

Minutes of Planning and Development Committee

Meeting Date: Thursday, 12 April 2018 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

S Atkinson	S Knox
I Brown	J Rogerson
S Brunskill	I Sayers
P Dowson	R Sherras
M French	R Swarbrick
G Geldard	D Taylor
S Hind	N Walsh

In attendance: Director of Community Services, Head of Legal and Democratic Services, Head of Regeneration and Housing, Principal Planning Officer.

Also in attendance: Councillor R Newmark.

756 APOLOGIES

There were no apologies for absence from the meeting.

757 MINUTES

The minutes of the meeting held on 8 March 2018 were approved as a correct record and signed by the Chairman.

758 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor A Brown declared an interest in planning applications 3/2017/1004 and 3/2017/1216 and Councillor Sherras declared a non-pecuniary interest in agenda item 6.

759 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2017/0966
GRID REF: SD 377707 437117

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF PART OF FORMER MILL FROM A1 ANTIQUES DISTRIBUTION CENTRE TO B1 OFFICE BUSINESS CENTRE, ERECTION OF EXTERNAL FIRE ESCAPE AND CREATION OF PARKING PROVISION. UNION MILL, WATT STREET, SABDEN BB7 9ED

APPROVED subject to the following conditions:

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

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

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

DAC/02 Dwg 03 Rev: C: Site Plan

DAC/02 Dwg 04 Rev: C: Proposed Plans and Elevations

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

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (as amended or re-enacted) the development hereby approved shall only be used for the purposes of office use B1(a) for no other purpose, including any other purpose within Use Classes B1.

REASON: For the avoidance of doubt and to ensure that the development remains compatible with the character of the area in accordance with Key Statement EN5 and Policies DMB1, DME4 and DMG1 of the Ribble Valley Core Strategy.

4. The B1(a) use hereby approved shall only be operated from the premises between the following hours:

08:00am to 18.00pm Monday to Friday

There shall be no business operated from the premises or site outside the stated operating hours.

REASON: In the interests of the amenities of nearby residents, the safe operation of the immediate highway network and the character of the locality as required by Key Statement EN5 and Policies DME4, DMG1 and DMG3 of the Ribble Valley Core Strategy.

5. Notwithstanding the submitted details, prior to its installation, elevational and sectional details at a scale of not less than 1:20 or 1:50 of the proposed external fire stairs, shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance

with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

6. Elevational and sectional details of all new/replacement windows/doors at a scale of not less than 1:50 including details of framing materials and colour/finish shall have been submitted and agreed in writing by the Local Planning Authority prior to their use in the development. Development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

7. Notwithstanding the submitted details, precise specifications and samples of walling and roofing materials including details of all proposed window and door surrounds, jambs, mullions, sills and heads to be implemented within the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

8. The parking areas hereby approved shall be surfaced and marked out in accordance with a scheme that shall first have been submitted to and agreed in writing by the Local Planning Authority. The agreed parking scheme shall be implemented and made available for use prior to the change of use hereby approved being first brought into use.

REASON: In order that the Local Planning Authority may ensure that adequate dedicated parking provision is provided on site to serve the use hereby approved in accordance with Key Statement DMI2 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

9. Notwithstanding the submitted details, full details of cycle and motorcycle parking provision for staff and visitors shall be submitted to and approved in writing by the local planning authority prior to the use hereby approved first becoming active. For the avoidance of doubt all cycle provision should be lockable and enclosed. The approved details shall be implemented prior to development being occupied or brought into operational use and retained thereafter at all times unless otherwise agreed in writing by the local planning authority.

REASON: To ensure adequate provision is made for the parking of cycles and motor cycles in accordance with Policies DMG3 and DMI2 of the Ribble Valley Core Strategy.

10. No development, site clearance/preparation, or demolition shall commence until the applicant or their agent or successors in title has secured the

implementation of a programme of building in accordance with a written scheme of investigation, which shall be submitted to, and approved in writing by, the local planning authority. The programme of recording shall include a building record to level 2/3 as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full description of the building, inside and out, a drawn plan, elevations and at least one section (which may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out.

The record should also include a rapid desk-based assessment, putting the building and its features into context. This work should be undertaken by an appropriately qualified and experienced professional industrial archaeology contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA).

REASON: To ensure and safeguard the investigation and recording of matters of archaeological/historical importance associated with the development.

(Mr Kinder spoke in favour of the above application. Councillor Newmark was given permission to speak on the above application).

(Councillor A Brown left the meeting. Councillor I Sayers took the Chair)

2. APPLICATION REF: 3/2017/1004
GRID REF: SD 363754 431323

DEVELOPMENT DESCRIPTION:

PROPOSED UNIT FOR THE STORAGE AND REPAIR OF PLANT AND MACHINERY AT MONKS CONTRACTORS, MYERSCOUGH SMITHY ROAD, MELLOR BROOK

The Principal Planning Officer reported alterations to condition number 3 and 13.

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:

Location Plan (amended plan received 22/12/17)
5511 – 02 A (amended plan received 19/01/18)
5511 – 03 B (amended plan received 06/02/18)
5511 – 05 (amended plan received 06/02/18)

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

3. The building hereby approved shall only be used for storage and for the repair of vehicles, plant and machinery owned by and/or associated with the existing business at this site.

REASON: For the avoidance of doubt as the use of the building for other purposes and/or in association with another business could have a detrimental effect upon the amenity of the locality or highway safety, contrary to Policy DMG1 of the Ribble Valley Core Strategy.

Materials

4. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be carried out in complete accordance with the materials detailed within section 9 of the submitted application form and as shown on approved drawing 5511 – 05 (amended plan received 06/02/18).

REASON: In order to ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Landscaping/Ecology

5. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird breeding season (March - August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird breeding season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging activities and reduce or remove the impact of development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

6. Unless otherwise agreed in writing with the Local Planning Authority, all trees and hedges shall be retained on site as shown on approved drawing 5511 – 02 A (amended plan received 19/01/18) and as detailed within the submitted Arboricultural Impact Assessment (Bowland Tree Consultancy Ltd - Dec 2017). No development shall take place until all the existing trees and hedges within, or directly adjacent, to the site (other than those shown to be removed on the approved documents) have been enclosed with temporary protective

fencing in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To protect the existing vegetation in the interest of visual amenity in accordance with Policies DMG1 and DME2 of the Ribble Valley Core Strategy

Amenity

7. Details of any external air conditioning vents, extraction systems or any other external plant equipment shall have been submitted to and approved in writing by the Local Planning Authority prior to installation on the building/site. The submitted information shall include details of the design, positioning, specification, noise levels. Fixing and finish of all external plant equipment and the development shall be carried out in complete accordance with the approved details.

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 Policies DMG1 and DMB1 of the Ribble Valley Core Strategy.

8. The use of the premises in accordance with this permission shall be restricted to the hours 06:00 to 18:00 hours Monday to Saturday inclusive and between 08:00 to 14:00 hours on Sunday and Bank Holidays.

REASON: The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

9. No repair works shall be undertaken outside of any buildings on this site and all external doors shall remain closed whilst repair works are being undertaken within these buildings.

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 Policies DMG1 and DMB1 of the Ribble Valley Core Strategy.

10. No external lighting shall be installed on the new unit, or elsewhere on the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The approved details shall thereafter be fully implemented.

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

Highways

11. 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 in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

12. No development shall take place 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 and shall include the following details:-

The parking of vehicles of site operatives and visitors;
Loading and unloading of plant and materials used in the construction of the development;
Storage of such plant and materials used in constructing the development;
The erection and maintenance of security hoardings;
Details of construction working hours;
HGV delivery times and routing to/from the site;
Contact details for the site manager.

Plans for the layout with regard to parking loading and storage of construction vehicles and equipment should be included within this document.

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

13. The parking and manoeuvring areas shall be marked out and made available for use in accordance with the approved plan (5511 – 03 B amended plan received 06/02/18) prior to the unit hereby approved being first brought into use and shall be permanently maintained thereafter clear of any obstruction to its designated purpose.

REASON: To allow for the safe and effective use of the parking areas in the interest of highway safety in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

INFORMATIVE:

An Intermediate Pressure Pipeline (IP) is located within the vicinity of the site and the Building Proximity Distance for this pipeline is 3m. The applicant is therefore advised to contact Cadent Gas prior to works commencing on site.

(It was agreed that a letter be written to Lancashire County Council regarding use of the spine road).

3. APPLICATION REF: 3/2017/1216
GRID REF: SD 363754 431323

DEVELOPMENT DESCRIPTION:

PROPOSED THREE-BAY EXTENSION TO EXISTING VEHICLE AND PLANT/MACHINERY REPAIR/MAINTENANCE BUILDING AT MONKS CONTRACTORS, MYERSCOUGH SMITHY ROAD, MELLOR BROOK

The Principal Planning Officer reported alterations to conditions 3 and 11.

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:

Location Plan

5524 – 02 A (amended plan received 19/01/18)

5524 – 04

5524 – 05 B (amended plan received 01/03/18)

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

3. The extension hereby approved shall only be used for storage and for the repair of vehicles, plant and machinery owned by and/or associated with the existing business at this site.

REASON: For the avoidance of doubt as the use of the building for other purposes and/or in association with another business could have a detrimental effect upon the amenity of the locality or highway safety, contrary to Policy DMG1 of the Ribble Valley Core Strategy.

Materials

4. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be carried out in complete accordance with the materials detailed within section 9 of the submitted application form.

REASON: In order to ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Amenity

5. Details of any external air conditioning vents, extraction systems or any other external plant equipment shall have been submitted to and approved in writing by the Local Planning Authority prior to installation on the building/site. The submitted information shall include details of the design, positioning, specification, noise levels. Fixing and finish of all external plant equipment and the development shall be carried out in complete accordance with the approved details.

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 Policies DMG1 and DMB1 of the Ribble Valley Core Strategy.

6. The use of the premises in accordance with this permission shall be restricted to the hours 06:00 to 18:00 hours Monday to Saturday inclusive and between 08:00 to 14:00 hours on Sunday and Bank Holidays.

REASON: The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

7. No repair works shall be undertaken outside of any buildings on this site and all external doors shall remain closed whilst repair works are being undertaken within these buildings.

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 Policies DMG1 and DMB1 of the Ribble Valley Core Strategy.

8. No external lighting shall be installed on the extension hereby approved, or elsewhere on the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The approved details shall thereafter be fully implemented.

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

Highways

9. 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 in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

10. No development shall take place 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 and shall include the following details:-

The parking of vehicles of site operatives and visitors;
Loading and unloading of plant and materials used in the construction of the development;
Storage of such plant and materials used in constructing the development;
The erection and maintenance of security hoardings;
Details of construction working hours;
HGV delivery times and routing to/from the site;
Contact details for the site manager.

Plans for the layout with regard to parking loading and storage of construction vehicles and equipment should be included within this document.

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

11. The parking and manoeuvring areas shall be marked out and made available for use in accordance with the approved plan (5524 – 05 B amended plan received 01/03/18) prior to the unit hereby approved being first brought into use and shall be permanently maintained thereafter clear of any obstruction to its designated purpose.

REASON: To allow for the safe and effective use of the parking areas in the interest of highway safety in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

(Councillor A Brown returned to the meeting and the Chair)

4. APPLICATION REF: 3/2018/0024
GRID REF: SD 375771 434981

DEVELOPMENT DESCRIPTION:

CONVERSION AND EXTENSION OF REDUNDANT PIGGERY AND STORE TO ONE SINGLE-STOREY DWELLING INCLUDING ACCESS AND PARKING AT LAND ADJACENT HAMMOND DRIVE, READ

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:

Location Plan (scale 1:1250)

PHA/088 400

PHA/088 200 A (amended plan received 19/02/18)

PHA 1007/SK1 (amended plan received 21/02/18)

PHA 1007/SK2 (amended plan received 21/02/18)

PHA 1007/SK3 (amended plan received 21/02/18)

PHA 1007/SK4 (amended plan received 21/02/18)

Tree Constraints Survey Plan

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

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

REASON: In order to ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and area in the interests of visual amenity in accordance with the requirements of Core Strategy Policies DMG1, DMH3, DME4 and DMH4, and the National Planning Policy Framework.

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

REASON: In order to achieve a satisfactory level of landscaping in the interests of visual amenity in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

5. Notwithstanding the requirements of condition 2 of this approval, prior to their installation on site, full details of the siting, height, design, materials and finish to be used in the construction of any new boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The

duly approved boundary treatments shall be constructed in full accordance with the approved details before the conversion hereby approved is first occupied and shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory form of development in the interest of visual and residential amenities and in accordance with Key Statements EN2 and Policies DMG1, DME4 and DMH4 of the Ribble Valley Core Strategy.

6. Unless otherwise agreed in writing with the Local Planning Authority, all trees shall be retained on site as shown on the Tree Constraints Survey Plan and as detailed within the Arboricultural Impact Assessment (Bowland Tree Consultancy Ltd – Jan 2018) and no development shall take place until all the existing trees within, or directly adjacent, to the site have been enclosed with temporary protective fencing in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To protect the existing vegetation in the interest of visual amenity in accordance with Policies DMG1 and DME2 of the Ribble Valley Core Strategy.

7. Notwithstanding the submitted information, details of the provisions to be made for building dependent species of conservation concern, artificial bat/bird roosting boxes, shall be 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 boxes/artificial roosting sites and the location(s) or wall and roof elevations into which the above provisions shall be incorporated.

The artificial bat/bird boxes shall be made available for use before either 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 to reduce the impact of development in accordance with Key Statement EN4 and Policies DME2 and DME3 of the Ribble Valley Core Strategy.

8. Should development commence between April – September an emergence bat survey shall have first been undertaken by a suitably qualified ecologist and submitted for the writing approval of the Local Planning Authority, in order to establish the habitat potential of the site (including all trees and buildings). The development shall then be undertaken in complete accordance with the recommendations and mitigations contained within this approved report.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to reduce the impact of

development in accordance with Key Statement EN4 and Policies DME2 and DME3 of the Ribble Valley Core Strategy.

9. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected within its curtilage unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Key Statement EN2 and Policies DMG1, DME2, DME4 and DMH4 of the Ribble Valley Core Strategy.

10. Notwithstanding the provisions of Classes A-I of Schedule 2 Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no renewable energy sources shall be attached to the dwelling, or placed within the residential curtilage, unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Key Statement EN2 and Policies DMG1, DME2, DME4 and DMH4 of the Ribble Valley Core Strategy.

11. Prior to their installation on site, full details of all windows and doors to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before any such frames are installed in the development. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, reveal, and means of opening together with any finished treatment. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

REASON: To ensure a satisfactory standard of appearance in the interests of visual amenity in accordance with Key Statement EN2 and Policies DMG1, DME4 and DMH4 of the Ribble Valley Core Strategy.

12. All window/door cills and lintels shall be natural stone and full details or samples of the materials to be used for the cills, lintels and any steps shall be submitted to and approved in writing by the Local Planning Authority before installation on site. The development shall be implemented in complete accordance with the approved details and retained as such thereafter.

REASON: To ensure a satisfactory standard of appearance in the interests of visual amenity in accordance with Key Statement EN2 and Policies DMG1, DME4 and DMH4 of the Ribble Valley Core Strategy.

13. Unless otherwise agreed in writing with the Local Planning Authority, all new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

REASON: To ensure a satisfactory standard of appearance in the interests of visual amenity in accordance with Key Statement EN2 and Policies DMG1 and DMH4 of the Ribble Valley Core Strategy.

14. The proposed roof lights shall be of the Conservation Type, recessed with a flush fitting.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with To comply with Key Statement EN2 and Policies DMG1, DME4 and DMH4 of the Ribble Valley Core Strategy.

15. The access drive, car parking spaces and manoeuvring areas shall be provided as shown on approved Drawing Number PHA/088 200 A (amended plan received 19/02/18) prior to the first occupation of the dwelling hereby permitted, and shall be permanently maintained thereafter clear of any obstruction to their designated purpose.

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

16. The residential curtilage of the dwelling hereby approved shall be restricted to that shown on approved Drawing PHA/088 200 A (amended plan received 19/02/18)

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 in accordance with the requirements of Policies DMG1, DMH3 and DME2 of the Ribble Valley Core Strategy.

17. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording works. This must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with Policy DME4 of the Ribble Valley Core Strategy.

761 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2017/0573	Land off Union Street Clitheroe	26/10/17	36	With Agent
3/2017/0433	Land at Henthorn Road Clitheroe	30/11/17	24	Out for Signatures

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APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2017/1066	Proposed change of use from existing B1 (light Industrial) to D2 (gym)	Unit A Whalley Industrial Park, Whalley
3/2017/1213	Change of use of agricultural land to D2 (assembly and leisure) and erection of 8 holiday lodges with associated access, parking and landscaping	Land off Whalley Road Hurst Green
3/2018/0023	Proposed detached bungalow	Land adjacent to 15 Princess Avenue, Clitheroe
3/2018/0028	Proposed alteration and extension to existing property and erection of a detached garage. Erection of two 4 bed detached dwellings with detached double garages	Moorgill Wiswell Lane Whalley
3/2018/0039	Single storey flat roof extension to rear plus loft conversion with flat roof rear dormer, alteration from existing hipped roof to gable roof	30 Seedall Avenue Clitheroe

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APPEALS UPDATE

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Date of Inquiry/Hearing if applicable</u>	<u>Progress</u>
3/2017/0192 R	19/07/17	Countess Hey Elmridge Lane Chipping	WR		Appeal Dismissed 22/02/18
Enforcement	17/11/17	Demesne Farm Newsholme Gisburn	Hearing	10/04/18	Awaiting Hearing
3/2017/0441 R	19/01/18	19 Woodfield View Whalley	WR		Awaiting Decision
3/2016/1192 R	16/11/17	Hammond Ground Whalley Road Read	Inquiry	1, 2, 3, 9,10 May 2018	Bespoke timetable Statement due 2 January 2018
3/3016/1082 R	30/11/17	74 Higher Road Longridge and land to the rear	WR	17/04/18	Awaiting Hearing
3/2017/0741 R	27/02/18	13 Glen Avenue Knowle Green	HH		Awaiting Decision
3/2017/0675 R	28/02/18	46 Higher Road Longridge	WR		Statement due 04/04/18
3/2017/0593 R	Awaiting start date from PINS	Ivy Cottage Chapel Lane West Bradford	HH (to be confirmed)		

<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>
3/2017/1139 Conditions	Awaiting start date from PINS	Sands Cottage The Sands Whalley	WR (to be confirmed)		
3/2018/0009 R	Awaiting start date from PINS	Stables at Stockbridge Knowles Brow Hurst Green	WR (to be confirmed)		

(Councillor Sherras declared a non-pecuniary interest in the next item of business)

764 LANCASHIRE WILDLIFE TRUST LOCAL NATURE RESERVES CROSSHILL AND SALTHILL

The Director of Community Services submitted a report asking Committee to consider a request from Wildlife Trust for Lancashire for the annual contribution towards the management of the two local nature reserves at Crosshill and Salthill in Clitheroe. The reserves are used heavily for recreational, educational and volunteering health and wellbeing activities as well as informal recreation on a daily basis. As a consequence to manage habitats and heavy public use of the site, it requires considerable time and effort as well as an investment by the Trust.

RESOLVED: That Committee approve the annual contribution of £2000 for 2018/2019.

765 CONSULTATION ON REVISED NATIONAL PLANNING POLICY FRAMEWORK AND ASSOCIATED DOCUMENTS

The Chief Executive submitted a report asking Committee to consider the Council's response to a major national planning policy consultation, the Revised National Planning Policy Framework (NPPF) which is a central planning policy document. The consultation relates to a number of major revisions to the current version, which itself dates from 2012. The changes will potentially involve both a substantial increase in background work to generate monitoring and evidence and also the timing of the final version of the NPPF, anticipated to be summer 2018, will need to be accounted for in the forthcoming Local Plan review programme. The deadline for the Council to submit its formal response is the 10 May 2018 and the Head of Regeneration and Housing had set up an informal briefing and consultation meeting to which Members would be invited to discuss the draft proposals in more detail and contribute to the preparation of the Council's response. This was to be held on Thursday, 19 April 2018.

The report outlined brief details of the significant changes to the NPPF and PPG which included statement of common ground, new standard methodology for housing need, effective use of land, rural economy, viability and supporting housing delivery through developer contributions.

RESOLVED: That Committee note the consultation and instruct the Chief Executive to submit a response, on behalf of the Council in consultation with the Chair of this Committee and as informed by the Member consultation event on 19 April 2018.

766 COMMUNITY INFRASTRUCTURE LEVY

The Chief Executive submitted a report for Committee's information on the position in relation to Community Infrastructure Levy. The concept of the Community Infrastructure Levy (CIL) is a means of supporting the provision of additional infrastructure in association with new development. The Council had not implemented CIL at the present time but has committed to the adopted Core Strategy to keep under review the move towards a CIL approach in line with government policy. Infrastructure to support development is currently addressed by way of planning obligations and legal agreements.

RESOLVED: That the report be noted.

767 APPEALS

- i) 3/2017/0192 – Change of use of former agricultural building to 1 number dwellinghouse at Countess Hey, Elmridge Lane, Chipping – appeal dismissed.

768 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.20pm.

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