the public highway to the detriment of road safety.

13. 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 in the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version..

14. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 13 has been constructed and completed in accordance with the scheme details.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version..

15. Prior to the first use of the development hereby permitted, a Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. The Business Travel Plan shall be implemented within the timescale set out in the approved plan and will be audited and updated at intervals not greater than 18 months to ensure that the approved Plan is carried out.

REASON: In the interests of road safety and reducing vehicular traffic to the development and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version and to promote and provide access to sustainable transport options.

#### *Drainage*

16. The development hereby permitted shall be carried out in accordance with the agreed recommendations within an approved Flood Risk Assessment to

be submitted to the LPA. Any mitigation measures shall be fully implemented prior to the development being first brought into use.

REASON: To prevent flooding elsewhere and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

17. The scheme for dealing with foul and surface water drainage identified in an approved Flood Risk Assessment submitted to the LPA shall be completed prior to the new development being first brought into use.

REASON: To ensure a satisfactory method of dealing with drainage from the development site and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

18. This permission shall relate to the contamination report submitted with application dated November 2016 and shall fully comply with the recommendations contained within the document.

A completed validation report, detailing all remediation works carried out for the development, shall be submitted and approved by the Local Planning Authority prior to the particular phase of development being brought into use.

REASON: In order to protect the health of the occupants of the new development and in order to prevent contamination of the controlled waters and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

19. No development unless otherwise agreed by the LPA, shall commence until details of the design, implementation, maintenance and management of a formal surface water drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include, as a minimum:

- a) Demonstration that surface water run-off will not exceed pre-development run-off rates and volumes. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- b) Information about the design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;
- c) Details of any mitigation measures to manage surface water
- d) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);

- e) Overland flow routes and flood water exceedance routes, both on and off site. For the avoidance of doubt, overland flow routes and flood water exceedance routes must be directed away from properties and critical infrastructure, and surface water from the development site must be contained within the red line boundary;
- f) A timetable for implementation;
- g) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that the proposed development can be adequately drained. To ensure that there is no flood risk on or off the site resulting from the proposed development. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible body/bodies for the sustainable drainage system.

20. No development unless otherwise agreed by the LPA shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:

- a) the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
- b) arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
  - i. on-going inspections relating to performance and asset condition assessments;
  - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c) means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage

system shall be managed and maintained in accordance with the approved details.

REASON: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development; to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

#### *Amenity*

21. Prior to the proposed development being brought into use a detailed noise and odour report shall be submitted to and approved in writing by the LPA. The development shall operate in strict accordance with the Noise Assessment and Odour report.

REASON: To safeguard the amenity of neighbouring properties from noise and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

#### *External Lighting*

22. Notwithstanding the submitted plans no building shall be occupied until details of all artificial lighting (including building mounted external lighting) has been submitted, the details of which shall include the location of application type, location of lighting, the light direction and intensity.

REASON: In the interests of the amenities of the area, to minimise light pollution and to safeguard adjacent residential amenity and to comply with Policies DMG1 and DME4 of the core strategy adopted version.

#### *Materials*

23. Full details of the floor surfaces, street furniture which shall include details of cycle rails and lighting columns to be erected within the site shall be submitted to and approved in writing by the Local Planning Authority prior to use in the development. Development shall only proceed in accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy Adopted Version.

24. Precise specifications or samples of all external surfaces including any replacement materials and surfacing materials of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved details shall be implemented as part of the 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 Policies DMG1 and DME4 of the Core Strategy Adopted Version.

*Landscape/ wildlife*

- 25 Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until the Trees, Ancient Woodland and Biological Heritage Site on and adjacent to the site which are protected have been enclosed by protective Construction Exclusion Zone (CEZ) fencing, in accordance with BS5837 (2012): Trees in Relation to Construction. Before the protective fencing is erected its type and position shall be agreed in writing and implemented in full under the supervision of a qualified Arboriculturalist and Ecologist and in liaison with the Countryside/Tree Officer. A site protection monitoring schedule shall be agreed and site protection measures inspected and approved in writing by the local planning authority before any site works are begun.

The agreed CEZ protection shall remain in place and be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protection areas specified.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development in accordance with Key Statements General Considerations, Protecting Trees and Woodlands and Site and Species Protection and Conservation which are Policies DMG1, DME1 and DME3 of the Ribble Valley Core Strategy.

- 26 Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a scheme for the hard and soft landscaping of the site shall be submitted to and approved in writing by the local planning authority. The scheme shall incorporate the recommendations of the Ecology and Woodland management plans where relevant 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 retaining structures (where applicable).

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 shall be implemented in accordance with the approved details prior to the occupation of the development and retained thereafter at all times.

To ensure the proposal is satisfactorily landscaped and in the interests of biodiversity and appropriate to the locality in accordance with Key Statements and Policies DMG1, DME1, DME2, DME3 and DME4 of the Ribble Valley Core Strategy.

- 27 Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall be submitted on a building dependent bird/bat species site plan and include details of the locations and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building 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 buildings during the construction of those buildings identified on the submitted plan and be made available for use before the site is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to reduce the impact of development in accordance with Key Statement and Policies DMG1, DME1 and DME3 of the Ribble Valley Core Strategy.

#### *Amenity*

28. Within one month of the date of this permission, a noise impact methodology in accordance with details submitted by TNEI in a letter dated 9 January 2017 shall be submitted to the Local Planning Authority with its contents agreed in writing.

REASON: To safeguard the amenity of neighbouring properties from noise and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

29. This permission shall relate to a letter dated 12 January 2017 from Rural Solutions which gives a commitment to the fitting of appropriate condensers to the brewery chimney should it be deemed necessary by the Local Planning Authority.

REASON: To safeguard the amenity of neighbouring properties from noise and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

30. The brewing process involving the use of the “mash tun and copper” and the use of the chimney to expel steam shall only take place during the hours of 0700-1900 Monday and Friday and the use of the brewery (for non brewing purposes) and the heritage centre shall only take place during the hours of 0700-1700 Monday to Sunday. The offices the subject of this application shall only be used from 0700 to 1900 Monday to Saturday.

REASON: To safeguard the amenity of neighbouring properties from noise and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

31. No part of the development hereby approved unless otherwise agreed in writing by Local Planning Authority, 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.

32. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted statement shall provide details of:

- A. The location of parking of vehicles of site operatives and visitors
- B. The location for the loading and unloading of plant and materials
- C. The location of storage of plant and materials used in constructing the development
- D. The locations of security hoarding
- E. The location and nature of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway (For the avoidance of doubt such facilities shall remain in place for the duration of the construction phase of the development) and the timings/frequencies of mechanical sweeping of the adjacent roads/highway
- F. 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)
- G. The highway routes of plant and material deliveries to and from the site.
- H. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
- I. Days and hours of operation for all construction works.

The approved statement shall be adhered to throughout the construction period of the development.

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

Mr Draper spoke in favour of the above application. Mr Tunstall spoke against the above application.

453 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
NONE				

454 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2016/0870	Proposed two storey extension to side and rear	2 Beaufort Close Read
3/2016/0957	Proposed two storey extension to side, relocation of driveway and detached double garage and workshop to rear	23 Pendleton Road Wiswell
3/2016/1080	Application to determine lawful status of existing dropped kerb to front of property	47 Whalley Road Read

455 APPEALS UPDATE

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Date of Inquiry/ Hearing if Applicable</u>	<u>Progress</u>
3/2015/0605 R	03/05/16	Little Snodworth Fm Snodworth Road Langho	WR		Awaiting Decision
3/2016/0387 R	24/08/16	3 Accrington Road Whalley	WR		Appeal Dismissed 19/12/16
3/2015/0393 R	10/08/16	Land west of Preston Road, Longridge (Grimbaldeston Fm)	Inquiry	03/05/17 to 05/05/17 (3 days)	Bespoke timetable
3/2016/0516 R	12/10/16	Seven Acre Bungalow Forty Acre Lane Longridge	WR		Awaiting Decision
3/2016/0333 R	31/10/16	Blue Trees Copster Green	HH		Appeal Dismissed 06/12/2016
3/2016/0459 R	16/11/16	10 Pendle Drive Whalley	HH		Appeal Allowed 19/12/16
3/2016/0750 R	17/11/16	24 Higher Road Longridge	WR		Awaiting Decision
3/2016/0279 R	Awaiting start date from PINS	Dove Syke Eaves Hall Lane West Bradford	LB		

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Date of Inquiry/ Hearing if Applicable</u>	<u>Progress</u>
3/2015/0776 R (enf)	Awaiting start date from PINS	Land off Lambing Clough Ln Hurst Green	WR		
3/2015/0780 R (enf)	Awaiting start date from PINS	Timothy House Farm Whalley Road Hurst Green	WR		
3/2016/0701 R	11/11/16	77 Inglewhite Road Longridge	HH		Appeal Dismissed 07/12/2016
3/2016/0369 R	30/11/16	Greengore Farm Hill Lane Hurst Green	WR		Statement due 04/01/2017
3/2016/0370 R	30/11/16	Greengore Farm Hill Lane Hurst Green	WR		Statement due 04/01/2017
3/2016/0346 R	Awaiting start date from PINS	30 Barker Lane Mellor	WR (to be confirmed)		
3/2016/0858 R	13/12/16	Davis Gate Barn Clitheroe Road Dutton	WR		Statement due 17/01/16
3/2016/0833 R	Awaiting start date from PINS	Moorgate Farm Kenyon Lane Dinckley	WR (to be confirmed)		

456 DEVELOPER CONTRIBUTIONS

The Director of Community Services submitted a report seeking Committee's approval for the Assessment of Facility Needs and Calculation of Contribution Framework for off-site leisure being formally adopted on future negotiations with developers. The Open Space Working Group had considered the scale of developer contributions to open space and sports development in 2015 and felt that it was important that developers were asked for reasonable sums derived from a calculation based on need to help provide for off-site leisure and recreational provision, to recognise the impact that the rising population will have on the existing provision of facilities and open space in the borough in future years. The approval of this report would provide more weight to the proposed practice advice note when in discussion with developers and at future appeals regarding such contributions.

A method was needed to assess and determine contributions for off-site leisure and open space as it was unlikely that developers would voluntarily offer to provide the contributions that would benefit all sectors of the population in the borough. The practice advice note was included with the report for Members to consider.

RESOLVED: That Committee

1. approved the needs assessment as outlined; and
2. agreed to it being used by officers on the basis for determining contributions when negotiating Section 106 Agreements with developers and that an adjustment for inflation be made annually to the figures included.

457 BT PAYPHONE REMOVAL CONSULTATION

The Chief Executive submitted a report asking Committee to consider the proposed removal of 50 out of the borough's total of 60 payphones by BT and to endorse actions taken to protect the community's interest and to confirm the proposed response. In line with Ofcom's guidance on procedures for the removal of public call boxes, the Council, as the relevant public body, was required to consult on these proposals and subsequently make a decision on whether to consent or object to the proposals on an individual payphone basis. BT also provided a further option for communities to adopt the phone box (without the phone and service) where they would then be responsible for the maintenance of the box. The Council was required to initially consult for a minimum period of 42 days from receipt of BT's notice regarding proposed payphone removal. This consultation was under way with a report also being presented to Parish Council Liaison Committee on 27 October 2016.

A task group had met at the earliest opportunity and helped formulate a draft decision on whether to consent to, object to or adopt each individual payphone. In order to meet the requirements of the regulations within the timeframes, the Chief Executive had submitted a draft decision to the Secretary of State on 13 December 2016 to protect the interest of the Council. This draft decision was subject to further consultation for a period of one month ending on 13 January 2017. Copies of the notice had been published on the Council's website and in the local press.

RESOLVED: That

1. Committee endorse the action taken by the Chief Executive to protect the Council's interest and agree to the proposals made in the first notification; and
2. subject to the receipt of any further consultation responses by the deadline of noon on 13 January 2017 instruct the Chief Executive in consultation with the Chair of this Committee to submit a final notification in accordance with the regulations.

458 REVISED CAPITAL PROGRAMME 2016/2017

The Director of Resources submitted a report seeking Committee's approval of the revised capital programme for the current financial year for this Committee. The original capital programme for 2016/2017 had been approved by Policy and

Finance Committee in February 2016 and since then regular reports had been presented to this Committee on progress with the capital programme. The capital programme comprises one scheme with a total approved budget of £30,200 in respect of the introduction of a planning portal link to the planning application system and a planning system update.

At the end of November 2016 there had been no spend on the scheme, officers were still awaiting confirmation from the software supplier of when the initial on-site assessment for the scheme would be carried out. A scheme implementation timeline would be agreed following this assessment.

RESOLVED: That Committee approve the revised capital programme for 2016/2017 as set out in the report.

#### 459 CAPITAL PROGRAMME REVIEW AND NEW BIDS

The Director of Resources submitted a report recommending the proposed future five year capital programme 2017/2018 to 2021/2022 for this Committee. The report reviewed the schemes that were approved in the capital programme in 2016 for the financial years 2017/2018 and 2018/2019 and also any new bids received from Heads of Service for the period 2019/2020 to 2021/2022. With regard to the capital programme for 2017/2018 to 2018/2019, there had been no schemes approved in the capital programme for this timeframe and as a result there was nothing to discuss or review with Heads of Service or to report to Committee.

With regard to new capital bids for the period 2019/2020 to 2021/2022, the Heads of Service had been asked to put forward new bids. One bid had been submitted falling in the 2019/2020 financial year totalling £14,500.

Committee were asked to consider the new scheme bid and also to put forward any amendments to the bid that they may wish to make at this stage. The Director of Resources reminded Members that other Committee's would also be receiving similar reports for the new scheme bids and that all the bids from Committees would finally be considered alongside each other by the Budget Working Group and Policy and Finance Committee.

RESOLVED: That Committee

1. approve the future five year capital programme for 2017/2018 to 2021/2022 as outlined in the report; and
2. recommend to Policy and Finance Committee the future five year capital programme for this Committee's services as outlined in the report.

#### 460 REVISED REVENUE BUDGET 2016/2017

The Director of Resources submitted a report outlining a revised revenue budget for 2016/2017 for this Committee. She reminded Members that at this time of year, the estimates are revised for the current financial year in order to predict

the likely outturn. This also assists in preparing the original estimates for the forthcoming financial year. The 2016/2017 budget had included provision for pay and increases of 1.5% which had then been settled at 1%. As well as using data on past performance there had been detailed discussions with budget holders and Heads of Service on past service provision on future plans which played an integral part in the budget setting process. She informed Committee that the revised budget for 2016/2017 was £59,700 lower than the original estimate and reduced to £8,740 after movements on earmarked reserves. This equated to 0.6% of this Committee's gross expenditure. A comparison between the original and revised budgets for each cost centre was included for Committee's information and the significant variances were highlighted.

RESOLVED: That Committee agree the revised revenue estimate for 2016/2017.

#### 461 ORIGINAL REVENUE BUDGET 2017/2018

The Director of Resources submitted a report asking Committee to agree to the draft revenue budget for 2017/2018 for this Committee for consideration at Special Policy and Finance Committee. With regard to the Council's overall financial position, she reminded Members that in September, the updated Council's four year budget forecast had predicted budget gaps of £265k in 2017/2018, £719k in 2018/2019 and £921k in 2019/2020. She also informed Members that in October, the Council submitted an efficiency plan to the government in order to secure a multi finance settlement and this had been successful.

The government had also announced that there would be significant changes to the new homes bonus scheme which would impact on our allocation. The 2017/2018 allocations paid will reduce from 6 years to 5 years, the impact of which would reduce our allocation from £510k to £384k as a result of the new 0.4% growth baseline. The total allocation for next year would now be £1,570k instead of 1.815k and further reductions would be phased in future years. The government had also set out the Referendum criteria for 2017/2018 which allowed a maximum increase in band D Council Tax for Ribbles Valley of £5.

From 1 April 2016, we have been a member of the Lancashire Business Rate Poole which means that we will benefit from not having to pay a 50% levy on growth above our business rate baseline. The current estimate of our retained levy will be around £400k.

The Budget Working Group would continue to meet over the next weeks and would ultimately make recommendations to Special Policy and Finance Committee on 7 February 2017 in order to achieve a balanced budget.

The proposed fees and charges for 2017/2018 that had been considered by Committee in October, had been incorporated into the service budgets and following a great deal of in-depth service analysis and meetings by the Council's accountants, budget holders, Heads of Service and management team, the proposed draft budget was now presented to Members. Estimates had been prepared on current levels of service allowing for pay increases at 1.1% and

increases of 1.5% for all other items. The budget for each cost centre within the report was presented individually showing the original estimate, savings, inflation, variations to standard budgeted inflation, unavoidable changes to service costs, support services and capital charges which then culminated in the draft original estimate for 2017/2018.

13 cost centres were presented for this Committee and comments given on any large variances.

RESOLVED: That Committee agree the revenue original estimate for 2017/2018 and submit this to Policy and Finance Committee subject to any further considerations made by the Budget Working Group.

#### 462 APPEALS

- a) 3/2016/0701/P – Ground and first floor extensions to side and rear elevations with porch to front at 77 Inglewhite Road, Longridge – appeal dismissed.
- b) 3/2016/0333 – Resubmission of application ref 3/2016/0114 for the erection of garage and boundary fence at Blue Trees, Manor Road, Copster Green – appeal dismissed.
- c) Enforcement Notice 23 May 2016 – unauthorised erection of walls exceeding 1m in height; 2m in height on locations identified at Wiswell Shay Farm, Wiswell Lane, Whalley – appeal dismissed and notice upheld except on period of compliance requirements.
- d) 3/2016/0387 – demolition of stone boundary wall and creation of a two storey extension to accommodate a ground floor retail space and a first floor one bedroom flat at 1-3 Accrington Road, Whalley – appeal dismissed.
- e) 3/2016/0459 – creation of a balcony over existing extension at 10 Pendle Drive, Whalley – appeal allowed.

The meeting closed at 7.50pm.

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