

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 6 September 2018 starting at 6.30pm  
Present: Councillor A Brown (Chairman)

Councillors:

S Atkinson	S Knox
R Bennett	J Rogerson
I Brown	R Sherras
P Elms	R Swarbrick
M French	N Walsh
S Hind	

In attendance: Director of Economic Development and Planning, Head of Planning Services, Head of Legal and Democratic Services, Principal Planning Officer.

Also in attendance: Councillors S Hirst, G Mirfin and G Scott.

### 221 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Brunskill, P Dowson and G Geldard.

### 222 MINUTES

The minutes of the meeting held on 17 July and 2 August 2018 were approved as a correct record and signed by the Chairman.

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

Councillor Stephen Atkinson declared an interest in planning application 3/2018/0008 – 30 Peel Park Avenue, Clitheroe and Councillor J Rogerson declared an interest in planning application 3/2018/0635 – Fellside, Birdy Brow, Stonyhurst.

### 224 PUBLIC PARTICIPATION

There was no public participation.

### 225 REVISITING MEMBER/OFFICER PROTOCOL

The Chief Executive submitted a report for Members to take a re-look at the Member/Officer Protocol. One of the recommendations of the Peer Challenge Review was that the Council should revisit this Member/Officer Protocol as an opportunity to make suggestions as to how the Protocol could be strengthened or improved.

RESOLVED: That Committee make no changes to the Member/Officer Protocol at this time.

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

1. APPLICATION REF: 3/2018/0143  
GRID REF: SD 373128 437134

DEVELOPMENT DESCRIPTION:

CHANGE OF USE FROM AGRICULTURAL TO B8 STORAGE AND DISTRIBUTION AT THE BARN, SHAW HOUSE FARM, CLITHEROE ROAD, WHALLEY BB7 9AD

The Head of Planning Services reported a late amendment received regarding access details.

MINDED TO APPROVE and DEFERRED AND DELEGATED to the Director of Economic Development and Planning

2. APPLICATION REF: 3/2018/0380  
GRID REF: SD 368134 432869

DEVELOPMENT DESCRIPTION:

PROPOSED EXTENSION TO THE CHURCH TO INCORPORATE NEW CAR PARKING FACILITY AT ST PETERS CHURCH, RIBCHESTER ROAD, CLAYTON LE DALE BB1 9EQ

The Head of Planning Services reported an additional condition regarding a bat survey and alterations to existing conditions.

MINDED TO REFUSE to go back to Committee for appropriate reasons in relation to Green Belt and visual impact.

*Time*

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.

*Plan related*

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 (drawing ref. 5115-0782 (01)001\_2.2)

Existing site plan (drawing ref. 5115-0782 (01)002\_2.2)

Existing ground floor plan (drawing ref. 5115-0782 (02)001\_2.2)

Existing roof plan (drawing ref. 5115-0782 (02)002\_2.2)  
Existing section A-A (drawing ref. 5115-0782 (04)001\_2.2)  
Proposed site plan (drawing ref. 5115-0782 (06)001\_2.2)  
Proposed ground floor plan (drawing ref. 5115-0782 (07)001\_2.2)  
Proposed roof plan (drawing ref. 5115-0782 (07)002\_2.2)  
Proposed elevations (drawing ref. 5115-0782 (08)001\_2.2)  
Proposed section A-A (drawing ref. 5115-0782 (09)001\_2.2)  
MLD\_18129\_001 RevA – Landscape masterplan  
MLD\_18129\_002 – Planting plan  
Construction Management Plan (drawing ref. 51/2015/0782/18)  
Proposed new double door (drawing ref. 51/2015/0782/17)

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

### *Materials*

3. Precise specifications or samples of all external surfaces, including surfacing materials including details of the glazing, windows/door framing and details of the proposed extension of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

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

### *Detailing*

4. Notwithstanding the submitted details, prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation of the buildings/alterations hereby approved shall have been submitted to and approved by the Local Planning Authority.

For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles and materials. 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 and to protect the character and appearance in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

### *Highways*

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

The location of parking of vehicles of site operatives and visitors  
The location for the loading and unloading of plant and materials  
The location of storage of plant and materials used in constructing the development  
The locations of security hoarding  
Days and hours of operation for all construction works  
Contact details for the site manager

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

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

- 6 The car parking area shown on the submitted plan Proposed site plan (drawing ref. 5115-0782 (06)001\_2.2) shall be fully implemented to the satisfaction of the LPA before occupation of the new building and there after retained in perpetuity.

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

#### *Landscaping*

7. The landscaping proposals hereby approved shall be implemented in the first planting season following occupation or use of the development unless otherwise required by the reports above, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

8. All tree works/tree protection shall be carried out in strict accordance with the submitted drawing Construction Management Plan received on 17/8/18. The specified tree protection measures shall remain in place throughout the construction phase of the development and the methodology hereby approved shall be adhered to during all site preparation/construction works.

REASON: To ensure the adequate protection of trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development in accordance with and Policies DMG1 of the Ribble Valley Core Strategy.

9. Prior to commencement of development notwithstanding the submitted details a repeat bat survey for the presence of bats on the site and

surrounding habitat shall be submitted to and approved in writing by the Local Planning Authority in consultation with specialist advisors. Site work operation shall be carried out in accordance with the survey and all mitigation conservation measures implemented as approved otherwise agreed in writing by the Local Planning Authority. The development shall be carried out within strict accordance of the approved details.

REASON: To protect any bats that may be present on or adjacent to the site in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

(Daniel Hughes spoke in favour of the above application. Annette Patterson spoke against the above application).

3. APPLICATION REF: 3/2018/0435  
GRID REF: SD 374247 441101

DEVELOPMENT DESCRIPTION:

DEMOLITION OF EXISTING PROPERTY AND ASSOCIATED OUTBUILDINGS AND ERECTION OF SIX DWELLINGS AT 32 HALL STREET, CLITHEROE, BB7 1HJ

WITHDRAWN from the Agenda by Officers.

4. APPLICATION REF: 3/2018/0488  
GRID REF: SD 374154 438021

DEVELOPMENT DESCRIPTION:

APPLICATION FOR OUTLINE CONSENT FOR 20 BUNGALOWS FOR THE ELDERLY (6 DETACHED TWO-BED AND 14 SEMI-DETACHED ONE-BED) AND 9 AFFORDABLE, TWO-BED APARTMENTS WITH ASSOCIATED ROADS, ANCILLARY WORKS LANDSCAPING AND ACCESS. RESUBMISSION OF APPLICATION 3/2017/0962. LAND OFF SHEEPFOLD CRESCENT, BARROW BB7 9XR

REFUSED for the following reasons:

1. The proposal is considered contrary to Key Statements DS1, DS2 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that the approval would lead to the creation of a new residential dwellings in the defined open countryside, located outside of a defined settlement boundary, without sufficient or adequate justification which would cause harm to the development strategy for the borough.
- 2 The proposal is consider to be contrary to Key Statement DS1 and DS2 and Policy DMG2 of the Ribble Valley Core Strategy in that the proposal would contribute to a level of development that already significantly exceeds the anticipated level of housing development embodied within the Ribble Valley

Core Strategy in terms of the planned residual need for the settlement of Barrow. It is further considered that the level of over-supply of housing, as a result of the proposed development would undermine the Development Strategy for the Borough which seeks to critically establish both the pattern and intended scale of development in relation to housing numbers in order to achieve a sustainable pattern of development across the Borough for the duration of the plan period.

(Brian Sumner spoke in favour of the above application).

5. APPLICATION REF: 3/2018/0582  
GRID REF: SD 376631 443898

DEVELOPMENT DESCRIPTION:

RESIDENTIAL DEVELOPMENT OF UP TO NINE UNITS AT LAND TO THE SOUTH OF CHATBURN OLD ROAD, CHATBURN

The Head of Planning Services reported a late item.

REFUSED for the followings reasons:

1. The proposal is considered contrary Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation of new dwellings in the open countryside without sufficient justification. The proposed development would create a harmful precedent for the acceptance of other similar unjustified proposals which would have an adverse impact on the implementation of the planning policies of the Council contrary to the interests of the proper planning of the area in accordance with core principles and policies of the NPPF.

(Councillor G Scott was given permission to speak on the above application. Judith Douglas spoke in favour of the above application. Paul Whittaker (Chatburn Parish Council) spoke against the above application).

6. APPLICATION NO: 3/2018/0595/P  
GRID REF: SD 371022 433653

DEVELOPMENT DESCRIPTION

PROPOSED RAISED TERRACE TO REAR AT THE LORD NELSON PUBLIC HOUSE, WHALLEY OLD ROAD, LANGHO, BB6 8DU

REFUSED for the following reason:

1. The proposed development, by virtue of the raised terrace's siting and elevated position, would fail to accord with Policy DMG1 of the Ribble Valley Core Strategy. The use of the balcony would result in unacceptable noise and disturbance, especially during evenings and weekends, which is likely to have a negative impact on the amenity of existing residents and would impact on the ability of neighbours to enjoy their gardens peacefully. Furthermore, it

would facilitate overlooking of residential gardens resulting in an undue loss of privacy.

(Terry Moore spoke against the above application).

(Councillor Atkinson declared an interest in the next item of business and left the meeting)

7. APPLICATION REF: 3/2018/0008  
GRID REF: SD 374748 441061

DEVELOPMENT DESCRIPTION:

DEMOLITION OF EXISTING DWELLING AND ERECTION OF 34 BUNGALOWS FOR THE OVER 55S WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND OPEN SPACE AT 30 PEEL PARK AVENUE AND LAND TO THE REAR CLITHEROE BB7 1ET

The Head of Planning Services reported another objection and modification to conditions.

MINDED TO REFUSE to go back to committee with appropriate reasons based on lack of affordable housing.

*Timings and Commencement*

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:

- Location Plan – OS-01
- Site Layout – 17-15-SK01 A
- Street Scenes – 17-15-S01
- Garage Detail – GD-01
- Materials Plan – 17-15-SK02
- Boundary detail – 17-15-SK01
- House Type booklet
- Design and Access Statement

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

### *Matters of Design*

3. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

REASON: The proposed materials are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. Prior to the commencement of the development details of the design and position of the external meter boxes shall be submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the details shall indicate that no meter boxes will be located on the primary elevations of the proposed dwellings or on locations that are afforded a high level of visibility upon the streetscene. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

### *Landscape*

5. The development hereby permitted shall be carried out in accordance with the boundary treatment proposals as detailed on approved drawing no. 17-15-SK01.

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

6. No development including any site preparation, scrub/hedgerow clearance shall commence until the measures to protect the trees identified in the approved Arboricultural Impact Assessment prepared by Ascerta and shown in Appendix 2, drawing no. P.904.17.02 A have been carried out in accordance with BS5837 (2012): 'Trees in Relation to Construction'. Such fencing shall be erected in its entirety prior to any other operations taking place on the site. This fencing should not be breached or removed during development. Furthermore within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials unless expressly agreed by the Local Planning Authority.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development in accordance with Policies DMG1 and DME2 of the Ribble Valley Core Strategy.



### *Drainage and Flooding*

7. Foul and surface water shall be drained on separate systems.

REASON: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy DME6 of the Ribble Valley Core Strategy.

- 8 No development shall commence until final 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 post development surface water run-off rate will not exceed the pre-development greenfield run-off rate for the corresponding rainfall event. The maximum surface water run-off rate from the development will be no greater than 10.6l/s. 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 watercourses (open or culverted) 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 a site investigation and test results to confirm infiltrations rates. If infiltration is shown to be a viable option for the disposal of surface water, then this should then be used as the primary method for disposing of surface water from the site. Disposal via an ordinary watercourse will only be considered where infiltration is proved to be unsuitable.
- 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 dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that the proposed development can be adequately drained and to ensure there is no flood risk on or off the site resulting from the proposed development in accordance with Policy DME6 of the Ribble Valley Core Strategy.

9. 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 caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
  - c) Means of access for maintenance and easements where applicable.

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

REASON: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development. To reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system in accordance with Policy DME6 of the Ribble Valley Core Strategy.

- 10 No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To ensure that the proposed development can be adequately maintained and to ensure there is no flood risk on or off the site resulting from the proposed development in accordance with Policy DME6 of the Ribble Valley Core Strategy.

### *Highways*

11. Prior to any building work commencing on site a scheme for the provision of facilities to charge electric vehicles within at least 30% of the dwellings hereby approved shall have been submitted to the Local Planning Authority for approval. The development shall be carried out in strict accordance with the approved details and the charging facilities shall be made available for

use prior to the occupation of each dwellings house within which they will be installed.

REASON: To ensure that provision is made for electric powered cars and to support sustainable methods of travel in accordance with Key Statement DMI2 and Policy DMG3 of the Core Strategy.

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

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

13. 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 include:

- 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;
- Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made);
- Routes to be used by vehicles carrying plant and materials to and from the site;
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
- Details of working hours
- The method of demolition for the existing property
- The erection and maintenance of security hoarding
- Contact details for the site manager

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

14. The new estate road for the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound before any development takes place within the site and shall be further extended before any development commences fronting the new access road.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

15. The parking, garaging 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 Site Layout Drawing prior to the occupation of any of the dwellings. 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 turning facilities to serve the site in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

16. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 2015 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2015, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.

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

#### *Ecology and Trees*

17. The development hereby approved shall be carried out in complete accordance with the recommendations and mitigation measures detailed within the submitted Protected Species Survey (Dec 2016) and Phase 1 Habitat Survey (Dec 16).

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.

18. 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.

*Residential Amenity*

19. 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.

*Archaeology and Heritage*

20. No development shall take place until the applicant or their agent or successors in title have secured the implantation of a programme of archaeological investigation and recording works. This must be carried out in accordance with a written scheme of investigation which shall first be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the safeguarding of recording of any items of archaeological importance associated with the site and in accordance with Policy DME4 of the Ribble Valley Core Strategy.

21. No development shall be commenced until details of proposed arrangements of future management and maintenance of the proposed streets within the development have been submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

REASON: In to ensure safe access for residents of the estate and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

INFORMATIVES:

1. The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer.
2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Environment Directorate for further information by telephoning the Developer Support Section on 0300 123 6780, or emailing the Developer Support Section, Lancashire County Council, Environment Directorate, at [lhscustomerservice@lancashire.gov.uk](mailto:lhscustomerservice@lancashire.gov.uk)

3. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

(Debbie Smith spoke in favour of the above application. Henry Farrar spoke against the above application).

(Councillor Atkinson returned to the meeting)

8. APPLICATION REF: 3/2018/0361  
GRID REF: SD 377579 437273

DEVELOPMENT DESCRIPTION:

FULL APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF CULVERT TO SABDEN BROOK; DEVELOPMENT OF 30 DWELLINGS INCLUDING RE-CONSTRUCTION OF FORMER MARBIL OFFICE BUILDINGS AS NEW DWELLINGS; RECONSTRUCTION OF BASE OF MILL CHIMNEY AS AN ECOLOGY TOWER AND ASSOCIATED ACCESS AND LANDSCAPING. FORMER VICTORIA MILL WATT STREET SABDEN BB7 9ED

The Head of Planning Services confirmed the plan/drawing numbers.

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

*Timings and Commencement*

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:

1582SPL/VMS-LP01: Location Plan  
1582SPL/VMS-SL01 - Rev: K: Site Layout Arrangement Plan  
1582SPL/VMS-ASH.01 – Rev: A: Plots 1-4 - Ashton  
1582SPL/VMS-ASH.02 – Rev: A: Plot 8 - Ashton  
1582SPL/VMS-ASH.03 – Rev: A: Plots 9-10 - Ashton  
1582SPL/VMS-BRE.01 - Rev: A: Plot 19 - Brearly  
1582SPL/VMS-BT0.1 - Rev: B: Boundary Treatment  
1582SPL/VMS-COB.01 – Rev: A: Plot 26 - Cobden  
1582SPL/VMS-EAM.01 – Rev: A Plot 27 - Eames  
1582SPL/VMS-FES.01 – Rev: A Plots 13,14,16,17, 21 - Fester

1582SPL/VMS-GAR.01 – Rev: A: Single Garage  
 1582SPL/VMS-GAR.02 –Rev: A: Double Garage  
 1582SPL/VMS-GAR.03 –Rev: A: Treble Garage  
 1582SPL/VMS-GAR.04 – Rev: A: Feature Garages  
 1582SPL/VMS-HAR.01 – Rev: A: Plot 5 - Hartford  
 1582SPL/VMS-HUT.02 – Rev: A: Plot 11 - Hutton  
 1582SPL/VMS-KT01a – Rev: A: Plot 18  
 1582SPL/VMS-KT01b – Rev: A: Plot 18  
 1582SPL/VMS-KT02a – Rev: A Plot 20  
 1582SPL/VMS-KT02b – Rev: A Plot 20  
 1582SPL/VMS-MIL.01 – Rev: A Plots 28-30 – Mill Building Ground Floor  
 1582SPL/VMS-MIL.02 – Rev: A Plots 28-30 – Mill Building First Floor  
 1582SPL/VMS-MIL.03 – Rev: A Plots 28-30 – Mill Building Second Floor  
 1582SPL/VMS-MIL.04 – Rev: A Plots 28-30 – Mill Building Elevations Front  
 1582SPL/VMS-MIL.05 – Rev: A Plots 28-30 – Mill Building Elevations Rear  
 1582SPL/VMS-MIL.06 – Rev: A Plots 28-30 – Mill Building Elevations Side 01  
 1582SPL/VMS-MIL.07 – Rev: A Plots 28-30 – Mill Building Elevations Side 02  
 1582SPL/VMS-NC01– Rev: A: Proposed Replacement Chimney Structure and Ecology Mitigation Tower  
 1582SPL/VMS-NC02– Rev: A: Proposed Replacement Chimney Structure and Ecology Mitigation Tower  
 1582SPL/VMS-OBC.01 – Rev: A Plots 22-24 – Proposed Office Block Conversion  
 1582SPL/VMS-PEN.01 – Rev: A Plot 7 - Pendleton  
 1582SPL/VMS-REA.01 – Rev: A Plot 6 – Read  
 1582SPL/VMS-SS.01 – Rev: C: Street Scene A  
 1582SPL/VMS-SS.02 – Rev: C: Street Scene B  
 1582SPL/VMS-SS.03 – Rev: C: Street Scene C  
 1582SPL/VMS-SS.04 – Rev: C: Street Scene D  
 1582SPL/VMS-SS.05 – Rev: C: Street Scene E  
 1582SPL/VMS-SS.06 – Rev: C: Street Scene F  
 1582SPL/VMS-TWI.01 – Rev: A Plot 12 - Twistleton  
 1582SPL/VMS-WHI.01 – Rev: A Plot 25 – Whittaker  
 GL0900 01 B – Detailed Landscape Proposals  
 GL0900 02 A – Sabden Brook Landscape Sections  
 17140-C-SK.06 Rev A - Extents of Adoptable Highway

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

*Matters of Design*

3. Precise specifications or samples of all external surfaces, including surfacing materials including details of the glazing and windows/door framing of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

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 Statements EN2, EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

4. Notwithstanding the submitted details, elevational details including the alignment, height and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development shall have been submitted to and approved by the Local Planning Authority prior to their installation.

For the avoidance of doubt the submitted details shall also include the precise nature and location for the provision of measures to maintain and enhance wildlife movement within and around the site by virtue of the inclusion of suitable sized gaps/corridors at ground level (including those within residential curtilages) to encourage terrestrial species movement.

The development shall be carried out in strict accordance with the approved details. The agreed wildlife corridors/gaps shall be retained in perpetuity and thereafter remain free from obstructions which would preclude their use by wildlife.

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.

5. Notwithstanding the submitted details, elevational details including the precise location of all street furnishings to be erected within the development shall have been submitted to and approved by the Local Planning Authority prior to their installation. The development shall be carried out in strict accordance with the approved details.

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. Details of a scheme for any external building or ground mounted lighting/illumination, shall have been submitted to and approved in writing by the local planning authority prior to their installation.

For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

The lighting schemes(s) shall be implemented in accordance with the approved details and retained as approved unless agreed in writing by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development in



accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

7. 1:20 section details of each elevation of the proposed Ecology Mitigation Towers shall have been submitted to and approved by the Local Planning Authority prior to the commencement of their construction. 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 and appropriate ecological/biodiversity mitigation/enhancement is provided in accordance with Key Statements EN2 and EN4 and Policies DMG1, DME3 and DME4 of the Ribble Valley Core Strategy.

#### *Landscape and Ecology*

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 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 dwelling/building dependent bird/bat species site plan and indicate the type of provision to be provided and identify the actual wall and roof elevations into which the above provisions shall be incorporated and shall take account of the recommendations contained within the Extended Phase 1 Habitat Survey and Bat Report dated 12/04/2018 Ref: 13611e/DB.

The artificial bird/bat boxes shall be incorporated into those individual dwellings during the construction their construction and be made available for use before each such dwelling 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 to reduce the impact of development in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

9. 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 phasing for the delivery of the Ecology Mitigation Towers has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved phasing/timings.

REASON: In the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from

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

10. The landscaping proposals hereby approved (GL0900 01B) shall be implemented in the first planting season following occupation or use of the development unless otherwise required by the reports above, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

11. Precise specifications, locations and the timings for the installation of interim bat boxes as recommended within the submitted Extended Phase 1 Habitat Survey and Bat Report (Ref: 13611e/DB) shall have first been submitted to and approved by the Local Planning Authority prior to the commencement of any development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal.

The development shall be carried out in strict accordance with the approved details including the agreed timings for installation and duration for retention of the interim bat box provision.

REASON: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

12. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a European Protected Species Mitigation Licence has been submitted to and obtained from Natural England. For the avoidance of doubt the submitted licence shall take account of the measures/timings and mitigation recommendations of the following approved documentation:

Extended Phase 1 Habitat Survey and Bat Report – 13611e/DB  
Otter, Water Vole and Crayfish Survey & Report – 13611 f/g/DB

A copy of the licence obtained shall then be submitted to and agreed in writing by local planning authority in consultation with Natural England.

The actions, methods & timings included in the mitigation measures identified and the conditions of the Natural England Licence shall be fully implemented and adhered to throughout the lifetime of the development.

REASON: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

13. No removal of vegetation including trees or hedges shall be undertaken within the nesting bird season of 1st March – 31st August unless otherwise agreed in writing by the Local Planning Authority.

Any removal of vegetation outside the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal to ensure that removal does not result in unacceptable impacts upon nesting birds or other species of conservation concern.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds, to protect the bird population and species of importance or conservation concern from the potential impacts of the development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

14. All tree works/tree protection shall be carried out in strict accordance with the submitted Arboricultural Method Statement (13611-B/AJB). The specified tree protection measures shall remain in place throughout the construction phase of the development and the methodology hereby approved shall be adhered to during all site preparation/construction works.

The agreed tree protection shall remain in place and be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protection areas(s) specified without written consent of the Local Planning Authority.

REASON: To protect trees of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development in accordance with Key Statement EN4 and Policies DME3 and DMG1 of the Ribble Valley Core Strategy.

### *Highways*

15. The new estate roads between the site and Whalley Road and Watt Street shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy.

16. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway

improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site in accordance with Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy.

17. 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 Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy.

18. All garage facilities shall have facility of an electrical supply suitable for charging an electric motor vehicle, the details of which shall have first been submitted to and approved in writing by the Local Planning Authority prior to first occupation of any of the dwellings hereby approved. The development shall be carried out in accordance with the approved details.

REASON: In order to promote sustainable transport as a travel option and reduce thereby carbon emissions in accordance with Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy.

#### *Flooding and Drainage*

19. No development shall commence until final 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 flood levels in AOD;
  - B. The drainage strategy should demonstrate that post development surface water run-off from the application site will not exceed the existing surface water runoff rate for the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;
  - C. A site layout plan showing flood water exceedance routes, both on and off site – these must be directed away from property and critical infrastructure;

- D. A timetable for implementation, including phasing as applicable;
- E. 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 dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that the proposed development can be adequately drained, to ensure that there is no flood risk on or off the site resulting from the proposed development and to ensure that water quality is not detrimentally impacted by the development proposal in accordance with Policy DME6 of the Ribble Valley Core Strategy.

- 20. 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 caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
  - C. Means of access for maintenance and easements where applicable.

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

REASON: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development, to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system in accordance with Policy DME6 of the Ribble Valley Core Strategy.

- 21. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.

REASON: To ensure that the construction phase(s) of development does not pose an undue flood risk on site or elsewhere and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies in accordance with Policy DME6 of the Ribble Valley Core Strategy.

22. No occupation of the dwellings hereby approved shall take place until the Sabden Brook culvert has been removed and the watercourse restored to open channel in accordance with drawing 1582SPL/VMS-SL01 Rev K and drawing 17140-C-SK.05E

REASON: To reduce the risk of flooding to the proposed development and future users in accordance with Policy DME6 of the Ribble Valley Core Strategy.

23. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
  - all previous uses;
  - potential contaminants associated with those uses;
  - a conceptual model of the site indicating sources, pathways and receptors; and
  - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in accordance with Policy DME6 of the Ribble Valley Core Strategy.

#### *Further Control over Development*

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or

extended, no new windows shall be inserted, no alterations to the roof shall be undertaken and no buildings or structures shall be erected within the curtilage of the dwellings hereby approved unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area or be of detriment to residential amenity in accordance with Key Statements EN2, EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

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

REASON: To ensure that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle upon the street scene/area in accordance with Key Statements EN2, EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

(Sarah Barraclough spoke in favour of the above application. Grace Astley spoke against the above application. Councillor Mirfin was given permission to speak on the above application).

9. APPLICATION NO: 3/2018/0575/P  
GRID REF: SD 365547 432295

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF PART OF FIELD TO CREATE TIPI WEDDING VENUE TO BE USED FOR HALF OF EACH YEAR AT HAWKSHAW FARM, CLAYTON LE DALE, BB2 7JA

DEFERRED AND DELEGATED to the Director of Economic Development and Planning for approval subject to the receipt of acceptable highways details and 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 drawing ref.

Site Location Plan 1:2500

Proposed Site Plan 1:1000 (amended plan received 20.08.2018)  
Hawkshaw Wedding Tipees 1:200  
Wedding Tipee Facilities 1:100 (received 20.08.2018)

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

3. The tipees and ancillary structures (catering container and toilet unit) shall be permitted on the site between the dates of 1<sup>st</sup> of May and 30<sup>th</sup> September only and events shall be operated for a maximum of 24 days during this period. The applicants shall keep a written record of all events and this shall be made available for inspection by the Local Planning Authority upon request.

REASON: In accordance with Policies EN2, DMG1 and DMB3 of the Ribble Valley Core Strategy, in order to limit use of the site ensuring it remains for seasonal use only.

4. Unless otherwise agreed in writing with the Local Planning Authority, the site shall be operated in strict accordance with the Venue Management Plan (received 22.08.2018) at all times.

REASON: To ensure the satisfactory management of the site in the interests of general amenity of the area and to safeguard where appropriate neighbouring residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

5. The approved landscaping scheme (Proposed Site Plan 1:1000 and the document titled 'Ecological Appraisal and Proposed Landscaping Scheme') shall be implemented in the first planting season following first use of the development and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policies DMG1, EN2, and DME2 of the Ribble Valley Core Strategy.

6. Unless otherwise agreed in writing with the Local Planning Authority, the proposed earth bund shall be constructed prior to first use of the development in accordance with the approved plans and shall be seeded and planted accordingly.

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

7. No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to, and approved in writing by, the Local Planning



Authority prior to first occupation/use of the site. Any external lighting that is installed shall accord with the details so approved.

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

8. The car parking and manoeuvring scheme shall be marked out in accordance with the approved plan, before the use of the site hereby permitted becomes operative and permanently maintained thereafter.

REASON: To ensure adequate parking is available within the site and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

9. There shall be no amplified or percussive music of any form (including discos) within the site hereby approved after midnight and site users will be required to vacate the site by 00.30am.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

10. The noise rating level from the site shall not exceed the World Health Organisation recommendations (35dB LAeq day time and 30dB LAeq night time internal levels at the nearest noise sensitive receptor and 50dB LAeq on the nearest noise sensitive receptor's external patios and gardens).

REASON: To protect the amenity of the occupants of neighbouring properties in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

11. Full details of the catering container and toilet block shall be submitted to and approved by the Local Planning Authority, and then implemented strictly in accordance with those agreed details before the site is first occupied.

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

12. Details of facilities to be provided for the storage and removal of commercial refuse and waste from the site shall be submitted to and approved by the Local Planning Authority, and then implemented strictly in accordance with those agreed details before the site is first occupied and thereafter retained.

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.

13. Prior to commencement of development notwithstanding the submitted details a repeat bat survey for the presence of bats on the site and surrounding habitat shall be submitted to and approved in writing by the Local Planning Authority in consultation with specialist advisors. Site work operation shall be carried out in accordance with the survey and all mitigation conservation measures implemented as approved otherwise agreed in writing

by the Local Planning Authority. The development shall be carried out within strict accordance of the approved details.

REASON: To protect any bats that may be present on or adjacent to the site in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

INFORMATIVE NOTES:

1. Under the Environmental Permitting (England & Wales) Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold an environmental permit issued by the Environment Agency. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period may be registered as an exempt activity provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly desludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

(Councillor Rogerson declared an interest in the next item of business and left the meeting).

10. APPLICATION NO: 3/2018/0635/P  
GRID REF: SD 368582 440483

DEVELOPMENT DESCRIPTION:

FORMATION OF A NEW AGRICULTURAL ACCESS AND ERECTION OF A NEW PROPOSED AGRICULTURAL BUILDING (RESUBMISSION OF APPLICATION 3/2018/0273) AT FELLSIDE, BIRDY BROW, STONYHURST, CLITHEROE BB7 9QY

The Head of Planning Services referred to more information received from the applicant.

APPROVED with 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 Wor/856/2438 and J927/access/Fig1.

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

3. The external facing materials (including all external surfaces of the development), detailed on the approved plans, shall be used and no others substituted.

REASON: To ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and EN2 of the Ribble Valley Core Strategy.

4. The site access (J927/access/Fig1) shall be provided in all respects prior to the use of the building hereby approved. The land within the visibility splays denoted on the approved plans shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works and to ensure adequate visibility for the drivers of vehicles entering and leaving the site.

5. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 7.5m into the site shall be appropriately paved in tarmac, concrete, block paviors, or other approved materials.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy and to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

6. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 7.5m behind the nearside edge of the carriageway and the gates shall open away from the highway.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy and to permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

7. The roadside hedge shown on the approved plans shall be relocated in accordance with the Hedge Transplant Method Statement provided with the application prior to the access being used for vehicular purposes and shall be reinforced and maintained for a period of five years during which time any plants that are found to be dead or dying shall be replaced.

REASON: To maintain and enhance the appearance of the locality.

8. Notwithstanding the provisions The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the building hereby approved shall only be used for the housing of livestock, or storage of agricultural machinery/equipment, in conjunction with the remainder of the holding.

REASON: In order to ensure the building is used for agricultural use only and to protect the landscape quality of the open countryside in accordance with Policy EN2.

9. No vegetation clearance works or other works that may affect nesting birds shall take place between the months of March and September inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections carried out by a suitably qualified ecologist, and submitted in writing to the Local Planning Authority.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed or harmed, and in order to comply with the requirements of Policy DME3 of the Ribble Valley Core Strategy.

10. All trees and hedgerows adjacent to the proposed development and/or application area/boundary identified to be retained shall be adequately protected during construction, in accordance with BS5837; 2012 'Trees in relation to design, demolition and construction' equivalent unless otherwise agreed. The protection measures shall be put in place and maintained during the construction period of the development.

REASON: To protect trees and hedges on and adjacent to the site in accordance with Policies DME1 and DME3 of the Ribble Valley Core Strategy.

(Councillor Rogerson returned to the meeting).

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SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2017/0653	Land at Chatburn Road, Clitheroe	28/6/18	30	Out for signature

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## APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2018/0349	Application to run a small taxi booking office – no access to the public	Fleet Street Garage Fleet Street Lane Ribchester
3/2018/0557	Application for reserved matters approval for 18 dwellings, landscaping and associated works following outline consent 3/2015/0010 (duplicate application)	Land off Longsight Road Langho
3/2018/0567	Proposed demolition of existing rear extension. New two storey extension to rear and alterations to the main roof to create a gable	36 Chesterbrook Ribchester
3/2018/0608	Proposed development of 4 bedroom detached family dwellings	The Coach House 26 Whalley Road Wilpshire

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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>
3/2016/1192 R	16/11/17	Hammond Ground Whalley Road Read	Inquiry adjourned	09/10/18	Bespoke timetable Updated proofs of inquiry to be submitted by 11/09/2018
3/2017/0675 R	28/02/18	46 Higher Road Longridge	WR		Appeal Dismissed 20/07/18
3/2017/1139 Conditions disputed	13/08/18	Sands Cottage The Sands Whalley	WR		Statement due 17/09/18
3/2017/0857 R	13/08/18	Lowood Whins Lane, Read	WR		Statement due 17/09/18
3/2018/0113 Conditions not discharged	13/08/18	102 Lowergate Clitheroe	WR		Statement due 17/09/18
3/2018/0153 R	11/06/18	1 Highcliffe Greaves Grindleton	HH		Appeal Allowed 21/08/18
3/2018/0217 and 3/2018/0218 R	Linked appeals awaiting start date from PINS	Eastham House Fm Clitheroe Road Mitton	WR (to be confirmed)		
3/2018/0079 R	23/07/18	New Ings Farm Hellifield Road Bolton by Bowland	WR		Statement due 27/08/18

<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>
3/2017/0961 R (Variation of S106 Ag)	Awaiting start date from PINS	Land at Chapel Hill Longridge	Hearing (to be confirmed)		
3/2017/0962 R	Awaiting start date from PINS	land off Sheepfold Crescent Barrow	Hearing (to be confirmed)		
3/2018/0159 R	16/07/18	5 Barn Croft Clitheroe	HH		Awaiting Decision
3/2018/0069 R	Awaiting start date from PINS	Land off Whalley Road Mellor Brook	WR (to be confirmed)		
3/2018/0263 R	20/08/18	Showley Brook Rest Home 10 Knowsley Rd Wilpshire	WR		Statement due 24/09/18
3/2018/0303 R	Awaiting start date from PINS	Croftlands Chipping	WR (to be confirmed)		

230 TREE PRESERVATION ORDER 3/19/3/210 – LAND OFF CHATBURN OLD ROAD, CHATBURN

The Dc submitted a report for Committee to consider objections to the land off Chatburn Old Road, Chatburn Tree Preservation Order 2018 and to decide whether the order should be confirmed. The report outlined the background to this particular issue and the fact that the trees are considered to be of visual amenity value to the locality and to the wider tree scape but also forms part of a screen for the new development.

RESOLVED: That Committee confirm the land off Chatburn Old Road, Chatburn Tree Preservation Order 2018.

231 REVENUE OUTTURN 2017/2018

The Director of Resources submitted a report for Committee's information on the outturn for the financial year 2017/2018 in respect of the revenue budget for this Committee.

There had been a number of variations in both income and expenditure during the year that had given rise to an overall underspending of £161,225. On the net cost of services after transfers to and from earmarked reserves the overall underspend is £106,116.

RESOLVED: That the report be noted.

232 REVENUE MONITORING 2018/2019

The Director of Resources submitted a report informing Committee of the position for the period April to July 2018 of this year's revenue budget as far as this Committee was concerned. A comparison between actual and budgeted expenditure was shown along with the main reasons for the variances.

RESOLVED: That the report be noted.

233 CAPITAL MONITORING 2018/2019

The Director of Resources submitted a report informing Members on progress of the approved 2018/2019 Planning and Development Committee Capital Programme for the period to the end of July 2018. To date there had been no spend on the introduction of planning portal link to the planning application system and planning system update scheme. The Council's ICT team are in discussions with the software supplier on the approach, timings and revised costings for the scheme work and the scheme approach will be reviewed by the new Director together with the Head of Planning Services and the ICT Manager.

RESOLVED: That the report be noted.

234 2017/2018 YEAR END PERFORMANCE INFORMATION

The Director of Resources submitted a report for Members' information on the year end details of performance against our local performance indicators.

RESOLVED: That the report be noted.

235 APPEALS

- a) 3/2018/0153 – Remove conservatory, increase size of extension, ground and first floor, rebuild in natural stone with blue slate roof at 1 High Cliffe Greaves, Grindleton – appeal allowed.

236 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 8.03pm.

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