

Minutes of Planning and Development Committee

Meeting Date: Thursday, 16 March 2017, starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

S Atkinson	S Knox
A Brown	J Rogerson
I Brown	I Sayers
S Carefoot	R Sherras
M French	R Swarbrick
B Hilton	D Taylor

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

Also in attendance: Councillors K Hind and G Scott.

582 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors L Graves and R Thompson.

583 MINUTES

The minutes of the meeting held on 16 February 2017 were approved as a correct record and signed by the Chairman.

584 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor J Rogerson declared an interest in planning application 3/2016/1082/P.

585 PUBLIC PARTICIPATION

Mrs Coverdale from Lancashire Wildlife Trust attended the meeting to give Councillors information about the work that the Lancashire Wildlife Trust does at Crosshill and Salthill Nature Reserves. She outlined the facilities at both reserves and the work carried out by the Trust and other volunteers. She informed Members that some grant funding had been withdrawn this year and requested that Committee consider increasing their grant contribution.

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

1. APPLICATION REF: 3/2016/0895/P
GRID REF: SD 374305 441792

The Head of Planning Services informed Committee that Lancashire Archaeology had done a revised assessment, the conclusion of which was that there would still be harm.

DEVELOPMENT DESCRIPTION:

INTERNAL ALTERATIONS TO COMPLY WITH CURRENT BUILDING REGULATION REQUIREMENTS AT NORMAN COPE OPTICIANS, 11 CASTLE STREET, CLITHEROE BB7 2BT

APPROVED with the 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Plans

2. The permission shall relate to the development as shown on Plan Reference 1639/T.01, 1639/T.02 and 1639/T.03.

REASON: For the avoidance of doubt.

Clarification of extent of permission

3. This consent does not include proposed repair works.

REASON: No information has been submitted to indicate the impact of proposed works on the special architectural and historic interest of the listed building.

Building record

4. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of recording, analysis and reporting. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site and in accordance with National Planning Policy Framework paragraph 141: "Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible".

Design and Materials

5. Precise specifications of the proposed stairs shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

REASON: In order to limit the impact of proposals on the special architectural and historic interest of the listed building.

Structural works

6. Precise specifications (including a structural engineer's method statement) of proposed fabric removal shall have been submitted to and approved by the Local Planning Authority before the implementation of this element of the proposed works.

REASON: In order to limit the impact of proposals on the special architectural and historic interest of the listed building.

2. APPLICATION REF: 3/2017/0020/P
GRID REF: SD 369058 443824

The Head of Planning Services referred to an amended plan that defined the residential curtilage that would be included in an additional condition.

DEVELOPMENT DESCRIPTION:

APPLICATION FOR OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED FOR A NEW FARM WORKER'S DWELLING AT MASON HOUSE FARM CLITHEREOE ROAD BASHALL EAVES BB7 3DD.

That the application be APPROVED subject to the following conditions:

1. Application for approval of all 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. Unless explicitly required by condition within this consent, the development hereby permitted shall relate to the development as shown on the Proposed Location Plan (1:2500) and Proposed Site Plan (1:1250) received 16 March 2017.

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

3. The approval of the Local Planning Authority shall be sought in respect of the following matters before the development is commenced:- the appearance; layout; landscaping; and scale.

REASON: The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

4. The submission of reserved matters shall include details of all proposed refuse storage area, boundary treatments/fencing/walling and existing and proposed land levels, including slab levels. The development shall be carried out in strict accordance with the approved details unless agreed in writing by the Local Planning Authority.

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

5. Unless otherwise agreed in writing with the Local Planning Authority, no development shall take place until the details of the tree protection measures, in accordance with BS5837: 2012 - Trees in Relation to Demolition, Design & Construction, for all the existing trees within, or directly adjacent to the site have been submitted to and agreed in writing by the Local Planning Authority. The details submitted shall also include a tree protection monitoring schedule. The approved tree protection measures shall be implemented in full under the supervision of a qualified arboriculturalist and inspected by the Local Planning Authority before any site works are begun.

REASON: In order to ensure that trees of visual amenity/botanical/historical value are protected against adverse effects of the development in accordance with Policies DME1 and DMG1 of the Ribble Valley Core Strategy.

6. No trees on the application site shall be willfully damaged, cut down, uprooted, pruned, felled or destroyed, either prior to or following the submission of a Reserved Matters Application, without the prior written permission of the Local Planning Authority.

REASON: In order to ensure that existing trees are retained in the interests of visual amenity and to comply with Policies DMG1, DME1 and DME2 of the Ribble Valley Core Strategy (Adopted Version).

7. 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 / 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 identify the nature and type of the nesting boxes/artificial roosting sites and the locations(s) or wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into the dwelling during the construction stage of the development and made available for use before the dwelling hereby approved is first occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development in accordance with Policies DMG1 and Key Statement EN4 of the Ribble Valley Core Strategy.

8. The size of the dwelling hereby permitted shall be a maximum of 150 square metres of gross floor space measured externally (the domestic garage associated with the dwelling will be excluded from this floor area calculation) unless agreed otherwise in writing by the Local Planning Authority. Upon its occupation and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any subsequent enactment thereof 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 hereby approved unless planning permission has first been granted by the Local Planning Authority.

REASON: To ensure that the size of the dwelling hereby permitted is reasonably related to the agricultural holding and is commensurate with the established functional requirement and can be sustained in the long term, and in accordance with Core Strategy Policies DMG2 and DMH3.

9. The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990 or in forestry, or a dependant of such a person residing with him or her or a widow or widower of such a person.

REASON: For the avoidance of doubt as permission has been granted for the dwelling on the basis of its occupation by an essential rural worker in a location where a dwelling for general occupation would not normally be permitted; and to comply with Policy DMH3 of the Ribble Valley Core Strategy.

10. 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. The dwelling shall not be occupied until the approved foul drainage scheme has been completed to serve the building, in accordance with the approved details. The development shall be completed maintained and managed in accordance with the approved details

REASON: To ensure satisfactory means of foul drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

11. 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 satisfactory means of surface water drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

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

3. APPLICATION REF: 3/2017/0105/P
GRID REF: SD 369585 443183

DEVELOPMENT DESCRIPTION:

THE SITING OF FOUR YURTS AND ASSOCIATED STRUCTURES (RESUBMISSION OF APPLICATION 3/2016/0111) AT THE RED PUMP HOTEL, CLITHEROE ROAD, BASHALL EAVES.

That the application be APPROVED subject to the imposition of the following condition(s):

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.

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:

Gle/762/2131/01

Yurt elevations (Scale 1:50 @ A4)

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

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, samples or full details of all materials to be used on the external surfaces of the Yurts and the ancillary facilities buildings hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to their use on site. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented and maintained in accordance with the duly approved materials.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Key Statement EN2, and Policy DMG1 of the Ribble Valley Core Strategy.

4. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, within three months of the date of this decision a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any trees, hedges and shrubs. The duly approved landscaping scheme shall be carried out within 12 months of it first being approved in writing by the LPA and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON: In order to achieve a satisfactory level of landscaping in the interests of visual amenity and to enhance biodiversity in accordance with the requirements of Key Statement EN2, and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

5. No external lighting shall be installed on any structure hereby approved, or elsewhere within the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Only the duly approved lighting shall be installed on the buildings hereby approved.

REASON: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising in accordance with Key Statement EN2 and Policy DMG1 of the Ribble Valley Core Strategy.

6. The Yurts hereby approved shall not be let to or occupied by any one person or group of persons for a combined total period exceeding 90 days in any one calendar year and in any event shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence. A register of all occupants of the accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of the register shall contain the name and address of the principal occupier together with dates of occupation.

REASON: To ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies DMG1, EC1, DME2, DMB1 and DMB3 of the Ribble Valley Core Strategy.

7. Notwithstanding the provisions The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the yurts hereby approved shall only be used as holiday accommodation and for no other purpose, including any other purpose within Use Class C3.

REASON: For the avoidance of doubt, and to avoid an over-intensive use and to ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies DMG1, EC1, DME2, DMB1 and DMB3 of the Ribble Valley Core Strategy.

8. The Yurts hereby approved shall only be used between the dates of 1 April and 31 October and shall be removed in their entirety from the site when not in use between November and March.

REASON: In accordance with Policies EN2, DMG1 and DMB3 of the Ribble Valley Core Strategy, in order to limit occupation of the site and to maintain the scenic beauty of the Forest of Bowland Area of Outstanding Natural Beauty.

9. The Yurts hereby approved shall only operate as a business in association with the Red Pump Hotel (Clitheroe Road, Bashall Eaves BB7 3DA - or any such alternative name that the property is known as in the future), and shall not be sold off as a separate business.

REASON: For the avoidance of doubt and to ensure that the yurts remain part of the existing business at the Red Pump Hotel.

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

(Councillor Rogerson left the meeting.)

4. APPLICATION REF: 3/2016/1082/P
GRID REF: SD 361005 437575

The Head of Planning Services referred to late items and reminded Committee that the covenants on the land were not a material planning consideration.

DEVELOPMENT DESCRIPTION:

APPLICATION FOR OUTLINE CONSENT FOR DEMOLITION OF 74 HIGHER ROAD AND CONSTRUCTION OF UP TO 123 HOUSES ON LAND TO THE REAR, INCLUDING ACCESS. 74 HIGHER ROAD LONGRIDGE PR3 3SY AND LAND TO THE REAR

Minded to Refuse and Deferred for precise wording of reasons for refusal which related to overprovision of housing being harmful to the Development Strategy of the Core Strategy and create a precedent for similar developments in the borough. To be brought back to Committee.

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

(Mr Holden spoken against the above application.)

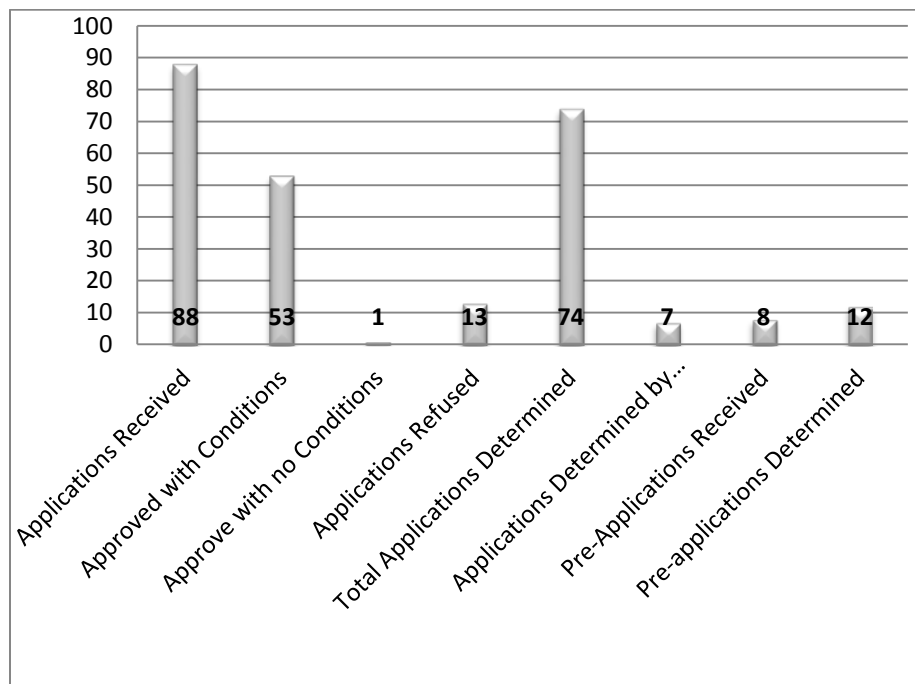
(Councillor K Hind was given permission to speak on the above application.)

(Councillor Rogerson returned to the meeting.)

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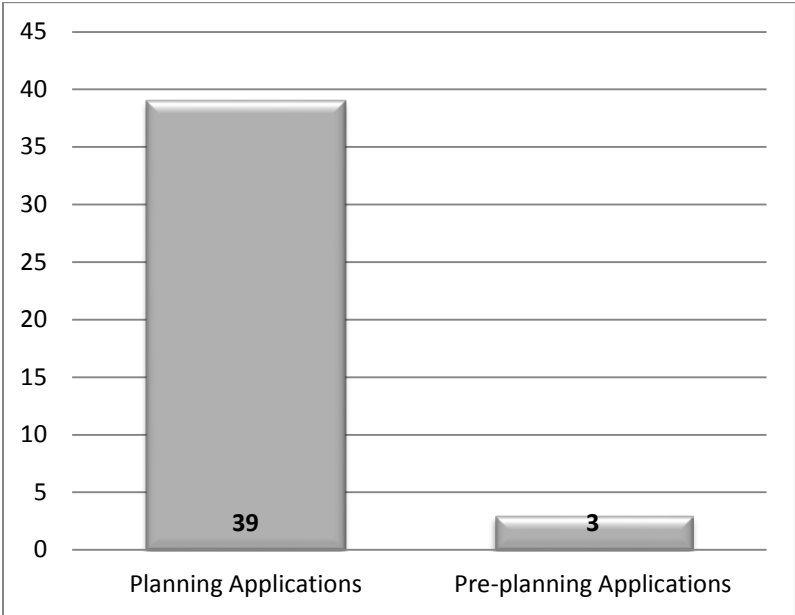
PLANNING APPLICATION STATISTIC REPORT

APPLICATIONS DETERMINED – 1 FEBRUARY – 28 FEBRUARY 2017

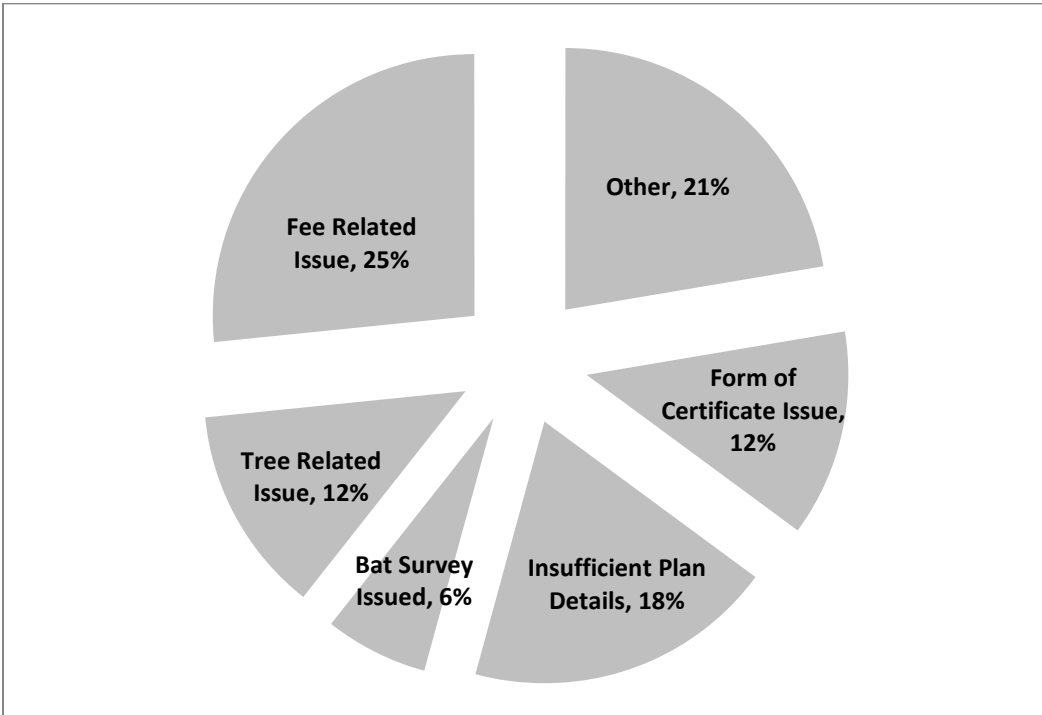


(This list does not include prior determinations, split decisions, observations to other Local Planning Authorities and other less frequent application types).

INVALIDITY REPORT TO 1 MARCH 2017



INVALIDITY REASONS TO 1 MARCH 2017



In relation to submitted applications, between 30-40% of new applications are invalid when submitted. The above pie chart gives a breakdown of the main reasons for applications currently invalid.

Although some applications are quickly made valid (between 2-3 days) in many cases agents/applicants take a considerable time in responding or providing the additional details. In some cases this may be due to the need to commission additional work such as arboricultural reports or bat surveys.

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PLANNING APPLICATIONS DETERMINATION RATE

Members will be aware that the Council has been provisionally included as a Designated Authority in relation to the determination of planning applications. This was specifically due to the failure to meet the criteria of 60% of Minor applications to be determined within 8 weeks. This was during the 2 year monitoring period specified by DCLG. Local Planning Authorities were given an opportunity to comment and assess the figures as well to give an explanation for their performance. Consequently revised figures now show a determination rate of 66.4% rather than 59.9% and it is hoped that it will be confirmed that Ribble Valley Borough Council will not be a Designated Authority.

A copy of the letter is included as an Appendix at the end of this report.

It can be seen from the following figures for the quarterly determination rate show that significant progress has been made in the determination of all planning applications.

1 OCTOBER 2015 – 31 DECEMBER 2015

Major Applications – 6 applications which represents 46% determination within 13 weeks

Minor Applications – 20 applications which represents 30% determination within 8 weeks

Other Applications – 56 applications which represents 56% determination within 8 weeks

1 JANUARY 2016 – 31 MARCH 2016

Major Applications – 3 applications which represents 27% determination within 13 weeks

Minor Applications – 36 applications which represents 54% determination within 8 weeks

Other Applications – 55 applications which represents 60% determination within 8 weeks

1 APRIL 2016 – 30 JUNE 2016

Major Applications – 4 applications which represents 100% determination within 13 weeks

Minor Applications – 39 applications which represents 71% determination within 8 weeks

Other Applications – 65 applications which represents 74% determination within 8 weeks

1 JULY 2016 TO 30 SEPTEMBER 2016

Major Applications – 2 applications which represents 100% determination within 13 weeks

Minor Applications – 51 applications which represents 81% determination within 8 weeks

Other Applications – 94 applications which represents 85% determination within 8 weeks

1 OCTOBER 2016 TO 31 DECEMBER 2016

Major Applications – 4 applications which represents 100% determination within 13 weeks

Minor Applications – 44 applications which represents 86% determination within 8 weeks

Other Applications – 65 applications which represents 90% determination within 8 weeks

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SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2016/0580	Spout Farm Preston Road Longridge	12/1/17	34	With Applicants Solicitor
3/2016/0974	Land West Preston Road Longridge	16/2/17	275	With Planning

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APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2016/1064/P	Replacement garage	Bank House Sawley Road Grindleton
3/2016/1094/P	New outbuilding to contain garden store, potting shed and greenhouse	Wiswell Manor Pendleton Road Wiswell
3/2016/1095/P	Creation of two parking spaces to NW of Broxup House (resubmission of 3/2016/0812)	Broxup House Holden Bolton by Bowland
3/2016/1114/P	Removal of tree on the junction of Dilworth Lane and Lower Lane to be replaced by 2 trees	Dilworth Lane Longridge
3/2016/1123/P	Single storey extension 5m long, 3.2m (max) high and 2.7m to eaves	Middlewood cottage Worston Road Chatburn
3/2017/0067/P	Discharge of conditions 2 (drawing), 3 (hard surface materials), 4 & 5 (foul and surface drainage society), 8 (arboriculture and tree protection), 9 (soft landscape), 11 (non-native species removal), 12 (ecological impact assessment, mitigation and enhancement), 13 (bat method statement, licence application, mitigation and enhancement) from planning permission 3/2015/0024.	Ribble Valley Remembrance Park Mitton Road Whalley

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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		Appeal Dismissed 22/12/2016
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

<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>
3/2016/0750 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		
3/2015/0776 R	26/01/17	Land off Lambing Clough Ln Hurst Green	Hearing	Provisionally 4 th or 5 th April 2017	Statement due 02/03/17
3/2015/0780 R (enf)	26/01/17	Timothy House Farm Whalley Road Hurst Green	Hearing	Provisionally 4 th or 5 th April 2017	Statement due 02/03/17
3/2016/0369R	30/11/16	Greengore Farm Hill Lane Hurst Green	WR		Awaiting Decision
3/2016/0370 R	30/11/16	Greengore Farm Hill Lane Hurst Green	WR		Awaiting Decision
3/2016/0346 R	15/02/17	30 Barker Lane Mellor	WR		Statement Due 22/03/17
3/2016/0858 R	13/12/16	Davis Gate Barn Clitheroe Road Dutton	WR		Appeal Dismissed 02/03/07
3/2016/0833 R	20/01/17	Moorgate Farm Kenyon Lane Dinckley	WR		Statement Due 24/02/17
3/2016/0765 R	14/02/17	68-70 Whalley Road Wilpshire	WR		Statement Due 21/03/17
3/2016/0366 R	Awaiting start date from PINS	Vicarage Fold Wiswell	Appellant asked for hearing		

592 LANCASHIRE WILDLIFE TRUST LOCAL NATURE RESERVES CROSSHILL AND SALTHILL

The Director of Community Services submitted a report for Committee to consider a request from the Wildlife Trust for Lancashire for an additional contribution towards the management of the two local nature reserves at Crosshill and Salthill, Clitheroe and to seek Committee's approval to begin a formal new Lease Agreement process with the Trust.

Salthill and Crosshill local nature reserves are designated Sites of Special Scientific Interest and are recognised internationally, not only for the geology alone but also for the biology and biodiversity. Both sites are leased from the Council by the Wildlife Trust for Lancashire under a 25 year fixed term agreement. The reserves are used for recreational, educational and volunteering health and wellbeing activities as well as informal recreation on a daily basis.

The Trust have invested considerable time and money into the reserves and would like to continue its involvement in these important sites. The working relationship between the Council and the Trust for Lancashire has been a very productive one and the sites are well-managed by the Trust, however the Trust find itself in a similar situation as the rest of the voluntary sector in that resources have declined due to the recession and increased demands on the Trusts limited funds. A request had therefore been received from the Trust seeking an increase in the Council's grant contribution to their work at the two sites from £2,000 per annum to £4,000 per annum.

Committee considered the request and felt it would be better to consider the possibility to grant aid specific projects rather than increase the Council's grant contribution.

RESOLVED: That Committee

1. agree that the annual contribution to the Wildlife Trust for Lancashire for 2016/17 remain at £2,000; and
2. agree to the commencement of discussions with Wildlife Trust for Lancashire for a new long lease.

593 APPEALS

- a) 3/2016/0750 – Removal of paint from store door and window lintels, repainting window frames and door at 24 Higher Road, Longridge – appeal allowed and listed building consent granted.

594 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.35pm.

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