

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No

meeting date: THURSDAY, 27 JULY 2017
title: PLANNING APPLICATIONS
submitted by: DIRECTOR OF COMMUNITY SERVICES

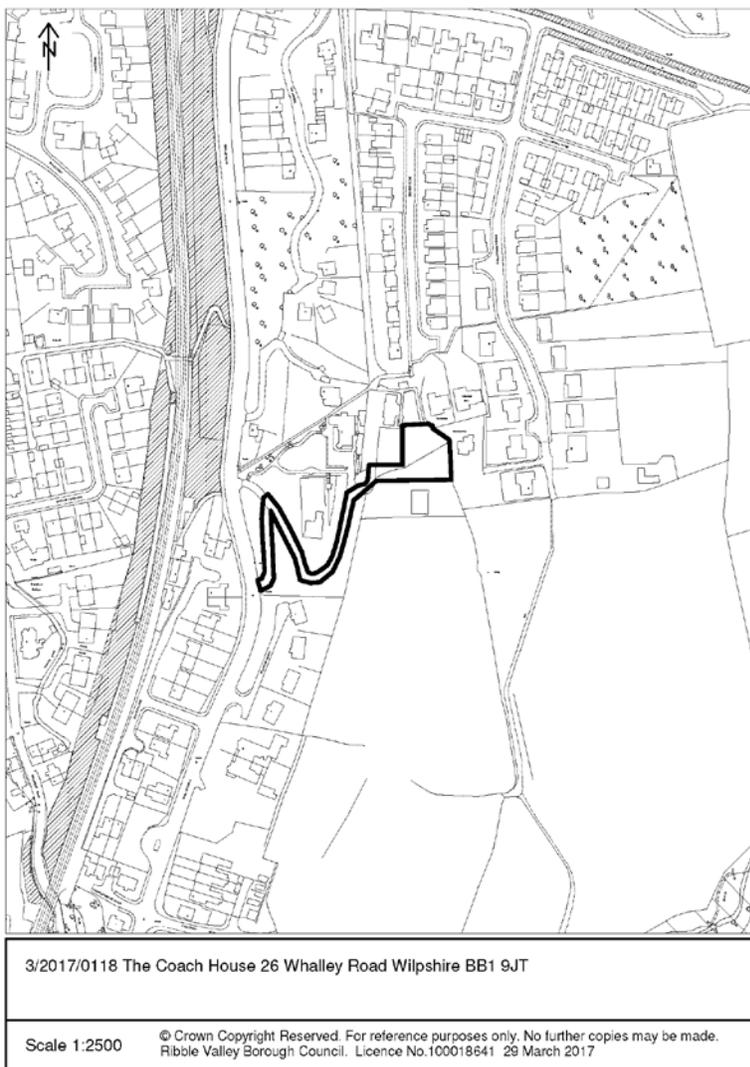
PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

APPLICATION REF: 3/2017/0118

GRID REF: SD 368891 432063

DEVELOPMENT DESCRIPTION:

THE ERECTION OF THREE NEW DWELLING HOUSES ON THE SITE OF THE FORMER TENNIS COURT AT THE COACH HOUSE 26 WHALLEY ROAD WILPSHIRE BB1 9JT



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Wilpshire Parish Council objects to the proposed development for the following reasons:

- Overdevelopment of the site
- Highway concerns in regards to access and egress to and from the site
- Ongoing drainage issues on this site
- Concerns over the design of the proposed terraced properties

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

The County Surveyor (Highways) has no objection to the proposed development subject to the inclusion of appropriate conditions.

LEAD LOCAL FLOOD AUTHORITY:

The Lead Local Flood Authority (LLFA) has no comment to make on the application.

UNITED UTILITIES:

Prior to commencement of development United Utilities would require the submission of an appropriate surface water drainage scheme. In addition, no surface water from the development site would be permitted to drain directly or indirectly into the public sewer.

ADDITIONAL REPRESENTATIONS:

A total of 20 representations have been received from individual households and object to the proposals for the following:

- Water from the site flows across the A666 causing a road safety hazard
- Proposal would result in the removal of mature trees
- Overdevelopment of the site which would contain a total of seven dwellings
- Road safety concerns regarding site access/egress to A666
- Loss of privacy and overlooking of neighbouring properties
- Harm to bat foraging areas
- Refuse vehicles would be unable to serve the dwellings
- Terraced dwellings not reflective of housing in the area
- Concerns relating to the creation of a driveway to the rear of properties along Beaver Close
- The land is not wholly within the ownership of the applicant

1. Site Description and Surrounding Area

1.1 The application site relates to a plot of land which previously formed part of the extensive curtilage to the large detached dwelling known as the Knolle, on the eastern side of Whalley Road in Wilsphire. Overtime a number of planning applications have been granted for residential development within the grounds of the Knolle, including conversion of The Coach House to a dwelling, and permission has also been granted for the erection of four detached dwellings, of which two have been constructed. The application site rises steeply to the east from Whalley Road.

1.2 The application relates specifically to a plot of land on the western side of the former curtilage of the Knolle. The site of the proposed building is therefore adjoined to the west by The Knolle; to the north by The Coach House and a dwelling off the end of Beaver Close; to the east by a detached dwelling off Hollowhead Avenue; and to the south by a detached dwelling approved under planning application 3/2010/0807/P which is nearing completion. The Knolle, The Coach House and the two newly constructed dwellings are served by an access road which was constructed under planning consent 3/2004/0235/P. Extant consent is in place for the construction of a single dwelling on the eastern section of this site adjacent to Whalley Road.

1.3 Planning consent has been granted previously at the application site for the erection of a single detached dwelling by planning consent 3/2009/0664/P in 2009 and this consent was renewed in 2013.

2. **Proposed Development for which consent is sought**

2.1 Consent is sought for the erection of three townhouses on the site of the former tennis courts. The proposed dwellings would be seen as two storey dwellings with roof space accommodation from the west; from the east they would be seen as dormer bungalows due to the change in land levels from east to west. The building as a whole would measure 17.9m in width and 11m in depth. When viewed from the west the eaves and ridge height would be 5.2m and 8.5m respectively from ground level. To the rear the dwelling would have a height of 6m above adjacent ground levels.

2.2 The front and rear roof slopes would each be adorned with three pitched-roof dormers measuring 1.5m x 2m. Each dwelling would provide living accommodation comprising two bedrooms, bathroom, kitchen diner and lounge arranged across three floors. The ground floor would be back to earth on its east side. The proposed dwellings would be faced with natural stone, slate roofs and timber effect UPVC window frames and doors. A driveway would be provided from the existing access to the Coach House and the proposals include parking for six vehicles including manoeuvring space within the site. Shared garden areas are proposed to the front of the properties and an upper garden area is proposed on the remainder of the tennis courts to the north.

3. **Relevant Planning History**

3/2002/0632/P – Change of use of The Coach House to dwelling. Refused. Appeal dismissed.

3/2003/0731/P – Change of use of The Coach House to dwelling, together with new access to Whalley Road. Refused.

3/2004/0235/P – New access and driveway onto Whalley Road and closure of existing access. Approved.

3/2008/0805/P – Change of use of The Coach House into a dwelling. Approved.

3/2009/0664/P – Erection of detached. Approved.

3/2010/0807/P - Erection of two dwellings on land at The Knolle. Approved.

3/2012/0937/P - Application for the renewal of planning permission 3/2009/0664P, for the erection of a four bed detached dwelling on the former tennis court adjacent to the Coach House. Approved.

3/2016/0278P - One detached dwelling with integral garage. Approved.

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 - Development Strategy

Key Statement DS2 - Sustainable Development

Key Statement H1 – Housing Provision

Key Statement H2 - Housing Balance

Key Statement DMI2 - Transport Considerations

Policy DMG1 - General Considerations

Policy DMG2 - Strategic Considerations

Policy DMG3 - Transport and Mobility

Policy DME1 - Protecting Trees and Woodlands

Policy DME2 - Landscape and Townscape Protection

Policy DME3 - Site and Species Protection and Conservation

Policy DME6 - Water Management

Other Material Considerations:

National Planning Policy Framework (NPPF)

Technical Guidance to the National Planning Policy Framework

Planning Practice Guidance (PPG)

5. **Assessment of Proposed Development**

5.1 The main considerations in determining this application are the principle of the development, the impact of the development on the character and visual appearance of the surrounding area, its effect on the residential amenities of neighbouring occupiers and its effect on highway safety.

5.2 **Principle of Development**

5.2.1 The application site is located within the Settlement Boundary of Wilpshire which is identified as a Tier 1 Village in Key Statement DS1 of the Core Strategy. Key Statement DS1 directs the majority of new housing development to the principle settlements and the identified strategic site. In addition, residential development is focused towards Tier 1 Villages which are considered the more sustainable of the 32 defined settlements. According to the latest housing land monitoring position (30 September 2016) there remains a residual housing need in the Settlement of Wilpshire and therefore the proposal would comply with Core Strategy Key Statement DS1 and is acceptable in principle.

5.2.2 The Planning Officer notes Parish Council and neighbour objections relating to perceived overdevelopment of the site and assertions that the erection of a terrace of three dwellings would be out of keeping with the surrounding area which is characterised by detached properties. Nonetheless, Core Strategy Key Statement H2 requires development proposals to contribute to a mix of housing to provide for the different needs of local people. It is considered that the proposals would accord with the general intentions of Key Statement H2 by

enhancing the mix of housing available in the area. Furthermore, the surrounding area is not homogeneous in nature and includes dwellings in a variety of designs and scales.

5.3 Design and Visual Appearance

5.3.1 In terms of its visual appearance, the proposal would be similar to the single detached dwelling previously approved at the application site. Dwellings in the surrounding area are faced with a mix of materials including stone, brick and render and therefore the proposed facing materials are acceptable. The buildings size and scale are commensurate with buildings in the immediate vicinity and, as such, the development proposals are in accordance with Policy DMG1 of the Core Strategy.

5.4 Impact on Residential Amenity

5.4.1 The site of the proposed building is adjoined to the west by The Knolle; to the north by The Coach House and a dwelling off the end of Beaver Close; to the east by a detached dwelling off Hollowhead Avenue; and to the south by a detached dwelling approved under planning application 3/2010/0807/P which is nearing completion.

5.4.2 The proposed dwellings would be located around 16m from the Coach House. There would be no facing habitable room windows and the proposals would have no detrimental impact on the residential amenity of this neighbour. Similarly, the occupants of The Chestnuts, a detached dwelling to the north-east of the site, would not be impacted upon by any loss of light, outlook or privacy as a result of the proposed development and there are no habitable rooms serving this neighbouring property that would directly face the dwellings proposed.

5.4.3 The nearest neighbouring dwelling to the east is Hollowhead Farm. Due to the lie of the land this neighbouring property is elevated above the application site. The applicant has submitted plans that show that the separation distance between the proposed development and Hollowhead Farm would exceed 21m and that the ground floor windows of Hollowhead Farm facing the application site would be above the first floor bedroom windows of the proposed dwellings. Given the distances involved, relative land levels and existing and proposed trees and shrub screening it is not considered that the proposals would result in unacceptable harm to the residential amenities of this neighbouring occupant to warrant refusal of the application. Moreover, it is borne in mind that the previous planning decision to allow the erection of a single detached dwelling on the same footprint and with similar dimensions considered the relationship with Hollowhead Farm acceptable.

5.4.4 Concerns have been raised based on the fear that the applicant would use a track that runs along the rear of Beaver Close as access to the development site. The applicant, however, does not seek such permission; the access track is not shown on the red-edged location plan and so does not form part of the application. Reference has been made to previous refusals and appeal decisions for the use of the track as an access route to other dwellings on the site. In these cases, the development did propose use of the track as a sole means of entry to the site. This is not, however, the case with the current application which should be determined on the basis of what has been applied for.

5.5 Further Issues for Consideration

- 5.5.1 The applicant has provided an Arboricultural Impact Assessment in support of the application. The proposed development would require the removal of a single category 'U' tree. The remaining trees in and around the application site form part of a wider woodland TPO and the assessment shows that the proposals would not impact negatively on the health or longevity of these trees subject to appropriate measures including the erection of protective fencing.
- 5.5.2 Concerns have been raised regarding drainage of the site including flow of surface water from the site onto Whalley Road. The County Highway Surveyor has recommended the imposition of a planning informative which advises the applicant that surface water cannot be discharge onto the highway. The Lead Local Flood Authority (LLFA) has been consulted and has raised no objection. The Flood Risk Management Officer has commented that the land drainage issues at the site have been resolved. Further details of a surface water drainage scheme would be submitted prior to commencement of the development.
- 5.5.3 Members will be aware that further information was sought in respect of the right of way/access to the rear of Beaver Close (outside the development site) and requested that LCC Highways revisit to look at the suitability/capability of the existing access road/junction to serve the proposed dwellings.
- 5.5.4 Having regard to highway safety concerns, the County Highways Surveyor has reassessed the application and remains satisfied that the existing access/egress onto Whalley Road is acceptable. It is noted, however, that the access road, which was approved by planning consent 3/2004/0235, was subject to a planning condition which required that the sightlines be kept clear of any obstruction above a height of 1m. The existing vegetation when turning right out of the access road onto Whalley Road exceeds 1m in height and encroaches within the approved sightlines in breach of the aforementioned planning condition.
- 5.5.5 The site access and associated sightlines are not in the control of the applicant and therefore conditions requiring works on this land by the applicant would fail the tests of reasonableness and enforceability outlined in paragraph 206 of the NPPF. However, the Councils Enforcement Officer has contacted the owner of the land, Sherwood Homes Ltd, to ensure that the sightlines are maintained in accordance with the planning conditions imposed by planning consent 3/2004/0235. I can see no legitimate reason for refusal of this application on highway safety grounds given that the sightlines approved by planning consent 3/2004/0235 are considered acceptable subject to compliance with the conditions imposed.
- 5.5.6 With regard to the right of way/access to the rear of Beaver Close, on the basis of the access being onto Whalley Road, as applied for in the application, the application would have no effects on the amenities of the residents of Beaver Close. Residents of Beaver Close have raised concerns based on the fear that the applicant would use the track that runs along the rear of their properties as access to the development site. Consideration has been given to the imposition of an appropriately worded planning condition to ensure that vehicular access to the development shall be from Whalley New Road (A666) only. However, private issues between neighbours including private rights of access and covenants are

not planning matters and planning permission cannot override private rights of access or any restriction or condition arising from a covenant. This view has been confirmed by the Council's Chief Legal Officer.

- 5.5.7 Any fears about what may or may not happen in the future cannot be a reason for refusal of a planning application and it is considered that a planning condition which would restrict the use of a private right of access would not be reasonable or enforceable as required by paragraph 206 of the NPPF. Members will note that similar concerns were raised during the determination of previously approved applications for the change of use of the Coach House to a private dwelling and for the erection of a single dwelling at the application site. In both cases there was considered to be no legitimate reason for refusal of those applications on the basis of any impact on the residential amenity of the residents of Beaver Close nor were any planning conditions imposed to restrict the use of a private right of access. Taking account the above, refusal of the application based on its effects on the amenities of the residents of Beaver Close would be unreasonable and unjustified.

6. Conclusion

- 6.1 The erection of three dwellings at the application site would contribute to the supply of housing the Settlement of Wilpshire and would comply with the development strategy set out in Key Statement DS1 of the Core Strategy. The proposals would not result in any unacceptable harm to the visual appearance of the area nor would it harm the residential amenities of neighbouring occupiers in accordance with Policy DMG1 of the Core Strategy. Accordingly, it is recommended that the application be approved subject to appropriate conditions.

RECOMMENDATION: That the application be APPROVED subject to the following conditions:

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:

Dwg 02A Existing Site Plan received 29.03.2017
Dwg 03A Proposed Plans and Elevations received 29.03.2017
Dwg 04A Proposed Site Plan received 29.03.2017
Dwg 05 Proposed Section received 29.03.2017

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

3. Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict 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 of the Ribble Valley Core Strategy.

4. Notwithstanding the submitted details, prior to the commencement of the development, full details of the proposed landscaping shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the landscaping details shall indicate all trees and hedgerows identified to be retained or how those adjacent to the proposed development and/or application area/boundary will be adequately protected during construction, in accordance with BS5837; 2012 'Trees in relation to design, demolition and construction' equivalent unless otherwise agreed. The agreed protection measures shall be put in place and maintained during the construction period of the development.

The approved landscaping scheme shall be implemented in the first planting season following first occupation or use of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those original planted.

REASON: To protect trees and hedges on and adjacent to the site and to ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policies DME1 and DME3 of the Ribble Valley Core Strategy

5. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified to be retained in the Arboricultural Impact Assessment dated March 2017 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction] the details of which shall be implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection/exclusion zone 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/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

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

REASON: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and the locality and in accordance with Policies DMG1, EN2, and DME2 of the Ribble Valley Core Strategy.

6. Prior to the commencement of development full details of the colour, form and texture of all hard landscaping (ground surfacing materials) including details of any changes of level or landform and the alignment, height and appearance of all fences and walls and

gates to be erected (notwithstanding any such detail shown on previously submitted plan(s) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

REASON: In the interests of the amenity of the area and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

7. Notwithstanding the details shown on the approved plans, within three months of the commencement of development, the siting, details of the construction and design of external refuse recycling/bin stores shall be submitted to and approved in writing by the Local Planning Authority. The duly approved facilities shall be made available for use before the dwellings hereby approved is first occupied and retained thereafter.

REASON: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and in the interest of visual amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

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 full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strict in accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that proposed development responds appropriately to the topography of the site and is appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

9. The site shall be drained via separate systems for the disposal of foul and surface water.

REASON: To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with Policy DME6 of the Ribble Valley Core Strategy.

10. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards 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 in accordance with the approved details.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy DME6 of the Ribble Valley Core Strategy, and national guidance contained within the NPPF and NPPG.

11. 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 EN4 of the Ribble Valley Core Strategy.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of 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 development and locality, and to protect any adjacent trees, in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

13. Prior to commencement of development on site, a scheme shall be submitted to and approved in writing by the Local Planning Authority (including a timetable for implementation) to secure at least 10% of the energy supply of the development hereby permitted from renewable or low carbon energy sources or a scheme that demonstrates that alternative measures will achieve at least 10% less energy consumption than similar development constructed in accordance with the current Building Regulations Standards. The approved scheme/details shall be implemented as part of the development/as approved and retained as operational thereafter.

REASON: In order to encourage renewable energy and to comply the Key Statement EN3 and Policies DMG1 and DME5 of the Ribble Valley Core Strategy.

14. Unless otherwise agreed in writing by the Local Planning Authority, no building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

REASON: In order to protect the amenities of existing residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

15. The parking and associated manoeuvring facilities shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of any of the buildings; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the site in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

16. 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: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

17. 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
Details of working hours
Contact details of the site manager

REASON: To protect existing road users in the interest of highway safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

NOTES

1. This consent does not give approval to a connection being made to the County Council's highway drainage system.

Update following Planning and Development Committee Meeting on the 22ND June 2017

Committee resolved at the previous meeting to be minded to refuse the application and it was Deferred to the Director of Community Services for appropriate refusal reason based on highway safety and residential amenity. Members are reminded that if it is not possible to substantiate and justify any planning conditions or reasons for refusal and an appeal is lodged there is a risk of an award of costs against the Council.

Should Committee be minded to refuse the application the following reasons are given:

1. The proposal, as a result of the cumulative impact on the highway network and given the access on to the local highway, would result in conditions to the detriment of Highway safety and as such would be contrary to Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.
2. The proposal, given the possibility of access on to the rear of Beaver Close, would lead to the introduction of traffic movements that would adversely impact upon the residential amenities of neighbouring dwellings and as such would be contrary to Policy DMG1 of the Ribble Valley Core Strategy.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2017%2F0118

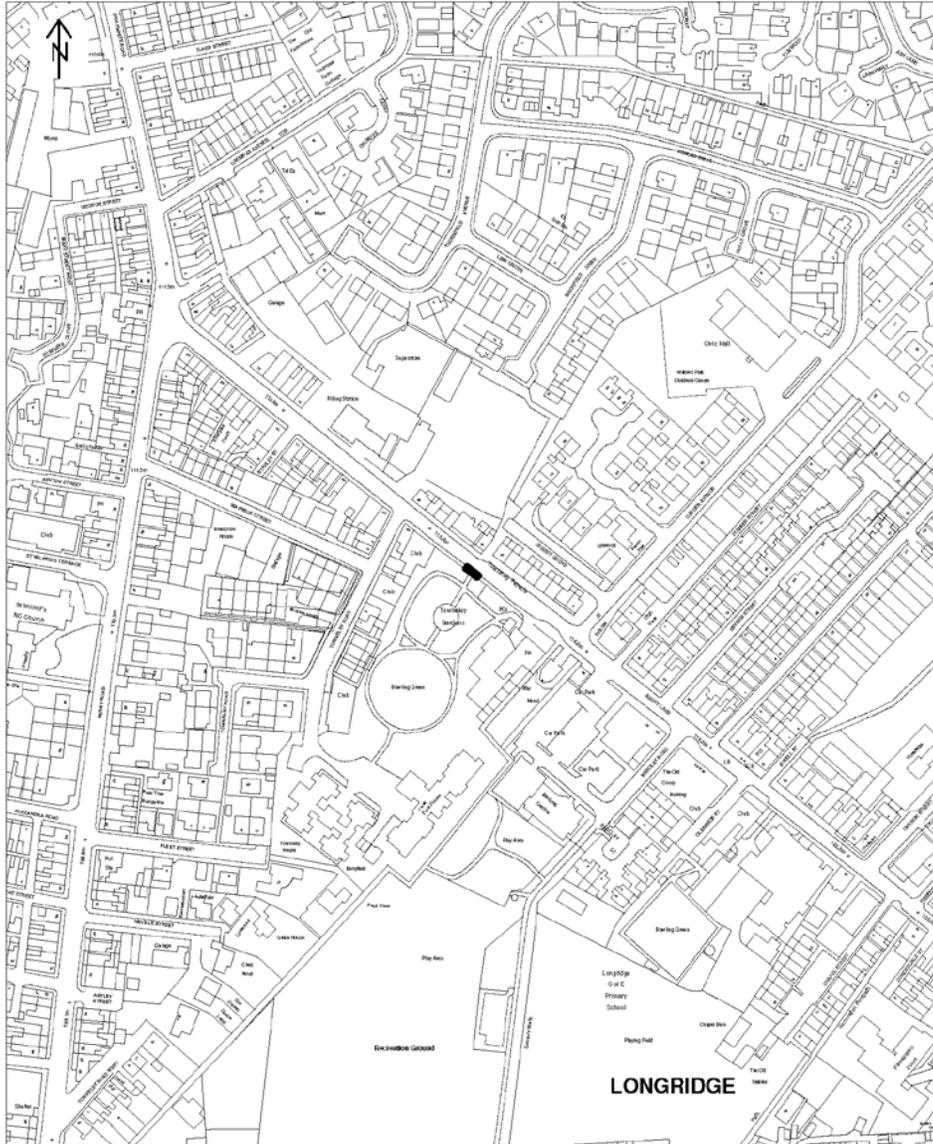
RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPLICATION REF: 3/2017/0570

GRID REF: SD 360349 437432

DEVELOPMENT DESCRIPTION:

PROPOSED ARCH AT THE ENTRANCE TO TOWNELEY GARDENS



3/2017/0570 Towneley Gardens Berry Lane Longridge

Scale 1:2500

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CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

No comments received at time of writing this report, however please note that Longridge Town Council are the applicant.

ADDITIONAL REPRESENTATIONS:

No representations have been received.

1. Site Description and Surrounding Area

- 1.1 The application relates to the Towneley Gardens in Longridge Town Centre Conservation Area. More specifically the application relates to the entrance point fronting onto Towneley Parade, situated between the Towneley Arms Hotel (Public House) and the Longridge Youth and Community Centre.
- 1.2 Towneley Gardens is a public area consisting of gardens, walkways, a public toilet and a bowling green.

2. Proposed Development for which consent is sought

- 2.1 The application seeks consent to erect an entrance archway fronting onto Towneley Parade. The proposed archway forms part of wider public realm improvements that are taking place at Towneley Gardens, and these other works include tree works, landscaping works, new stone paving and new picnic benches/notice boards etc... (however this application only relates to the proposed archway).
- 2.2 The proposed archway would measure 3.97m wide and 4.3m to the highest point, with a thickness of 170mm. The arch would be constructed in steel with decorative features and emblems representing Longridge's traditional industries (farming, quarrying and the railway).

3. Relevant Planning History

None relevant

4. Relevant Policies

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy
Key Statement EN2 – Landscape
Key Statement EC3 – Visitor Economy
Key Statement EN5 – Heritage Assets
Policy DMG1 – General Considerations
Policy DME2 – Landscape and Townscape Protection
Policy DMB3 – Recreation and Tourism Development
Policy DME4 – Protecting Heritage Assets

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

5. **Assessment of Proposed Development**

5.1 **Principle of development**

- 5.1.1 The application seeks consent to erect a steel archway on land owned by Ribble Valley Borough Council. The archway would represent a feature of public artwork and would define the entrance to the Towneley Gardens, a public area within Longridge Town Centre.
- 5.1.2 Policy DMB3 of the Ribble Valley Core Strategy seeks to promote tourism and visitor facilities throughout the borough and proposed archway is being erected for public benefits and thus is supported by this Policy.

5.2 **Visual Amenity and impact upon Conservation Area:**

- 5.2.1 The application site is located within the Longridge Town Centre Conservation Area and thus the visual impact of the proposal must be considered.
- 5.2.2 Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 places a duty on the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.
- 5.2.3 One of the 12 core planning principles of the NPPF is to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Similarly, Policy DME4 of the Ribble Valley Core Strategy requires development proposals to “conserve” or “enhance” the character and appearance of Conservation Areas, and does not support development that would cause harm to the setting of Listed Buildings.
- 5.2.4 The application is accompanied by a Heritage Statement which comments that the emblems/features sculptured on the proposed arch represent Longridge’s past, and the Heritage Statement concludes that the arch will serve to enhance the Towneley Gardens and the Conservation Area.
- 5.2.5 The proposed arch would be well made and is of a high standard of design/materials so as to ensure that it would represent a feature of interest at Towneley Gardens, and create a sense of place and arrival within Longridge Town Centre. It is therefore agreed that the proposal would enhance the character of the Conservation Area and would result in a visual improvement to the public area.

5.3 **Impact upon surrounding uses/amenity:**

- 5.3.1 The proposed archway is modest in size and situated a significant distance from any neighbouring properties, which are mainly commercial in use within the Town Centre. The proposed arch would therefore have no detrimental impact upon the amenity of neighbouring uses.
- 5.3.2 With regard to public safety, the internal measurements of the archway would be 3m wide and 3.5m tall, so as to ensure that all potential users can safely pass through in order to gain entry to the Public Gardens.

6. **Conclusion**

- 6.1 In summary, the proposed archway forms part of wider public realm improvements taking place at the Towneley Gardens in Longridge Town Centre. The design and appearance of the archway is considered to be acceptable and would have no negative impact upon nearby uses, and consequently the application is considered to be acceptable.

RECOMMENDATION: That the application be APPROVED subject to the following conditions:

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

REASON: To comply with the requirements of 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:

Site Location Plan
LTC/CP/01
LTC/ESP/01
Long/Arch/01/A

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

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2017%2F0570

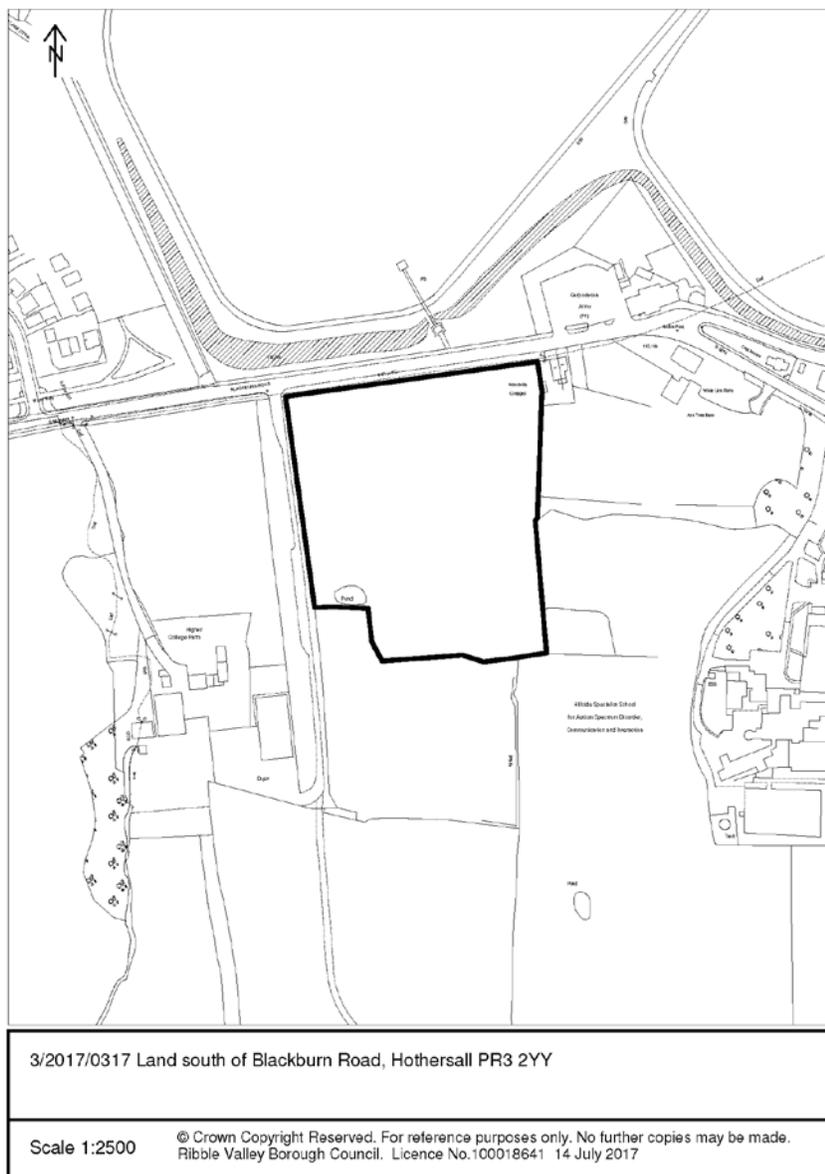
D APPLICATIONS ON WHICH COMMITTEE 'DEFER' THEIR APPROVAL SUBJECT TO WORK 'DELEGATED' TO THE DIRECTOR OF COMMUNITY SERVICES BEING SATISFACTORILY COMPLETED

APPLICATION NO: 3/2017/0317/P

GRID REF: SD 361763 437185

DEVELOPMENT DESCRIPTION:

OUTLINE PLANNING APPLICATION FOR EMPLOYMENT FLOORSPACE (USE CLASSES B1, B2 AND B8) AND ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND SERVICES INFRASTRUCTURE WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS AT LAND SOUTH OF BLACKBURN ROAD HOTHERSALL PR3 2YY



PARISH/TOWN COUNCIL:

Longridge Town Council: Note the objection to the scheme from Hothersall PC but in principle are in favour of this development providing that adequate screening and also that due care and consideration is given to the needs of the school. Also in the making of any decision any representations received from the nearby school must be taken into account.

Hothersall Parish Council: The site subject to this application has NOT been identified in the Regulation 19 Publication version of the Housing and Economic Development – Development Plan Document April 2017. In our view the decision taken by the Council on 6 April not to allocate this land for employment use is appropriate and demonstrates that the site is unnecessary to deliver the economic objectives set out in the Local Plan. A series of concerns have been raised including:

- the siting, scale and form of the proposal is inappropriate to this open countryside location on the fringe of the Forest of Bowland Area of Outstanding Natural Beauty;
- the uses proposed include those [B2 & B8] which are inappropriate to this location due to the impacts that the buildings needed and the activity hosted will have on the local environment and on residential amenity;
- the siting of the buildings [as proposed in the Illustrative Site Location Plan] is inappropriate in respect of the proximity to Hillside School and will cause unacceptable harm to the setting of this special school.
- the proposal will have a harmful impact on the designated Biological Heritage sites at Hillside School Woodland and Spade Mill Reservoir.
- no provision appears to be made to identify any protected species on site, to assess the risk of harm arising to protected species and to put forward mitigation.
- no assessment has been made of the potential for adverse visual or landscape impact.
- the Transport Study appears to be inadequate; no consideration appears to have been given to Light or Heavy Goods Vehicles despite the proposed use class of the majority of the development [B2 & B8]

Ribchester Parish Council: The design of the proposed park appears to contain some 248 parking/loading spaces. This number of spaces will inevitably boost vehicle movements through the area, particularly during the morning and early evening leading to traffic congestion on local roads. Vehicles accessing the motorway network through Longridge and Grimsargh already meet delays through heavy traffic. Drivers will inevitably seek to find an alternative; the only route available being through the village of Ribchester where roads are unsuitable for heavy traffic and are already congested.

The argument that the site is well served by public transport is open to question given that the current bus service is one per hour, closes around 7pm and does not operate on a Sunday. This cannot by any stretch of the imagination be described as 'well served'.

The proposed site is situated in open countryside on greenfield land. It will be argued that it is possible to mitigate the negative effects of the development by good design. To some extent this is a fanciful argument as no matter how clever the designer no mitigation measures can

compensate for the loss of visual amenity in the area, particularly given the amount of detritus that inevitably surrounds any industrial building.

The site is adjacent a source of water which drains into local watercourses that eventually find their way into the river via Boyce's Brook. There is a worry that without a well-designed site drainage system the Brook will be polluted by commercial and domestic waste.

Note: Amended plans reducing the site area by removing land adjacent Hillside Specialist School have been received and Parish Councils have been re-notified. Any further representations received from the Parish Councils as a result of this re-notification are to be reported verbally.

EDUCATION (LCC):

No comments received.

HIGHWAYS (LCC):

The County Highways Surveyor has raised concerns regarding the site access design and layout. However, the County Surveyor anticipates that the concerns raised could be addressed and, if so, the application would be acceptable in highway terms.

UNITED UTILITIES:

Whilst a water main crosses the site with associated easement United Utilities raise no objection subject to drainage conditions.

LEAD LOCAL FLOOD AUTHORITY:

Raise no objection to the development subject to appropriate conditions including the submission of a Detailed Surface Water Management Plan.

ENVIRONMENT AGENCY:

No objection in principle to the proposed development subject to the inclusion of conditions relating to pollution control.

ADDITIONAL REPRESENTATIONS:

113 letters of objection have been received and raise the following concerns:-

- Wrong site in the wrong location.
- Development is in Hothersall and not Longridge as required by the Core Strategy.
- Use of the building out of character with the area.
- Development would affect tourism and recreation sectors.
- The site is on the edge of the AONB and is surrounded by protected biological heritage sites.
- Environmental survey undertaken by developers is inadequate – countless species of wildlife have been seen. The site is close to five biological heritage sites and would ruin ecology of the area.
- No assessment of visual impact of development – the site would impact on surrounding area and AONB.

- No detail on size and construction of the units.
- Empty brownfield sites within Longridge available for development. There are vacant premises on existing industrial estates.
- Site access is between two busy junctions and there have been numerous accidents and deaths.
- Surrounding road network is inadequate with HGVs using B roads with restrictions on certain roads and access bridges. Road conditions would be affected by HGVs.
- Increase in air pollution and light pollution.
- Transport Statement is unacceptable. Sight lines from the site are not adequate. Cars already speed along Blackburn Road.
- Major worry regarding site drainage which would be served by non-mains drainage. Potential for pollution of brook.
- Access to the school through the site is unacceptable and the schools staff and governors are opposed to the scheme with no consultation prior to the application.
- Any development would set a terrible precedent.
- Increase in noise and pollution that could have severe impact on children at Hillside specialist school for children with autism.
- Development would ruin views from the AONB.
- Scheme is likely to employ more people from outside the area than local residents.
- Government laws regarding limiting pollution levels near schools.
- Many suitable empty warehouses near the M6 for this type of business.
- Development is too close to residential areas and schools.
- Development is contrary to Longridge Neighbourhood Plan.
- Nothing in the plans to limit height or scale and suitable building materials.
- Even buildings of single storey height would decimate protected views.
- Noise levels would affect local residents.
- Devaluation of property.
- Loss of quiet and calming environment for Hillside School.
- HGV traffic would pass through residential areas.
- Poor local transport links.

1. **Proposal**

- 1.1 Consent is sought for the erection of circa 8,500 square metres of employment floor space falling with the 'B' Use Class Order categories and associated access, car parking, landscaping and services infrastructure. All matters are reserved at this stage other than the proposed access. The proposal would comprise a mixed employment development including office, research and light industrial use (B1), general industrial use (B2) and/or storage (B8), the finalised details of which would be established as part of any reserved matters submission. As originally submitted the application site extended to an area of 3 hectares of land in two distinct 'phases' or parcels of land. The larger parcel, Phase 1, measured approximately 2 hectares in area with a frontage onto Blackburn Road. The smaller parcel, Phase 2, was set back from Blackburn Road and would be an area earmarked for potential future 'low-key' development. The proposed access to the site would be via a new vehicular and pedestrian entrance to Blackburn Road.
- 1.2 The additional land to the east, Phase 2, would also provide an alternative access and waiting area for the adjacent Hillside Specialist School. The provision of land at the western school boundary would enable vehicles to arrive with or wait for children without waiting outside the school entrance from Blackburn Road at the start and end of each day.

1.3 As a result of discussions, the area denoted as Phase 2 has now been removed from the scheme and the application now relates solely to the 2 hectares of land referred to as Phase 1. The illustrative site layout indicates six buildings totalling 8,185 square metres of employment floor space on the site which would be subdivided into smaller units and the provision of 204 car parking spaces. The submitted Parameter Plan indicates where existing landscape features would be retained and new landscape screening would be provided.

2. **Site Location**

2.1 The application site comprises an area of open land to the south of Blackburn Road, Hothersall. It is located some 50m to the east of the Longridge Draft Settlement Boundaries which formed part of the Regulation 18 stage consultation and has now been adopted for Development Management Purposes (as of Dec 2016).

2.2 The centre of Longridge lies just over 1 kilometre to the west which contains all the services and facilities associated with a main settlement. To the north of the site are the Spade Mill Reservoirs and to the east a combination of residential properties, the Corporation Arms public house and the Hillside Specialist School.

2.3 Existing site features including boundary trees, hedgerows and ponds within and adjacent to the site. The southern boundary of the Forest Of Bowland AONB lies approximately 1km to the north of the site. There is a Public Right of Way that runs adjacent to the site's western boundary. A number of Biological Heritage Sites are located in the surrounding area, however; the site itself does not contain any land designated or recognised for its ecological value.

3. **Relevant History**

3/2006/0329 - Outline application for the erection of rural workshop units. Refused.

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 - Development Strategy

Key Statement DS2 - Sustainable Development

Key Statement EN2 - Landscape

Key Statement EN3 - Sustainable Development and Climate Change

Key Statement EN4 - Biodiversity and Geodiversity

Key Statement EC1 - Business and Employment Development

Key Statement DMI1 - Planning Obligations

Key Statement DMI2 - Transport Considerations

Policy DMG1 - General Considerations

Policy DMG2 - Strategic Considerations

Policy DMG3 - Transport and Mobility

Policy DME1 - Protecting Trees and Woodlands

Policy DME2 - Landscape and Townscape Protection

Policy DME3 - Site and Species Protection and Conservation

Policy DME6 - Water Management

Policy DMB1 – Supporting Business Growth and the Local Economy

Other Material Considerations:

National Planning Policy Framework (NPPF)

5. **Assessment of Proposed Development**

5.1 This is an outline application with all detailed matters except access reserved for subsequent consideration at reserved matters application stage. The main consideration, therefore, concerns the principle of the proposed commercial development. However, the matters of visual amenity, residential amenity, tree/ecological considerations, highway safety/traffic/public footpath issues do have to be given some consideration. Each of these matters are discussed below.

5.2 Principle of Development

5.2.1 The principal planning policy considerations in this case are based around the Ribble Valley Core Strategy adopted December 2014. The Ribble Valley Core Strategy highlights the limited number of employment opportunities available in the Borough, which results in a high level of daily out commuting to access employment opportunities, and therefore this proposal would support the underlying strategic approach to align jobs with homes in key areas. Key Statement EC1 'Business and Employment Development' directs employment development towards the main settlements of Clitheroe, Whalley and Longridge as preferred locations to accommodate growth. The development is considered to be essential to the local economy and therefore satisfies one of the considerations for development outside of the defined settlement areas outlined in Core Strategy Policy DMG2.

5.2.2 The concept of the provision of additional employment land at Longridge is supported as both a planning and economic development principle. The Council is seeking to address an objective of the provision of employment land and sites to serve Longridge are a particular concern to be delivered as identified in the Employment Land Study Refresh 2013. The Employment Land Study recommended that the Council explored the feasibility of bringing forward new employment allocations in Longridge (considering sites at College Farm and to the rear of Sainsbury's) in order to address sustainability issues for what is acknowledged as a key service centre. Core Strategy Key Statement EC1 states that the Council will aim to allocate an additional 8 hectares of land for employment purposes in line with the supporting evidence base. It should be noted that the employment land requirement of 8 hectares is not expressed as a maximum – it is the minimum requirement to meet the economic needs of the borough to the end of the plan period.

5.2.3 The Core Strategy directs development towards the Longridge area but does not set a prescribed amount of employment land. The application site was identified by the Council as being suitable for employment use and was proposed as a potential site for allocation in relation to the Housing and Economic DPD Issues and Options (Reg.18). It was subject to a sustainability appraisal (SA) process that identified no matters that would prevent the site being considered. The principle of development in relation to this area at this stage consequently raises no fundamental issues.

- 5.2.4 The application is supported by a local employment land and market commentary by commercial property consultants which states that recent employment development has been principally centred around Junction 31A of the M6 in Preston. The commercial property consultants comment that employment stock is generally 20 years old and there has been no significant employment development in the last 15 years in Longridge.
- 5.2.5 The sustainability of the location of the site has been assessed as part of the Housing and Economic DPD sustainability appraisal (SA) process. The site is located around 50m from the Longridge Draft Settlement Boundary and is approximately 1km from the centre of Longridge with its various services and facilities. The site is considered to be within acceptable walking and cycling distance of a significant area of Longridge and visitors to the site would not be solely dependent on private motor vehicles to reach the site. There is a bus stop near to the Corporation Arms on Blackburn Road within 100m of the proposed site entrance with two-hourly buses to Clitheroe, Whalley and Longridge. There are also bus stops within Longridge centre approximately 1.5km from the proposed development site that provides a regular bus service to Preston.
- 5.2.6 A number of representations raise objections to the scheme on the basis that more suitable brownfield sites exist within Longridge. Whilst Key Statement EC1 prioritises the use of brownfield sites and sites closer to the centre of Longridge are likely to be in a more sustainable location due to better links to public transport and services, the Council has undertaken a 'Call for Sites' exercise as part of the preparation of the Housing and Economic DPD and no sites were suggested to the Council that were considered more sustainable in the sustainability appraisal (SA) process.
- 5.2.7 It has been noted that representations have referred to the emerging Longridge Neighbourhood Plan and its draft policies concerning landscape protection and the enhancement of local employment opportunities. The aspirations of this document and its relevant policies have been noted. However, it must be borne in mind that the Plan is at an early stage and cannot be afforded significant weight in the determination of this application. More importantly, the application site lies outside of this designated neighbourhood area.
- 5.2.8 Taking into account the above, the proposals would make an important contribution to the provision of local employment opportunities for the area, and further support the economic aims of the Council towards promoting local employment opportunities in accordance with Core Strategy Key Statements DS1 and EC1 and Policies DMG2 and DMB1. The principle of developing this site for employment generating purposes is thus acceptable subject to the other development management criteria being considered.

5.3 Design and Visual Impact

- 5.3.1 Whilst the issues of appearance, landscaping, layout and scale would be considered in detail at reserved matters stage, the overall masterplan and design approach to the site should be fully considered at this stage. This will aid in ensuring that the current application would fully inform and guide the approach taken to the site at later detailed design stages of the proposal.

- 5.3.2 In total the site lies in close proximity to residential dwellings, Hillside Specialist School and the Corporation Arms to the east. To the west there is an existing complex of buildings at Higher College Farm and development has commenced on a major residential development scheme around 50m from the application site to the north of Dilworth Lane. It is therefore evident that the development site is not isolated from other built form and would be seen in the context of the buildings that already exist in close proximity to the site.
- 5.3.3 The proposed Parameters Plan details the important site parameters which aim to reduce the visual impact of the development on the surrounding area. The Design and Access Statement (DAS) describes the buildings as being low rise and to have the appearance of agricultural buildings. The buildings along the site frontage would be a maximum of 6m in height and within the site building heights would be no more than 7m in accordance with the Parameters Plan. Contained within the DAS is an assortment of employment buildings finished in timber and stone and kept to the lowest practicable height as an indication of the design and appearance of the proposed buildings. A 3m wide landscape buffer zone would be provided along the western site boundary which would be highly visible to vehicles, pedestrians and cyclists travelling along Blackburn Road and the public footpath adjacent to the western site boundary. There are no close-up or unrestricted views afforded of the site to the south and east.
- 5.3.4 To the north of the development site is Blackburn Road and Spade Mill Reservoirs and around 1km beyond that lies the Forest of Bowland AONB boundary. There are long distance views of the application site from public footpaths and bridleways within the AONB. The development site lies within Landscape Character Type 5c Lower Ribble as defined in the LCC Landscape Character Assessment which recognises that this landscape type is characterised by a complex pattern of hedges and woodland that give an overall impression of a well wooded landscape. The Landscape Character Assessment also acknowledges that the area is well settled; *“a dense network of winding country lanes and tracks link the large number of stone farm buildings. Other features of this area are the country houses and designed landscapes, for example Stonyhurst College, Huntingdon Hall and Showley Hall”*. Given that the area surrounding the application site is characterised by various forms of built development and the inter-visibility between the site and settlement boundary of Longridge it is not considered that the proposed development would result in unacceptable harm to the character and appearance of the area to warrant refusal of the application subject to acceptable details of appearance, landscaping, layout and scale which would be considered at reserved matters stage.

5.4 Effects upon Amenity

- 5.4.1 Policy DMG1 of the Core Strategy states that development must not adversely affect the amenities of the surrounding area. The development is located in close proximity to sensitive uses. This includes residential properties, the closest being Woodville Cottages located at a distance of around 7m from the site boundary. To the east of the development is Hillside Specialist School for children and young people with autism which is comprised of a cluster of pitched and flat roof buildings and associated outdoor amenity space surrounded by a boundary of mature trees with the site frontage facing Preston Road.

- 5.4.2 In terms of its impact on the nearest residential dwelling, the Parameters Plan denotes a 14.5m offset distance from the property to the edge of the development area. There are two small ground floor windows on the side of the nearest dwelling facing the application site. It is considered that the site could accommodate a layout that would ensure the development would not impact adversely on the residential amenity of the occupants of this property. Noise and disturbance from the proposed development must also be considered in the determination of the application. The application proposes a mixed use development comprising uses falling within classes B1 to B8 of the Use Classes Order. The Illustrative Masterplan indicates that Block 2 closest to Woodville Cottages would be for office use. Uses within class B1 (office, research and light industrial use) can be carried out in a residential area without detriment to the amenity of that area.
- 5.4.3 The application does not at this stage detail the layout of the site nor the end-use of the individual buildings – these would be considered at reserved matters stage. However, the Environmental Health Officer is satisfied that the site could accommodate a layout which positioned the uses that would generate the most noise and disturbance at locations within the site that are furthest from noise sensitive receptors. It would therefore be expected that a reserved matters application would define the use of each block and would provide an assessment of noise emitted from the site to ensure the development site would not have an impact on noise-sensitive premises. If the assessment indicates that noise from the development is likely to affect neighbouring noise sensitive properties then a detailed scheme of noise mitigation measures would be required.
- 5.4.4 As detailed above, the site is around 90m from the boundary of Hillside Specialist School site to the east. It is recognised that this neighbouring site is particularly sensitive to noise and disturbance that could arise from adjoining land uses. Noise levels within the school grounds and within classrooms will be required to be below those contained within WHO guidance which recommends noise levels of 35 dB LAeq in classrooms and 55 dB LAeq in outdoor areas.
- 5.4.5 It is also recognised that vehicular movements within the site have the potential to create noise and disturbance. It is recommended that, should consent be granted, conditions are imposed that restrict the timing of deliveries to the site between the hours of 1900 and 0700 hours, and none at all on Sundays and Bank Holidays. I note concerns regarding air pollution levels as raised in representations; however, the site is in a semi-rural location where air pollution is likely to be low and there are no Air Quality Management Areas within a considerable distance of the site.

5.5 Highway Safety

- 5.5.1 In respect of the current application all matters are reserved except for the site access. It is noted that a planning application for the erection of a single industrial unit at the site was refused on highway grounds in 2006. However, the NPPF was introduced in 2012 and states that development should only be refused on transport grounds where the residual cumulative impacts of development are severe. The County Highways Surveyor has considered the Independent Highways Review submitted on behalf of Hothersall Parish Council and has raised some concerns but is of the opinion that an acceptable access can be achieved subject to amendments.

- 5.5.2 The site access incorporates a 10m junction radii in order to enable HGV's to exit the site without encroaching into the opposing traffic lane. It is also suggested that, should the LPA and the Highways Authority consider this proposal desirable, the 30mph speed limit could be extended eastwards to a point to the southeast of the Hillside school access.
- 5.5.3 Footways would be provided around the access and dropped kerbs and tactile paving will be provided to enable safe crossing of Blackburn Road to access the footway on the northern side and the eastbound bus stop. A pedestrian refuge has been included in the proposals to further assist pedestrian movements across Blackburn Road and this would also discourage overtaking manoeuvres in the vicinity of the proposed access. Both bus stops in the vicinity of the site would be upgraded as part of the proposed development. A pedestrian/cycleway could also be provided along the southern verge of Blackburn Road to connect into the proposed Longridge Cycle/Footpath Loop that will run along Tan Yard Lane close to the eastern boundary of the Dilworth Lane housing development. The proposed parking provision is sufficient to meet the likely demand of the proposed development. Safe and secure cycle parking will also be provided at suitable locations within the site to encourage employees to cycle to work and details of these facilities would be provided at reserved matters stage.
- 5.5.4 The Highways Officer has raised concerns regarding the location of the site access as there is an underground pipe crossing Blackburn Road at the proposed entrance with a 5m easement either side. In the event of maintenance being required for this pipe it would effectively close the access into the estate. In addition, no swept path details have been supplied and concerns relating to the Corporation Arms junction, particularly with regards to cyclist collisions, have not been addressed. Nonetheless, it is considered that these outstanding issues can be addressed by the applicant in order to overcome the County Surveyor's concerns.

5.6 Trees and Ecology

- 5.6.1 The existing tree cover includes seven individual trees, two groups of trees and five hedges. The application is supported by an Arboricultural Impact Assessment which indicates that the development would require the removal of a number of existing trees and which, in the absence of suitable controls, has the potential to have an indirect impact on a number of trees proposed for retention. Mitigation for the impact of the development can be provided in the form of protective fencing and the use of geotextiles and 'no-dig' construction methods. Compensation for the impact of the development would be achieved through the planting of native hedges to replace those lost to development. The scheme also proposes landscape buffer zones which would provide an opportunity for replacement tree planting.
- 5.6.2 Considering the development proposals would only require the removal of small sections of hedging, which can be replaced elsewhere on site, the direct impact of the development is likely to be negligible. Where proposed hard surfaces encroach within or are immediately adjacent root protection areas of retained trees special construction measures would be required in order to safeguard the

trees. Taking into account the above it is recommended that any reserved matters application include a detailed arboricultural assessment/tree constraints plan that shall indicate how the existing trees have informed the detailed layout that has been submitted for reserved matters approval.

- 5.6.3 Core Strategy Key Statement EN4 and Policy DME3 seek to avoid negative impacts on biodiversity through development. Where a proposed development would adversely affect biodiversity the applicant is required to demonstrate that any negative effects can be mitigated, or as a last resort, compensated for. There should, as a principle, be a net enhancement of biodiversity. An Ecological Appraisal has been submitted in support of the application and finds the site to be of low ecological value. None of the hedgerows at the site perimeter are considered important under the Hedgerow Regulations (1997). Japanese knotweed grows along the northern boundary hedge and a non-native species removal and disposal method statement should be submitted to the Council for approval prior to commencement of development.
- 5.6.4 Feeding or roosting by bats is unlikely to occur on site and the overall habitats on site are considered to be of poor quality for foraging and nesting birds. In accordance with Key Statement EN4 and Policy DME3 of the Core Strategy appropriate roosting features should be provided on-site to enhance nesting and roosting potential for birds and bats along with compensatory planting that would enhance the ecological value of the site. The Ecological Survey contains details of appropriate mitigation measures which would ensure the development would not adversely impact species of conservation concern.

5.7 Flooding and Drainage

- 5.7.1 Under the requirements of Planning Practice Guidance (PPG) "Flood Risk & Coastal Change," the Local Authority is required to apply a risk-based sequential test to new developments. With reference to Table 2 from PPG, a development consisting of "offices/general industry/storage & distribution" falls into the "Less Vulnerable" category. Therefore, in accordance with Table 3, the site proposals would be deemed "appropriate" within Flood Zone 1.
- 5.7.2 The Environment Agency require that, for the range of annual flow rate probabilities, up to and including the 1% annual probability (1 in 100 year event) the developed rate of runoff into a watercourse should be no greater than the undeveloped rate of run-off for the same event. Until such time the ground investigation is undertaken to formally assess the infiltration potential of the site, it is proposed that surface water drainage from the development will be discharged into the ditch/watercourse to the south of the site. Attenuation will be required within the system to accommodate the volume of surface water created by restricting the outfall rates to the existing rate of run-off. There are a number of options available for attenuating the proposed flows from the development. The storage could be in the form of underground tanks or via detention/retention basins or possibly a combination of both. The Lead Local Flood Authority has no objection to the proposed development subject to the inclusion of the imposition of conditions including the requirement to submit a Formal Detailed Surface Water Management Plan and a Surface Water Lifetime Management and Maintenance Plan prior to commencement of development. The Environment Agency recommends a conditional requirement to provide oil separators prior to surface water being discharged to any watercourse or soakaway in order to

reduce the risk of pollution to the water environment. For the avoidance of doubt, the applicant would need to obtain Land Drainage Consent from Lancashire County Council before starting any works on site.

5.7.3 With regard to foul water, a non-mains drainage system is proposed. For a non-mains method of foul sewage disposal, estimated flow from the development is below the threshold of 5m³ per day requiring an Environmental Permit under the Environmental Permitting Regulations 2016 to discharge to surface water or groundwater. If on re-calculation foul flows exceed 5m³ per day, an Environmental Permit will be required and the capacity and suitability of the proposed receiving watercourse should be taken into account and a continuous flow will be required to provide adequate dilution for any discharge of secondary treated effluent.

6. **Conclusion**

6.1 In conclusion, the proposed development would result in the creation of additional local employment opportunities and would support the strategic objectives of the Council in accordance with the Employment Land Study Refresh 2013 and Core Strategy Key Statements DS1 and EC1 and Policies DMG2 and DMB1. The economic and public benefits that would arise from the proposed development would outweigh the environmental impacts of the proposals.

6.2 It is considered that the proposed development would not result in an unacceptable level of harm to the appearance and character of the surrounding landscape subject to the provision of appropriate landscaping details at reserved matters stage. Taking into account the above, it is recommended that the application be approved subject to appropriate conditions.

RECOMMENDATION: That the application be DEFERRED AND DELEGATED to the Director of Community Services for approval subject to the receipt of acceptable highway details and any additional conditions in relation to highways issues, and subject to the following conditions:

1. Application(s) for approval of all of the outstanding reserved matters related to the consent hereby approved 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. Detailed plans indicating the layout, scale and appearance of the buildings, facing materials, landscaping and boundary treatment and parking and manoeuvring arrangements for vehicles (called the "reserved matters") shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: In order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline planning permission and to comply with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

3. The details in respect of the submission of any reserved matters shall be in strict accordance with the design principles set out in the Design and Access Statement (Rev 1.01) dated 20 June 2017 and the parameters shown on 5220-P02A Parameters Plan (received 12 July 2017).

REASON: To ensure the development accords with the agreed general principles in relation to design and green infrastructure in accordance with Policies DMG1, DME1, DME3, and Key Statements EN2 and EN4 of the Ribble Valley Core Strategy.

4. Notwithstanding the details shown on the approved plans, buildings on the site shall not exceed 7m in height.

REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

5. Applications for the approval of reserved matters shall be accompanied by a noise assessment to ensure that the rating level of noise emitted from the site shall not have an impact on noise-sensitive premises. The assessment shall have been made in accordance with the current version of British Standard 4142 and the Planning Practice Guidance and confirmation of the findings of the assessment shall have been submitted to, and agreed in writing by, the Local Planning Authority and shall be adhered to thereafter.

If the assessment indicates that noise from the development is likely to affect neighbouring residential or commercial properties then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the unit.

The noise mitigation measures shall be designed so that nuisance will not be caused to the occupiers of neighbouring noise sensitive premises by noise from the development.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. No part of the development hereby granted consent shall be commenced until details of all artificial lighting has been submitted, the details of which shall include the location, intensity of lighting, type of application and direction.

The details shall include the light mitigation measures designed to reduce the impact of artificial lighting on protected species and species of conservation concern.

The external lighting shall be installed precisely in accordance with the approved details and thereby retained as such unless otherwise agreed in writing with the Local Planning Authority.

REASON: In order to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected species and species of conservation concern and to minimise the possibility of inconvenience to nearby residents in compliance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy Adopted Version.

7. Prior to the first occupation of any of the units hereby permitted in outline, precise details of the nature of the business of the occupier and the proposed hours of use shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the amenity of the surrounding area and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

8. 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 surrounding area due to noise from such equipment, in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

9. 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 to comply with Policy DMG1 of the Ribble Valley Core Strategy.

10. There shall be no deliveries or collections to/from the new units hereby approved between 07:00-19:00 Monday to Friday, between 08:00-13:00 Saturday and not at all on Sunday and bank Holidays.

REASON: In order to protect the amenity of the surrounding area and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

11. There shall be no movements of HGV's or forklift trucks, used in connection with the new units hereby approved, within the open areas of the site other than between 07:00-19:00 Monday to Friday, between 08:00-13:00 Saturday and not at all on Sunday and bank Holidays.

REASON: In order to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

12. 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 to comply with Policy DMG1 of the Ribble Valley Core Strategy.

13. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity 1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, 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, and details of floor levels in AOD;

- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) 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);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved buildings, 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 prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site; to reduce the risk of flooding to the proposed development, elsewhere and to future users and; to ensure that water quality is not detrimentally impacted by the development proposal.

14. No development 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 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.

15. Applications for the approval of reserved matters shall be accompanied by full details of the proposed surface water attenuation ponds and all other water bodies on site.

For the avoidance of doubt the submitted information shall include existing and proposed sections through each pond including relevant existing and proposed land levels and details of all associated landscaping and boundary treatments where applicable.

All attenuation basins and flow control devices/structures shall be carried out in strict accordance with the approved details and be operational prior to the commencement of any other development.

REASON: To ensure a satisfactory form of development in the interests of visual amenity and to ensure the Local planning Authority can make an accurate assessment of the details relating to matters of flood risk and sustainable drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

16. Surface water draining from areas of hardstanding shall be passed through an oil separator or series of oil separators, prior to being discharged into any watercourse, soakaway or surface water sewer. The separator(s) shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water or vehicle washdowns and detergents shall not pass through the separator(s) and should be drained instead to foul sewer or sealed system.

REASON: To reduce the risk of pollution to the water environment in accordance with Core Strategy Policy DME6.

17. 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 the buildings, in accordance with the approved details. This 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.

18. No development shall take place until a Construction Risk Assessment Method Statement (RAMS) for construction of the proposed development, is submitted to and approved by the Local Planning Authority. The statement shall outline the potential impacts from all construction activities on infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to this infrastructure. The development shall be undertaken in accordance with the approved RAMS.

REASON: To ensure a satisfactory form of development and to afford appropriate protection of infrastructure that crosses the site.

19. As part of any reserved matters application and prior to the commencement of any site works including delivery of building materials and excavations for foundations or services, a detailed arboricultural assessment/tree constraints plan shall indicate how the existing

trees have informed the detailed layout that has been submitted for reserved matters approval.

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development.

20. Prior to the commencement of development a detailed method statement for the removal or treatment and control of Japanese Knotweed on site shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of proposed working methods to be adopted to prevent the spread of the species during any operation such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/rot/stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

REASON: To prevent the spread of non-native invasive species in the interests of protecting nature conservation issues in accordance with Policies DMG1, EN4 and DME3 of the Core Strategy.

21. Applications for the approval of reserved matters shall be accompanied by full details of the landscaping of the site, including wherever possible the retention of existing trees. The scheme shall reflect the landscape character of the area and therefore indicate on a detailed planting schedule appropriate species, types and density as well as their distribution on site.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy.

22. The biodiversity mitigation measures as detailed in the ecological appraisal dated the 10th of October 2016 [7.1 – 8.1.6] shall be implemented in accordance with the recommendations and any specified time table. The development shall subsequently be implemented entirely in accordance with the approved details. Thereafter, unless otherwise agreed in writing by the local planning authority, the mitigation measures shall be permanently maintained and retained in accordance with the approved details.

REASON: To protect the protected species/ species of conservation concern from damaging activities and reduce or remove the impact of development and to ensure that there are no adverse effects on the favourable status of a bat population before and during the proposed development.

23. 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 numbers [there shall be at least 1 nest brick/bat tile per unit] across the development as a whole on north or east facing elevations. 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 units during the construction of those individual units identified on the submitted plan and be made available for use before each such building is 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 protected species in accordance with Section 9 of the NPPF, and Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

24. Further Highways related conditions to be determined following the receipt of representations from the County Surveyor and acceptable highway details.

INFORMATIVES

1. For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council **before** starting any works on site. Information on the application process and relevant forms can be found here: <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

2. Materials and chemicals likely to cause pollution should be stored in appropriate containers and adhere to the guidance for the storage of drums and intermediate bulk containers (<https://www.gov.uk/guidance/storing-oil-at-a-home-or-business>).

Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%.

All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Appropriate procedures, training and equipment should be provided for the site to adequately control and respond to any emergencies including the clean-up of spillages, to prevent environmental pollution from the site operations.

SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2016/0974	Land West Preston Road Longridge	16/2/17	275	With Applicants Agent

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2017/0246	Change if use from one residential dwelling to 3 residential flats	29 Woone Lane Clitheroe
3/2017/0294	Conversion of former Punch Bowl Inn into 5 holiday lets and café including demolition and extension – creation of new caravan park with 15 caravans	Former Punch Bowl Inn Longridge Road Hurst Green
3/2017/0295	Conversion of former Punch Bowl Inn into 5 holiday lets and café including demolition and extension – creation of new caravan park with 15 caravans	Former Punch Bowl Inn Longridge Road Hurst Green
3/2017/0346	Erection of 3 detached houses (alternative to previously approved applications of 3/2015/0759 and 3/2015/0167)	Land off Mill Lane Gisburn
3/2017/0359	Temporary planning permission (from 24/5/17 – 24/8/17) for a canvas marquee structure for 3 summer events	Foxfield Farm Whalley Road Hurst Green
3/2017/0422	Three, 3 bedroom dwellings with private garages and parking, including new pedestrian vehicular access off Primrose Road and associated external landscaping work	Rear of 30 Beverley Drive Clitheroe
3/2017/0455	Application for a lawful development certificate for a proposed single storey rear extension	Hillside, Barker Lane Clayton le Dale

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>
3/2015/0393 R	10/08/16	Land west of Preston Road Longridge (Grimbaldeston Farm)	Inquiry	In abeyance	Bespoke timetable
3/2016/0279 R	11/04/17	Dove Syke Eaves Hall Lane West Bradford BB7 3JG	WR		Appeal Dismissed 03/07/17

<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>
3/2016/1067 R	12/04/17	Westholme, Longsight Road, Copster Green, BB1 9EU	WR		Appeal Dismissed 06/07/17
3/2017/0088 R	03/07/17	1 and 2 Abbeycroft, The Sands, Whalley BB7 9TN	WR		Statement due 07/08/17
3/2017/0039 R	Awaiting start date from PINS (invalid as no grounds of appeal submitted)	18 Netherwood Gardens, Brockhall Village, Langho BB6 8HR	WR (to be confirmed)		
3/2017/0272 R	08/06/17	Ribble View Barn, Alston Lane, Longridge PR3 3BN	WR		Statement due 13/07/17
3/2016/1196 R	03/07/17	Lower Standen Farm, Whalley Road, Pendleton BB7 1PP	WR		Statement due 07/08/17
3/2016/0708 R	10/07/17	The Dog and Partridge Public House, Tosside, BD23 4SQ	Hearing	05/09/17	Statement due 14/08/17
3/2016/0709 R	10/07/17	The Dog and Partridge Public House, Tosside BD23 4SQ	Hearing	05/09/17	Statement due 14/08/17
3/2017/0029 R	Awaiting start date from PINS (appeal sent by post)	Field at Hellifield Road, Gisburn	WR (to be confirmed)		
3/2017/0045 R	Awaiting start date from PINS	Newton Hall, Newton in Bowland BB7 3DY	WR (to be confirmed)		
3/2016/0765 Costs application	Appeal withdrawn by appellant, but application for costs made by RVBC	68-70 Whalley New Road, Wilpshire			Costs awarded to RVBC 04/07/17

<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>
3/2016/1202 R	Awaiting start date from PINS	Barn within the grounds of Greengore Farm BB7 9QT	WR (to be confirmed)		
3/2017/0192 R	Awaiting start date from PINS	Countess Hey, Elmridge Lane, Chipping PR3 2NY	WR (to be confirmed)		
3/2017/0308 R	Awaiting start date from PINS	Fields Farm Barn, Back Lane, Chipping PR3 2QA	WR (to be confirmed)		