

Minutes of Planning and Development Committee

Meeting Date: Thursday, 4 October 2018 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

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

In attendance: Director of Economic Development and Planning, Director of Community Services, Head of Planning Services, Head of Legal and Democratic Services, Head of Regeneration and Housing (Part 2 item only) and Assistant Planning Officer.

Councillor Geldard was not in attendance.

Also in attendance: Councillors S Hirst and K Hind.

343 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors P Elms and S Knox.

344 MINUTES

The minutes of the meeting held on 6 September 2018 were approved as a correct record and signed by the Chairman.

345 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor S Atkinson declared an interest in planning applications 3/2018/0300 – Conference Centre, Gleneagles Drive, Brockhall, 3/2018/0008 – Peel Park Avenue, Clitheroe and 3/2018/0362 and 0363 – Former Punch Bowl, Hurst Green.

Councillor P Dowson declared an interest in planning application 3/2018/0008 – Peel Park Avenue, Clitheroe.

346 PUBLIC PARTICIPATION

There was no public participation.

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

(Councillor S Atkinson spoke on this item and then left the meeting).

1. APPLICATION NO: 3/2018/0300/P
GRID REF: SD 370274 436468

DEVELOPMENT DESCRIPTION:

TWO-STOREY EXTENSION OF EXISTING OFFICE BUILDING AT THE CONFERENCE CENTRE OFFICES, GLENEAGLES DRIVE, BROCKHALL VILLAGE BB6 8AY

APPROVED subject to the imposition of the following conditions:

Time

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

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

Plans

2. Unless explicitly required by this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:
- Proposed Site Plan/ Roof Plan Drawing No P007
 - Proposed Ground Floor Plan Drawing No P008
 - Proposed First Floor Plan Drawing No P009
 - Proposed Elevations Drawing No P010
 - Proposed Elevations Drawing No P011

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

Materials

3. Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces 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 materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. No external lighting shall be installed on the external façade of the new extension, 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

5. No deliveries during the construction period shall be made before 9.00 and after 3.00pm to avoid conflict with traffic (vehicular or pedestrian) entering/leaving the estate.

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

6. 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.

It shall provide for:

1. The parking of vehicles of site operatives and visitors
2. The loading and unloading of plant and materials
3. The storage of plant and materials used in constructing the development
4. The erection and maintenance of security hoarding
5. The location of wheel washing facilities
6. Measure to ensure that construction and delivery vehicles do not impede access to the surrounding neighbouring properties.
7. The hours of operation for all construction works.

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

REASON: In the interest 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. Notwithstanding the submitted details, precise details of the proposed refuse storage and cycle storage provision shall have been submitted to and approved by the Local Planning Authority prior to commencement of development. For the avoidance of doubt all proposed cycle storage shall be enclosed and lockable.

The development shall be carried out in strict accordance with the approved details. For the avoidance of doubt the approved details shall be made available for use prior to the use hereby approved first becoming operative. The agreed details/provision shall be retained for use at all times thereafter.

REASON: In order that the Local Planning Authority may ensure that the development provides adequate provision for the storage of domestic/commercial waste and adequate provision that encourages the use of sustainable means of transport in accordance with Key Statement DMI1 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

Use Classes

7. 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 area indicated as 'office space' on drawings P008 and P009 shall only be used for the purposes of office use (B1a) and for no other purpose, including any other purpose within Use Class B1.

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

Landscape and Ecology

8. Notwithstanding the submitted details, no development, including any site preparation, shall commence or be undertaken on site until a scheme for the hard and soft landscaping of the site shall be submitted to and approved in writing by the local planning authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and specifications of all retaining structures (where applicable).

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

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

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policy DMG1 and DME2 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 a detailed construction specification and arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented wholly in accordance with the approved details unless otherwise and firstly approved in writing by the Local Planning Authority.

A tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun. The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble. During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

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

10. Within two months of the development commencing on site, details of the provision of two bat boxes shall have been submitted to, and approved in writing by the Local Planning Authority. The details of the exact siting of the bat boxes shall be submitted on a site plan and the duly approved boxes shall be installed in accordance with the agreed details within two months of the offices hereby approved being first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of biodiversity and to enhance roosting opportunities for species of conservation concern and protected species in accordance with Section 9 of the NPPF, and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

(Nathan Lowe spoke against the above application. Councillor Atkinson returned to the meeting)

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 letter from the agent.

REFUSED for the following reasons:

1. The proposal due to the size and footprint of the extension would result in a disproportionate addition above the size of the existing building and as such be harmful, to the Green Belt and contrary to NPPF Paragraph 145(C) and Key Statement EN1 of the Core Strategy.
2. The proposed extension by virtue of its size and footprint would have a detrimental visual impact on the character of the existing building by creating a visual imbalance and harmful appearance and such be contrary to Policies DMG1 and DME4 of the Core Strategy.

(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

The Head of Planning Services reported upon 5 additional letters of objection.

REFUSED for the following reasons:

1. The proposed development, by virtue of its design and density, would result in an unsympathetic and incongruous scheme of development that would be harmful to the character, setting and visual amenities of the wider built environment. This would be contrary to Policy DMG1 of the Ribble Valley Core Strategy.
2. The proposed development, by virtue of its scale, design, mass and proximity to the neighbouring properties, would result in a development that would have an overbearing impact resulting in loss of natural light and outlook. This would be detrimental to the residential amenity of the occupants of neighbouring properties and would be contrary to Policy DMG1 of the Ribble Valley Core Strategy.

(Mr Kinder spoke in favour of the above application. Mr Doran spoke against the above application).

(Councillor Atkinson and Councillor Dowson left the meeting)

4. 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, CLITHEROE BB7 1ET AND LAND TO THE REAR

The Head of Planning Services reported changes to the unilateral undertaking and the increased offer of affordable units from 4 to 5 units.

DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval subject to the satisfactory completion of a revised Heritage Assessment and satisfactory justification and the following conditions:

Timings and Commencement

1. The development must be begun no later than the expiration of one year 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.904.17.02A 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 implementation 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 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
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.

(Mr Love spoke in favour of the above application. Mr Farrar spoke against the above application).

(Councillor Dowson returned to the meeting)

5. APPLICATION REF: 3/2018/0362 (Full Planning Application)
GRID REF: 367396 437862

DEVELOPMENT DESCRIPTION:

CONVERSION OF THE FORMER PUNCH BOWL INN (GRADE II LISTED) INTO FIVE HOLIDAY LETS AND STORAGE AREA INCLUDING DEMOLITION AND EXTENSIONS. NEW PITCH STATIC CARAVAN HOLIDAY PARK WITH 15 UNITS WITH CURTILAGE AT FORMER PUNCH BOWL INN, LONGRIDGE ROAD, HURST GREEN BB7 9QW

The Head of Planning Services reported upon additional conditions and updated heritage assessment.

DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval subject to the satisfactory completion of a revised Heritage Assessment and satisfactory justification and the following conditions:

1. The works to which this application relates shall be begun before the expiration of three years from the date of this consent.

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:

- Application form, including materials, dated 13.03.18;
- Site Location Plan, Ref. SD6737NW, dated 21.12.15 (1:1250);
- Proposed Site Plan, dated 21.03.17 (1:500);
- Proposed Side Elevations, dated 06.04.17 (1:100);
- Proposed Front / Side Elevations, dated 19.09.18 (1:100);
- Proposed Ground Floor Plan Rev C, dated 17.09.18 (1:100)

REASON: To ensure that the development as carried out does not vary from the approved plans.

3. Notwithstanding the submitted plans prior to commencement of development further details of the Proposed Elevations of the South Elevation and First Floor Plan showing the omission of the extension to incorporate a café area shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved plans.

REASON: For avoidance of doubt since no amended elevations have been submitted to reflect the submitted alterations.

4. The proposed storage area shown on approved Floor Plan, dated 17/09/18, shall only be used in connection with the holiday let and holiday lodge park the subject of this application and for no other purpose.

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

5. Notwithstanding the submitted Site Plan prior to the commencement of the development a revised parking layout shall be submitted to and approved in writing by the Local Planning Authority.

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

REASON: Due to the changes in the nature of the application following the removal of the café element from the scheme, or avoidance of doubt and in the interest of visual and highway amenity. To comply with Policy DMG1 of the Core Strategy.

- 6 Notwithstanding the submitted Heritage Statement prior to the commencement of the development a further Heritage Statement shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with any agreed mitigation measures set out within the approved Statement.

REASON: In order to assist the Local Planning Authority as the submitted Heritage Statement was considered inadequate to allow a full and proper assessment.

7. Precise specifications of proposed windows and doors including elevations cross – sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved windows shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings, the character and appearance of the conservation area and that the detailed design of the proposal is appropriate to the locality area in accordance with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

8. Prior to commencement of the development a phasing plan shall be submitted to and agreed in writing by the Local Planning Authority. This plan shall incorporate measures to safeguard the Listed Building at an early stage of the programme and shall be completed prior to commencement of use of any holiday caravans the subject of this application.

REASON: In the interest of safeguarding the integrity of the Listed Building and in accordance with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

9. 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.

10. 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 unless and until a scheme for protective fencing for trees within and adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority.

Such fencing shall be 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 DME3 of the Ribble Valley Core Strategy.

11. 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. 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.

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 details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes / artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt these details shall be in accordance with Paragraph 5.9 of the Bagshaw Ecology report dated 9/06/17 submitted with the application and identify the nature and type of the nesting boxes/artificial roosting sites and the locations(s) on the trees into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated before the development is first brought into use.

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

13. Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in National Planning Practice Guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.

REASON: To secure proper drainage and to manage the risk of flooding and pollution and to comply with Policy DMG1 of the Core Strategy.

14. No development, site clearance, preparation, strip-out or demolition shall commence until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site and to comply with Policy DME4 of the Core Strategy.

15. No phase of development shall be occupied until a management plan for the site has been submitted to and approved in writing by the local planning authority. The site shall be operated at all times in accordance with the approved plan. As a minimum, the management plan shall provide details of:

1. Access arrangements
2. Security arrangements
3. Site maintenance arrangements
4. Site rules and regulations for residents
5. Booking in and arrival arrangements.

REASON: In the interests of the amenity of the area and to comply with Policies DMG1 of Ribble Valley Core Strategy (Adoption Version).

16. The holiday lodges, cottages and cabins shall be used and occupied as holiday accommodation only and shall not be occupied as a person's sole or primary place of residence. The site operator shall maintain an up-to-date register of the names of all owners / occupiers of individual lodges, cottages and cabins on the site and of their main home addresses at all times, and shall make this information available to the local planning authority upon request.

REASON: In the interests of the amenity of the area and to comply with Policies DS1 and DMG1 of Ribble Valley Core Strategy.

(Mr Malcom Atkinson spoke against the above application).

6. APPLICATION REF: 3/2018/0363 (Listed Building Consent)
GRID REF: 367396 437862

DEVELOPMENT DESCRIPTION:

CONVERSION OF THE FORMER PUNCH BOWL INN (GRADE II LISTED) INTO FIVE HOLIDAY LETS AND STORAGE AREA INCLUDING DEMOLITION AND EXTENSIONS. NEW PITCH STATIC CARAVAN HOLIDAY PARK WITH 15 UNITS WITH CURTILAGE AT FORMER PUNCH BOWL INN, LONGRIDGE ROAD, HURST GREEN BB7 9QW

DEFERRED and DELEGATED to the Director of Economic Development and Planning or approval subject to the satisfactory completion of a revised Heritage Assessment and satisfactory justification and the following conditions:

1. The works to which this application relates shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:

- Application form, including materials, dated 13.03.18;
- Site Location Plan, Ref. SD6737NW, dated 21.12.15 (1:1250);
- Proposed Site Plan, dated 21.03.17 (1:500);
- Proposed Side Elevations, dated 06.04.17 (1:100);
- Proposed Front / Side Elevations, dated 19.09.18 (1:100);
- Proposed Ground Floor Plan Rev C, dated 17.09.18 (1:100)

REASON: To ensure that the development as carried out does not vary from the approved plans.

3. Notwithstanding the submitted plans prior to commencement of development further details of the Proposed Elevations of the South Elevation and First Floor Plan showing the omission of the extension to incorporate a café area shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved plans.

REASON: For avoidance of doubt since no amended elevations have been submitted to reflect the submitted alterations.

4. The proposed storage area shown on approved Floor Plan, dated 17/09/18, shall only be used in connection with the holiday let and holiday lodge park the subject of this application and for no other purpose.

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

5. Notwithstanding the submitted Site Plan prior to the commencement of the development a revised parking layout shall be submitted to and approved in writing by the Local Planning Authority.

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

REASON: Due to the changes in the nature of the application following the removal of the café element from the scheme, or avoidance of doubt and in the interest of visual and highway amenity. To comply with Policy DMG1 of the Core Strategy.

6. Notwithstanding the submitted Heritage Statement prior to the commencement of the development a further Heritage Statement shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with any agreed mitigation measures set out within the approved Statement.

REASON: In order to assist the Local Planning Authority as the submitted Heritage Statement was considered inadequate to allow a full and proper assessment.

7. Precise specifications of proposed windows and doors including elevations cross – sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved windows shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings, the character and appearance of the conservation area and that the detailed design of the proposal is appropriate to the locality area in accordance with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

8. Prior to commencement of the development a phasing plan shall be submitted to and agreed in writing by the Local Planning Authority. This plan shall incorporate measures to safeguard the Listed Building at an early stage of the programme and shall be completed prior to commencement of use of any holiday caravans the subject of this application.

REASON: In the interest of safeguarding the integrity of the Listed Building and in accordance with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

(Councillor Atkinson returned to the meeting).

7. APPLICATION REF: 3/2018/0500
GRID REF: SD 373731 437844

DEVELOPMENT DESCRIPTION:

ERECTION OF TEN BUNGALOWS FOR THE OVER-55S AND ASSOCIATED WORKS AT LAND TO THE EAST OF CLITHEROE ROAD, BARROW BB7 9BN

DEFERRED AND DELEGATED to the Director of Community Services for approval subject to the receipt of acceptable highway and drainage details, amended plans and following the satisfactory completion of a legal agreement and subject to the following conditions:

Timings and Commencement

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

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

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

Drawings TBC

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

Matters of Design

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works. The development thereafter shall be constructed utilising the approved materials.

REASON: To ensure that the materials to be used 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 approved 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.

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. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the alignment, height and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the submitted details shall include the precise nature and location for the provision of measures to maintain and enhance wildlife movement within and around the site by virtue of the inclusion of suitable sized gaps/corridors at ground level. The development shall be carried out in strict accordance with the approved details.

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

6. The approved soft landscaping scheme (drg. no. TBC) shall be implemented in the first planting season following occupation or 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.

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

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

7. 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 landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.

REASON: To ensure the proper long-term management and maintenance of the landscaped areas in the interests of visual amenity and biodiversity enhancement, in accordance with Policies DMG1, DME1 and DME3 of the Ribble Valley Core Strategy.

Highways

8. 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.

9. Each dwelling shall incorporate provision to charge electric vehicles and a scheme to provide these facilities shall be submitted to the local planning authority for approval prior to any building work commencing on site. The development shall be carried out in strict accordance with the approved details..

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.

10. No development approved by this permission shall commence until a Construction Method Statement/Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Statement/Management Plan shall be adhered to throughout the construction period and shall provide for:
 - i) the routing of construction and delivery vehicles including 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)
 - ii) parking of vehicles of site operatives and visitors within the site;
 - iii) loading and unloading of plant and materials;
 - iv) storage of plant and materials used in constructing the development;
 - v) erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - vi) measures to ensure that construction and delivery vehicles do not impede access to adjoining properties;
 - vii) a management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures including measures to prevent pollution of habitats adjacent to development areas;
 - viii) a scheme for recycling/disposing of waste resulting from construction works (there shall be no burning on site);
 - ix) A scheme to control noise during the construction phase;
 - x) details of lighting to be used during the construction period which should be directional and screened wherever possible;

- xi) Details of hours of working including delivery times for construction materials;
- xii) Pollution prevention measures to be adopted throughout the construction process to ensure watercourses on and adjacent to the works are adequately protected; and
- xiii) Contact details of the site manager.

REASON: In the interests of protecting the residential amenities of the locality and highway safety and to comply with Policy DMG1 of the Core Strategy.

11. Other Highways Conditions TBC

Residential Amenity

12. 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.

Drainage and Flooding

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

REASON: To secure proper drainage and to manage the risk of flooding and pollution.

14. Other Drainage Conditions TBC

Further Control over Development

15. Notwithstanding the provisions of Classes A, B, C and E of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015, or any Order revoking and re-enacting that Order, plots 19-23 inclusive hereby permitted shall not be altered or extended and no buildings or structures shall be erected within the curtilage of the new dwellings 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 neighbour amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Ecology and Trees

16. 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 an arboricultural method statement and tree protection plan has been submitted to and approved in writing by the Local Planning Authority. This must provide for the protection of all existing trees within the site except those identified for removal in the

Arboricultural Impact Assessment by Bowland Tree Consultancy Ltd dated May 2018 and shall include details of the special materials and working methods for proposed construction within RPAs. Thereafter the development shall be implemented wholly in accordance with the approved details..

Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees to be retained shall be protected in accordance with the BS5837:2012 [Trees in Relation to Demolition, Design & Construction]. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

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

17. The development shall be carried out in STRICT accordance with the recommendations of the submitted Ecological Appraisal dated 17 May 2018.

REASON: To minimise the impact on ecology in accordance with Policies DMG1 and DME3 of the Core Strategy.

18. 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 include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into those individual dwellings during the construction of those individual dwellings identified on the submitted plan 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 protected species in accordance with Section 9 of the NPPF, and Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

19. No part of development shall commence until the details of artificial lighting have been submitted to and agreed in writing by the local planning authority. The information shall include details on the type and intensity of lighting and

how its impact on the natural roosting and foraging activity of protected/species of conservation concern shall be mitigated. The lighting thereafter shall be implemented in accordance with the approved details.

REASON: In order to mitigate impact on wildlife and habitat and to comply with Policies DMG1 and DME3 of the Ribble Valley Core Strategy Adopted Version.

(Mr Hellawell spoke in favour of the above application. Mr Borland spoke against the above application).

8. APPLICATION NO: 3/2018/0674
GRID REF: SD 368448 43208

DEVELOPMENT DESCRIPTION:

ERECTION OF AN AGRICULTURAL BUILDING FOR FREE RANGE EGG PRODUCTION ACCESS AND ASSOCIATED FEED BINS, HARDSTANDINGS AND ACCESS AT ALKER BOTTOMS, BROOKLYN ROAD, WILPSHIRE BB1 9PP

The Head of Planning Services reported upon a letter withdrawing their objection and two letters regarding highway issues.

DEFERRED AND DELEGATED to the Director of Economic Development and Planning for approval subject to the expiration of the consultation period and 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 IP/MP/01, Site Plan IP/MP/02 and Elevation and Floor Plan IP/MP/03 and Wire Stock Fencing detail submitted with the application.

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

3. The external facing materials shall relate to that specified as detailed on the approved plans and submitted documents, 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. 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.

5. No development shall commence until details of how surface water and pollution prevention will be managed have been submitted to and approved in writing by the L.P.A.

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.

6. The drainage for the development hereby approved shall be carried out in accordance with the principles set out in the submitted Flood Risk Assessment (FRA) reference number JAG/AD/JD41303 – RP001 dated July 2018, as prepared by Allan Wood & Partners. No surface water will visit a drain directly or indirectly into the public sewer. Any variation to the discharge of the foul shall be agreed in writing by the Local Planning Authority prior to commencing the development. The development shall be completed 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.

7. The rating levels for cumulative noise from the development shall not exceed the existing background level (LA90), as assessed in accordance with British Standard 4142: 2014 Methods for rating and assessing industrial and commercial sound, at the nearest noise sensitive premises. Alternative levels and monitoring locations may be used subject to the prior written agreement of the Local Planning Authority.

The Maximum Instantaneous Noise Levels (LAFmax) from the development shall not exceed 60dB(A) evening (19.00 - 23.00)* and night-time (23.00 - 07.00) at the façade of the nearest noise sensitive premises. Alternative levels and monitoring locations may be used subject to the prior written agreement of the Local Planning Authority. * The evening standard LAFmax will only apply where the evening LAFmax significantly exceeds the LAeq and the maximum levels reached are regular in occurrence, for example several times per hour.

REASON: In the interests of safeguarding residential amenity and to comply with Policy DMG1 of the Core Strategy.

8. There shall be no deliveries or collections (including waste and manure) to or from the development outside the hours of 08.00 to 18.00, Monday to Friday, 08.00 to 13.00 on Saturdays, and not on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of safeguarding residential amenity and to comply with Policy DMG1 of the Core Strategy.

9. Prior to first use of the development, an Odour Management Plan, for odours from all areas of the development, for example, the poultry building, feed storage/distribution areas, carcasses, and the storage/handling/disposal of litter, manure and waste water, shall be submitted to and agreed in writing by the Local Planning Authority. The agreed Odour Management Plan shall be adhered to at all times during the life of the development and any changes to the operation of the development should be submitted to and agreed in writing by the Local Planning Authority.

REASON: In the interests of safeguarding residential amenity and to comply with Policy DMG1 of the Core Strategy.

10. Prior to first use of the development, an Insect Management Plan, to include flying insects, shall be submitted to and agreed in writing by the Local Planning Authority. The agreed Insect Management Plan shall be adhered to at all times during the life of the development and any changes to the operation of the development should be submitted to and agreed in writing by the Local Planning Authority.

REASON: In the interests of safeguarding residential amenity and to comply with Policy DMG1 of the Core Strategy.

11. Artificial lighting to the development, for example, fixed lighting on the development structures and flood lighting to the yard/storage areas, shall not be intrusive to nearby sensitive premises. Light intrusion into the windows of any sensitive premises shall not exceed 5 Lux before 23.00, and 1 lux after 23.00 (Environmental Zone E2).

REASON: In the interests of safeguarding residential amenity and to comply with Policy DMG1 of the Core Strategy.

348 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

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2018/0361	Former Victoria Mill, Watt Street Sabden	6/9/18	2 weeks	30	Decision

349 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2018/0533	Single storey extension to bar and dining area	The Avenue Hotel Gleneagles Drive Brockhall
3/2018/0459	Proposed conversion of existing agricultural buildings to form a holiday let	The Old Reservoir Simonstone Road Sabden

<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	Updated Proofs of Evidence submitted. Inquiry resumes 9 Oct 2018 for 4 days. Awaiting Decision
3/2017/1139 Conditions disputed	13/08/18	Sands Cottage The Sands Whalley	WR		
3/2017/0857 R	13/08/18	Lowood Whins Lane Read	WR		Awaiting Decision
3/2018/0113 Conditions not discharged	13/08/18	102 Lowergate Clitheroe	WR		Awaiting Decision
3/2018/0217 linked with 3/2018/0218 R of prior approval	29/08/18	Eastham House Fm Clitheroe Road Mitton	WR		Statements due 03/10/18
3/2017/0961 R (Variation of S106 Ag)	Awaiting start date from PINS	Land at Chapel Hill Longridge	Hearing (to be confirmed by PINS)		
3/2017/0962 R	Awaiting start date from PINS	land off Sheepfold Crescent Barrow	Hearing (to be confirmed by PINS)		
3/2018/0159 R	16/07/18	5 Barn Croft Clitheroe	HH		Awaiting Decision
3/2018/0069 R	29/08/18	Land off Whalley Road, Mellor Brook	WR		Statement due 3/10/18
3/2018/0263 R	20/08/18	Showley Brook Rest Home 10 Knowsley Road Wilpshire	WR		Statement due 24/09/18
3/2018/0303 R	Awaiting start date from PINS	Croftland Chipping	WR (to be confirmed by PINS)		
3/2018/0537 R	Awaiting start date from PINS	Wiswell Brook Fm Moorside Lane	WR (to be confirmed by PINS)		
3/2018/0079 R	23/07/18	New Ings Farm Hellifield Road Bolton by Bowland	WR		Awaiting Decision

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SCHEME OF DELEGATION OF DEVELOPMENT MANAGEMENT AND COUNTRYSIDE MATTERS

The Director of Economic Development and Planning submitted a report asking Committee to consider a full comprehensive review of the Council's scheme of delegation in relation to development management and countryside matters and to simplify the process to ensure that Members of the Planning and Development Committee focus their attention on key applications. The report outlined the proposed changes and clarified which applications would always be placed before Committee. The amended scheme also included the new types of application which have been introduced such as Permission in Principle, and delete application types that no longer exist such as Conservation Area consent. It was also proposed to delegate all refusals to the Director of Economic Development and Planning unless it was considered that determination of the application by Planning and Development Committee was appropriate.

The Director of Economic Development and Planning informed Committee that national government considers that it is in the public interest for Local Planning Authorities to have effect delegation arrangements in place to ensure that decisions on planning applications that raise no significant planning issues are made quickly and that resources are appropriately concentrated on the applications of greatest significance to the local area. The proposed changes sought to ensure the scheme of delegation accords with the guidance which will in turn help to facilitate economic growth, whilst enabling the Planning and Development Committee to concentrate on the significant applications.

The Director of Economic Development and Planning also requested that delegation in dealing with how appeals are dealt with be made to her in consultation with the Chairman and Vice Chairman on Committee. Members discussed the report in some detail.

RESOLVED: That Committee approved the revised changes to the scheme of delegation as set out in the report with the addition of discretion to direct changes in response to appeals to be included within the proposed changes to the Constitution at Council on 16 November 2018.

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EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Categories 3 and 5 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

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APPEALS UPDATE

The Director of Economic Development and Planning informed Committee of the up to date position on the Hammond Ground public inquiry which was due to reconvene on Tuesday, 9 October 2018. She reminded Committee that in July 2018 the National Planning Policy Framework was amended, subsequently on 13 September 2018 further Planning Policy Practice Guidance had been published to accompany the changes within the Framework. The amendments that had occurred had affected the Local Planning Authority's position in respect

of the appeal proposals. She outlined the changes and their implementation in some detail.

Councillor K Hind was given permission to speak on this item.

Members discussed the appeal and the effect of the changes to the Framework that had been made on the Council's position.

RESOLVED: That Committee ask the Director of Economic Development and Planning to defend the reason for refusal on landscape grounds by either appointing an external consultant or by other appropriate means to defend the Council's position.

The meeting closed at 9.10pm.

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