

Minutes of Planning and Development Committee

Meeting Date: Thursday, 7 February 2019 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

R Bennett	G Geldard
I Brown	S Hind
S Brunskill	S Knox
P Dowson	R Sherras
M French	N Walsh

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

Also in attendance: Councillors M Fenton, A Knox and G Scott.

637 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Atkinson, T Hill, J Rogerson and R Thompson.

638 MINUTES

The minutes of the meeting held on 10 January 2019 were approved as a correct record and signed by the Chairman.

639 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no declarations of pecuniary and non-pecuniary interest.

640 PUBLIC PARTICIPATION

There was no public participation.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION REF: 3/2018/0181
GRID REF: SD 373905 442207

DEVELOPMENT DESCRIPTION:

RESERVED MATTERS APPLICATION FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOLLOWING OUTLINE PLANNING PERMISSION 3/2014/0597 FOR UP TO 275 NEW DWELLINGS AND ACCESS. LAND OFF WADDINGTON ROAD CLITHEROE BB7 2JD

The Head of Planning Services advised Committee of a further objection, that no additional representations had been received from two statutory consultees, and of amendment to proposed conditions 1, 4, 5 and 7.

APPROVED subject to the following conditions:

Timings and Commencement

1. 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:

DWH063/PL01 Rev P9: Proposed Layout Plan
DWH063: 13: Sections Through Existing Properties
DWH063/ML01Rev: A: Materials Layout Plan
DWH063/SS01: Street Scenes A0 1:100 Jan 2019
DWH063/DAS: Design & Access Statement (DAS) A3
2018-046: ERAP Ecology Report A4
TEP AIA March 2018
1110-LOC: Site Location Plan A1 1:1250
15930 1 of 4 Rev B: Landscape proposals
15930 2 of 4 Rev B: Landscape proposals
15930 3 of 4 Rev B: Landscape proposals
15930 4 of 4 Rev B: Landscape proposals
DWH063/HT01 DWH House Type Range A3 1:100 Jan 2019
Hertford - Stone
Hertford – Render
Milford
Avondale – Render
Avondale – Stone
Abbeydale – Stone
Bayswater – Stone
Bradgate – Stone
Single Garage
Double Garage
DWH063/HT01 Barratt House Type Range A3 1:100 Jan 2019
Windermere – Stone
Alderney Classic – Render
The Bedale (End) – Stone
Buchanan Classic (Det) – Stone
Kenley Classic (End) – Stone
Kingsley Classic (Det) – Stone
Maidstone Classic (End) – Stone
Moresby – Render
Moresby – Stone
Moresby – Stone (End)
N107-P237 – Stone/Render
Ripon Classic (Det) – Stone
Type 50 – Stone
Type 52 – Stone
Type 55 – Stone
Single Garage

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

Matters of Design

2. 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.

3. 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.

Landscape and Ecology

4. Notwithstanding the submitted details, prior to the commencement of the construction of any of the dwellings hereby approved, details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites shall 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.

5. Notwithstanding the submitted landscaping details, further landscaping details of shrub/tree planting within the public realm/on-plot shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of any of the dwellings hereby approved.

The approved details 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.

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality.

6. Notwithstanding the submitted details, elevational details including the precise location of all play equipment/trim-trail equipment 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.

7. Notwithstanding the submitted details, precise details including a long-term management plan and timings of planting of the landscape buffer margin at the north eastern extents of the site adjacent plots 29-35, 39, and 43-46 shall have been submitted to and approved by the Local Planning Authority prior to the construction of any of the aforementioned plot numbers.

For the avoidance of doubt the submitted details shall indicate that planting of this margin will commence prior to first occupation of plots 29-35, 39, and 43-46.

The development shall be carried out in strict accordance with the approved details/timings and the approved long-term management plan for the area shall be adhered to for the lifetime of the development.

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality and to ensure that adequate landscape mitigation is provided at an appropriate stage in development to successfully minimise the impacts of the development upon existing occupiers

Site Details / Other Matters

8. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) including the levels of the proposed roads shall have been submitted to and approved by the Local Planning Authority.

For the avoidance of doubt the submitted information shall include existing and proposed sections through the site including details of the height and scale and location of the proposed housing in relation to adjacent existing development/built form (where applicable).

The details shall clearly show the eaves and ridge heights of the proposed building/dwelling(s) relative to the eaves and ridge heights of existing neighbouring development/built form. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that proposed development responds appropriately to the topography of the site and is appropriate to the locality.

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 full elevational details of the proposed pumping station and sub-station, including any associated boundary treatments, shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

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

Further Control over Development

- 11 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.

(Chris Williamson spoke in favour of the above application).

2. APPLICATION REF: 3/2018/0750
GRID REF: 372216 443262

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF REDUNDANT BARN TO FORM ONE UNIT OF RESIDENTIAL ACCOMMODATION AT TWITTER BRIDGE FARM, TWITTER LANE, WADDINGTON BB7 3LG

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

Proposed Plans and Elevations 415/2/5 Rev C received on 5/11/18 and letter dated 5/11/18.

Proposed layout and curtilage plan 415/2/3 Rev B received on 5/11/18.

Structural report and plan reference 415/2/6 Rev A.

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

3. Precise specifications of proposed windows, rooflights 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 character of the building and in the interests of visual quality.

4. Precise specifications of proposed external boundary shall have been submitted to and approved in writing 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 safeguards the character of the building and in the interests of visual quality.

5. 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.

6. Prior to commencement of work on the building precise details of a scheme for the incorporation of bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented before occupation of the building and thereafter retained in perpetuity.

REASON: To the interest of safeguarding local habitat.

(John Pye spoke in favour of the above application. Sarah Bolton spoke against the above application).

3. APPLICATION REF: 3/2018/0907
GRID REF: SD 374147 438265

DEVELOPMENT DESCRIPTION:

THREE NON-ILLUMINATED ADVERTISING SIGNS 0.6 METRE HIGH (MAX) FROM GROUND LEVEL, SIGN BOARD 0.5 X 1.5 METRE AT ROUNDABOUT, HOLM ROAD, BARROW

That the Advertisement Consent be granted subject to the imposition of the following condition(s):

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

Site location Plan: Dwg no RV6

Example Sponsorship Sign:RLB Dwg no 1

Landscape Roundabout Sponsorship Sign Templates: RLB Dwg no 2

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

- 2 The approval is for a period not exceeding five years from the date of this consent.

REASON: In the interests of visual amenity

3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

REASON: In the interests of visual amenity.

4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

REASON: In the interests of visual amenity.

5. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

REASON: In the interests of visual amenity.

6. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: In the interests of visual amenity.

(Jean Brown, Barrow Parish Council spoke against the above application).

4. APPLICATION REF: 3/2018/0958 (Listed Building Consent)
GRID REF: 374153 444412

DEVELOPMENT DESCRIPTION:

APPLICATION FOR RETENTION OF UNAUTHORISED ALTERATIONS AND NEW WORKS AT FIRST FLOOR TO CREATE FIVE GUEST BEDROOMS AT 3 MILLSTONES INN WADDINGTON ROAD, WEST BRADFORD BB7 4SX

That Listed Building Consent be granted subject to 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:

Proposed First Floor Plan PHA/3M/1000A received on 18/01/19

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

3. Precise specifications of proposed rooflights, internal doors and partitions shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved details 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.

5. APPLICATION REF: 3/2018/1040
GRID REF: SD 374128 441359

DEVELOPMENT DESCRIPTION:

VARIATION OF CONDITIONS FROM PLANNING PERMISSION 3/2017/0262 INCLUDING CONDITIONS 2 (SUBSTITUTION OF AMENDMENTS TO APPROVED PLANS), 3 (EXTERNAL EXTRACTION, AIR CONDITIONING AND VENTILATION), AND CHANGES TO INTERNAL LAYOUT FOR THE WEAVING SHED TO FACILITATE CINEMA USE AND OFFICE SPACE AT HOLMES MILL, GREENACRE STREET, CLITHEROE

The Head of Planning Services advised Committee of two further letters of objection on grounds of parking issues and impact on the town centre, and that Lancashire County Council highways, having considered additional parking information, recommended refusal.

DEFERRED for further consultation and information relating to highway matters.

(Edward Clayton spoke against the above application. Councillor A Knox was given permission to speak on the above application).

6. APPLICATION REF: 3/2018/1041 LBC
GRID REF: SD 374128 441359

DEVELOPMENT DESCRIPTION:

VARIATION OF CONDITIONS FROM PLANNING PERMISSION 3/2015/0944 INCLUDING CONDITIONS 2 (SUBSTITUTION OF AMENDMENTS TO APPROVED PLANS), 3 (EXTERNAL EXTRACTION, AIR CONDITIONING AND VENTILATION), AND CHANGES TO INTERNAL LAYOUT FOR THE WEAVING SHED TO FACILITATE CINEMA USE AND OFFICE SPACE AT HOLMES MILL, GREENACRE STREET, CLITHEROE

That the Listed building consent be granted subject to the following conditions:

1. 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 1459 Ex0 Rev A
Proposed Ventilation layout 18115-M-57
Weaving Shed Proposed Elevations Plan 1459 PL3000 Rev G
Weaving Shed Proposed Ground Floor Plan 1459 PL30 Rev E
Weaving Shed Proposed First Floor Plan 1459 PL31 Rev E

Roof Proposed Plan 1459 PL32 Rev d and emails dated 15/01/19 and 16/01/19.

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

2. All external extraction, air conditioning and ventilation equipment shall be installed in complete accordance with the approved details prior to the units being brought into use.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

3. Only those external materials and surfacing materials as approved under condition 1 shall be used in the development.

REASON: To ensure that the appearance of the development is appropriate to the character of the building and setting of the area.

4. The plans and particulars showing the provision to be made for the storage and disposal of refuse and recycling receptacles as approved under condition 1 shall be implemented concurrently with the development and thereafter retained. The approved provision shall be provided prior to the first use of the cinema.

REASON: In order that the Council may be satisfied that adequate provision for the storage and collection of waste will be provided on site.

5. This permission does not give consent to the Woone Lane personnel doors and service yard gates. Further details shall be submitted to and approved in writing by the Local Planning Authority (prior to any proposed installation). The doors and gates shall thereafter be completed in accordance with the approved details

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety.

6. Unless otherwise agreed in writing by the Local Planning Authority, only those approved external lighting details included in Oldfield Lighting's report ref. 16.071.01 Rev B may be used in the development.

REASON: To protect the amenities of occupiers of nearby properties from excessive light pollution and visual amenity and to comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

NOTE

The applicant is advised that this permission should also be read in conjunction with 3/2015/0944 dated 19 April 2016 and 3/2017/0262

7. APPLICATION REF: 3/2018/1065
GRID REF: SD 377564 442947

DEVELOPMENT DESCRIPTION:

ADVANCE INFRASTRUCTURE AND ENABLING WORKS TO FACILITATE FUTURE INDUSTRIAL DEVELOPMENT COMPRISING SITE CLEARANCE AND PREPARATION WORKS, GROUND INVESTIGATION AND REMEDIATION/REMOVAL OF ANY CONTAMINATED MATERIAL, IMPORT OF NEW MATERIALS, BULK EARTHWORKS AND SOIL STABILISATION, INSTALLATION, DIVERSION AND/OR DISCONNECTION OF BELOW-GROUND INFRASTRUCTURE INCLUDING DRAINAGE AND STATUTORY UTILITIES, INSTALLATION OF BUILDING FOUNDATIONS, PILES AND RETAINING WALLS, AND TEMPORARY WORKS INCLUDING PROVISION OF A CONTRACTOR'S COMPOUND, SECURITY FENCING AND HOARDING, MATERIAL SET-DOWN AREA, ACCESS ROAD, CAR PARKING AND OTHER STRUCTURES AND WORKS INCIDENTAL TO THE CONSTRUCTION PHASE OF DEVELOPMENT AT JOHNSON MATTHEY PIMLICO INDUSTRIAL AREA WEST BRADFORD ROAD CLITHEROE BB7 4QB

APPROVED subject to the following conditions:

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

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

Plans and Further Details

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 and documents:

Site location plan Jacobs - 16086-60-K44-7001 Rev 0B
Foundation layout plan Jacobs - 16086-60-K61-7002 Rev 0
Earthworks site plan Jacobs - 16086-60-K61-7502 Rev 0
Earthworks cross sections Jacobs - 16086-60-K61-7503 Rev 0
Construction establishment plan Jacobs - 16086-60-L32-7000 Rev 0
Piling method statement Jacobs - 16086-60-L31-7000
Excavation method statement Jacobs - 16086-60-L31-7001
Construction management plan Jacobs - 16086-60-L31-7002
Extended phase 1 habitat survey Penny Anderson Associates August 2018

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

Amenity

- 3 Notwithstanding the submitted construction management plan and piling method statement no development that involves piling or significant vehicular movements of extraction materials shall take place until a Construction

Method Statement 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:

- A. The location and nature of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway (For the avoidance of doubt such facilities shall remain in place for the duration of the construction phase of the development) and the timings/frequencies of mechanical sweeping of the adjacent roads/highway.
- B. Days and hours of operation for all construction works including a further breakdown of site activities. It should be noted that the standard permitted hours of operation expected in relation to all works and ancillary operations (including deliveries to and removal of plant, equipment, machinery and waste), which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, are:
 - Between 08.00 hours and 18:00 hours, Monday to Friday
 - Between 08.00 hours and 13:00 hours on Saturdays
 - At no time on Sundays, Bank and Public Holidays
- C. Measures for controlling and monitoring:
 - Noise and vibration
 - Dust and air borne pollutants having regard to the location of nearby sensitive receptors and industry best practice.
- D. HGV delivery times and routeing to / from the site.

8. APPLICATION REF: 3/2018/1130
GRID REF: SD 368768 433979

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF BARN TO FORM ONE DWELLING (MODIFICATIONS TO SCHEME APPROVED UNDER 3/2013/0713) (RESUBMISSION OF APPLICATION 3/2018/0027) AT DEWHURST FARM, LONGSIGHT ROAD, LANGHO, BB6 8AD

APPROVED subject to the following conditions:

Plans

1. 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:

Proposed Plans and Elevations (Had/852/2573/02 A) received 23.01.2019
Existing and Proposed Site Plans/Location Plan (Had/852/2573/03 A) received 21.01.2019
Passing Place Plan (Had/852/2573/04 A) received 21.01.2019
Elevations of Outbuildings (Had/852/2573/05) received 23.01.2019

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

Materials

2. 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 by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

3. Details of all new windows and doors (including section details of window/door reveals, proposed framing profiles and materials) shall have been submitted and agreed in writing by the Local Planning Authority prior to their use in the development. The development shall be carried out in strict accordance with the approved details; the approved details shall thereafter be retained in perpetuity.

REASON: To ensure a satisfactory standard of appearance in the interests of visual amenity.

4. All new and replacement door and window head and sills shall be natural stone to match existing.

REASON: To ensure a satisfactory standard of appearance in the interests of visual amenity.

5. All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

REASON: To ensure a satisfactory standard of appearance in the interests of visual amenity.

6. All proposed roof lights shall be of the Conservation Type, recessed with a flush fitting, and retained as such in perpetuity.

REASON: In the interests of visual amenity in order to retain the character of the barn.

7. Full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details.

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

8. Prior to the extraction flue being first brought into use all external parts of the flue and cowl and associated fitments shall be coloured black/ a dark matt finish and retained as such at all times in the future.

REASON: To ensure a satisfactory appearance.

Details

9. The development shall be carried out in strict accordance with the Structural Appraisal by Foxx Limited dated 15 January 2018 that was submitted with the application. Any deviation from the survey, as submitted, may need to be the subject of a further planning application.

REASON: The application is for the conversion of the building only.

Residential Amenity

10. The proposed garages shall be for private and domestic purposes only and no trade or business whatsoever shall be carried out from within the building.

REASON: In order to safeguard nearby residential amenities.

Ecology

11. Details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites shall be submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting sites on the barn. 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 the dwelling during the conversion works before the dwelling is first brought into use.

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

Drainage

12. The scheme for the disposal of foul and surface waters shall be constructed and completed in accordance the details approved by discharge of condition application 3/2016/0252.

REASON: To ensure a satisfactory means of drainage.

Permitted Development

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (Schedule 2 Part 1, Class A, B and D), or any Order revoking or re-enacting the Order, no external alterations or extensions shall be carried out to the dwelling hereby approved (other than those expressly authorised by this permission).

REASON: To ensure such development has due regard to the character and appearance of the building.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (Schedule 2 Part 1, Class E and F), or any Order revoking or re-enacting the Order, no garage, shed or other outbuilding shall be erected or hard surface provided within the curtilage of the dwelling hereby approved (other than those expressly authorised by this permission).

REASON: To protect the appearance of the locality and to retain the open character of the area

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected on the land hereby permitted (other than those expressly authorised by this permission).

REASON: To protect the appearance of the locality and to retain the open character of the area.

Highways

16. The access road improvements shown on submitted drawing no. Had/852/2573/04 shall have been fully completed prior to the first occupation of the dwelling hereby permitted. Thereafter, visibility splays of 2.4m by 200m in both directions shall be retained clear of any obstructions in perpetuity to the satisfaction of the Local Planning Authority.

REASON: In the interests of highway safety.

External Lighting

17. 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 visual amenities of the area.

9. APPLICATION REF: 3/2018/1139
GRID REF: SD 377450 433358

DEVELOPMENT DESCRIPTION:

PROPOSED ERECTION OF WAREHOUSE BUILDING AND SINGLE STOREY STAFF CAFETERIA WITH ASSOCIATED SERVICING AND LANDSCAPING AT CALDER VALE PARK, SIMONSTONE LANE, SIMONSTONE BB12 7ND

The Head of Planning Services informed Committee of changes to the proposed conditions, if Committee were minded to approve the application.

APPROVED subject to the following conditions:

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

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

Plans and Further Details

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 and documents:

Site Location Plan 18030_PL100 RevA
Proposed Master Plan 18030_PL101 Rev A
Proposed Sections Cafeteria 18029_PL204 Rev A
Proposed Site Plan Cafeteria 18029_PL200 Rev A
Proposed Roof Plan Cafeteria 18029_PL202 Rev A
Proposed Elevation Plan Cafeteria 18028_PL203 Rev A
Proposed Ground Floor Plan Cafeteria 18029_PL201 Rev A
Proposed Site Plan Warehouse 18030_PL200 Rev A
Proposed Elevation Plan Warehouse 18030_PL203 Rev A
Proposed Roof Plan Warehouse 18030_PL202 Rev A
Proposed Drainage Arrangement Plan Plans WL_1371_050 P2 and P3
Proposed New storage facility WL_1371_052 P2

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

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.

REASON: The proposed materials are appropriate to the locality..

Lighting

4. Notwithstanding the submitted plans the warehouse and cafeteria building shall not be occupied until details of all artificial lighting (including building mounted external lighting) for the relevant building has been submitted to and approved in writing by the Local Planning Authority. The details shall include the location of application type, location of lighting, the light direction and intensity. The lighting thereafter shall be installed in accordance with the approved details.

REASON: In the interests of the amenities of the area, to minimise light pollution and to safeguard adjacent residential amenity.

Landscaping

5. The approved soft landscaping scheme 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.

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

REASON: To ensure the proposal is satisfactorily landscaped and in the interests of biodiversity and appropriate to the locality

Highways/ amenity

6. No development shall take place until a Construction Method Statement for each phase of the development 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:
 - A. The location of parking of vehicles of site operatives and visitors
 - B. The location for the loading and unloading of plant and materials
 - C. The location of storage of plant and materials used in constructing the development
 - D. The location and nature of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway (For the avoidance of doubt such facilities shall remain in place for the duration of the construction phase of the development) and the timings/frequencies of mechanical sweeping of the adjacent roads/highway
 - E. 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)
 - F. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
 - G. Days and hours of operation for all construction works.

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.

Drainage

7. 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 5l/s. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;
- c) A site plan showing any overland flow routes and flood water exceedance routes, both on and off site – these must be directed away from property and critical infrastructure;
- d) A site plan showing any surface water catchment areas within the site (i.e. areas that will contribute to the proposed surface water drainage network).
- e) A timetable for implementation, including phasing as applicable;
- f) 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 buildings hereby approved, 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. To ensure that water quality is not detrimentally impacted by the development proposal

8. 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 or management and maintenance by a Private 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 buildings, 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. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

Surface water Construction Phase Plan

9. 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. The approved prevention measures shall thereafter be adhered to throughout the construction phase.

REASON: To ensure that the construction phase(s) of development does not pose an undue flood risk on site or elsewhere. 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.

Noise and Odour

10. Prior to occupation and use of the café building further details of noise and odour control shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved scheme.

REASON: To safeguard residential amenity.

11. APPLICATION REF: 3/2018/0943
GRID REF: SD 376631 443898

DEVELOPMENT DESCRIPTION:

RESIDENTIAL DEVELOPMENT OF UP TO NINE UNITS (RESUBMISSION OF APPLICATION 3/2018/0582) AT LAND TO THE SOUTH OF CHATBURN OLD ROAD, CHATBURN

MINDED to REFUSE on issues relating to inappropriate location for new dwellings and harmful precedent to implementation of planning policies of the Core Strategy.

1. This permission shall be read in accordance with the Statement of Common Ground dated 28th January 2019.

2. In addition to national information requirements as required by article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015, applications for the approval of technical details should be accompanied by an Arboricultural Impact Assessment, Ecology Survey, Drainage Strategy, Noise and Vibration Survey and draft Heads of Terms.

This aforementioned required information is not exhaustive and additional information may be required during the determination process.

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

12. APPLICATION REF: 3/2018/0951
GRID REF: SD 368415 438123

RETENTION OF UNAUTHORISED DECKING AND STRUCTURE(S) ON LAND TO THE REAR OF 2 THE DENE, HURST GREEN, CLITHEROE BB7 9QF

WITHDRAWN

13. APPLICATION REF: 3/2018/0956
GRID REF: 374153 444412

DEVELOPMENT DESCRIPTION:

APPLICATION FOR RETENTION OF UNAUTHORISED ALTERATIONS AND NEW WORKS AT FIRST FLOOR TO CREATE FIVE GUEST BEDROOMS AT 3 MILLSTONES INN WADDINGTON ROAD, WEST BRADFORD BB7 4SX

Minded to Approve on the basis of the economic and public benefits associated with the scheme.

(Peter Hitchen spoke in favour of the above application).

14. APPLICATION REF: 3/2018/0924
GRID REF: SD 373648 438230

DEVELOPMENT DESCRIPTION:

ERECTION OF 35 DWELLINGS ON THE SITE OF FORMER ALLOTMENTS AND THE RE- PLAN OF PART OF THE DEVELOPMENT APPROVED UNDER THE RESERVED MATTERS REFERENCE 3/2017/0064, INCLUDING AN ADDITIONAL 4 DWELLINGS (RESULTING IN A TOTAL OF 39 ADDITIONAL DWELLINGS) ON LAND SOUTH WEST OF BARROW AND WEST OF WHALLEY ROAD, BARROW

The Head of Planning Services informed Committee of a recalculation of the financial contributions required by Lancashire County Council education in respect of school places, of further comments from the local lead flood authority, and of amendments to the proposed conditions.

DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval subject to minor amendments to the wording of the conditions, no objection being received from the LLFA and the satisfactory completion of a Legal Agreement. This shall be within 3 months from the date of this Committee meeting or delegated to the Director of Economic Development and Planning in conjunction with the Chairperson and Vice Chairperson of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions:

Details

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

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

Plans

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:

4387/15/04/01 Rev D (amended plan received 04/02/19)
4387/15/04/02 Rev D (amended plan received 04/02/19)
4387/15/04/03 Rev D (amended plan received 04/02/19)
4387/15/04/04 Rev D (amended plan received 04/02/19)
4387/15/04/05 Rev D (amended plan received 04/02/19)
4387/15/04/06 Rev D (amended plan received 04/02/19)
4387/SPA/001 Rev C (amended plan received 18/01/19)
4387_RHM-LA_001 Rev F (amended plan received 18/01/19)
180901_RHM_GA_001 Rev E (amended plan received 18/01/19)
4384/ENG/110 Rev C (amended plan received 18/01/19)
ENG111 (amended plan received 18/01/19)
ENG001-4 Rev B
4387/15/04/07
4387/H/001 Rev A
RH.AB.06_3 Rev G
ENG022-1 Rev F (amended plan received 18/01/19)
5374.08 Rev B (amended plan received 22/01/19)
5374.09 Rev B (amended plan received 22/01/19)
5374.11

House Types (amended booklet received 18/01/19):

The Holly (Rev EF_HLLY_DM.1.0)
The Rowan

The Chestnut
The Lime
The Birch (Rev EF_BIRC_DM.1.0)
The Pine (Rev EF_PINE_SM.1.0)
The Cherry
The Cherry & Hornbeam
The Ledbury & Ledbury3
The Ledbury 4
Bungalow 2 Semi
B1 & B2 Bungalow
B2 Bungalow

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

Materials

3. Notwithstanding the submitted details and the requirements of condition 2 of this approval, precise specifications or samples of all external materials including, door/window surrounds and framing materials, fascia/arge boards and roofing/ridge materials 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 development.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality

Residential Amenity

4. 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 and land uses

5. No heavy goods vehicles (exceeding a gross vehicle weight of 7.5T) shall enter or leave the site, as edged in red on the submitted Site Boundary Plan in connection with the construction of the development hereby permitted between the hours of 0830 and 0930, and 1500 and 1600 hours, Monday to Friday inclusive except during school holidays.

REASON: In order to prevent conflict with existing road users during peak hours.

6. Notwithstanding the requirements of condition 2 of this approval, the following windows shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed:

- First floor bathroom window in the side elevation of the Holly;
- First floor bathroom window in the side elevation of the Rowan;
- First floor en-suite window in the side elevation of the Birch;
- First floor landing window in the side elevation of the Pine;

The duly installed window shall be retained as such thereafter.

REASON: To ensure satisfactory levels of amenity for future residents of the proposed development

Highways

7. 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 details in respect of:

- Timing of delivery of all off site highway works
- The parking of vehicles of site operatives and visitors
- The loading and unloading of plant and materials
- The storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding
- Contact details for the site manager
- 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.

REASON: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings and to ensure the development would not be of detriment to the safe operation of the immediate highway during the construction of the development

REASON FOR PRE-COMMENCEMENT: This information needs to be provided and agreed before any workman or machinery enter the site to ensure the safety of surrounding road users.

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. The integral garage(s) serving the Plot numbers listed below shall be kept freely available for the parking of cars and no works, 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, shall be undertaken to alter or convert the space into living or other accommodation:

Plots – 121, 122, 128, 130, 132, 147, 148, 190, 192, 193, 194, 195, 196, 220, 222, 224 and 225.

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling

10. 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 construction of foundation commences fronting the new access road.

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

11. No part of the development shall be commenced until all the highway works within the adopted highway have been constructed in accordance with a scheme that shall be first submitted to and approved in writing by the Local Planning 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 and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

REASON FOR PRE-COMMENCEMENT: The off-site highway works need to be agreed and provided before works can commence on site.

12. Prior to the start of the development, a joint survey shall be carried out between the developer and the planning authority (in conjunction with the highway authority) to determine the condition of Whalley Road. A similar survey shall be carried out every six months and the final inspection within one month of the completion of the last house, and the developer shall make good any damage to Whalley Road to return it to the pre-construction situation as required.

REASON: To maintain the construction of Whalley Road in the interest of highway safety in accordance.

REASON FOR PRE-COMMENCEMENT: The existing state of the road needs to be assessed prior to work commencing on site.

13. The layout of the development shall include provisions to enable both construction vehicles and residential vehicles, to enter and leave the highway of Whalley Road in forward gear and such provisions shall be laid out in

accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before any development commences and maintained thereafter.

REASON: To prevent vehicles reversing to and from the highway of Whalley Road in the interest of highway safety.

14. All car parking and manoeuvring areas, shown on the approved plans, shall be marked out and made available for use before each dwelling, to be served by such areas, is brought into use. The approved parking and manoeuvring areas shall be permanently maintained as approved thereafter.

REASON: To allow for the effective use of the parking areas.

15. Within three months of commencement of development on site, details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the local planning authority. [The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established].

REASON: In the interest of highway safety, to ensure a satisfactory appearance to the highways infrastructure serving the approved development and to safeguard the visual amenities of the locality.

16. Within three months of commencement of development an estate street phasing and completion plan shall be submitted to and approved in writing by the Local Planning Authority. The estate street phasing and completion plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed. The development thereafter shall be completed in accordance with the approved plan

REASON: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential/highway safety. To ensure a satisfactory appearance to the highways infrastructure serving the development and to safeguard the visual amenities of the locality and users of the highway, in accordance with the development plan.

17. No dwelling shall be occupied until the estate street(s) affording access to those dwelling(s) has been completed in accordance with the Estate Street Development Plan.

REASON: To ensure that the estate streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway, in accordance with the Development Plan.

18. Within three months of commencement of development, full engineering, drainage, street lighting and constructional details of the streets proposed for adoption shall be submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details and retained as such thereafter.

REASON: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with the Development Plan.

19. All garage facilities shall have facility of an electrical supply suitable for charging an electric motor vehicle.

REASON: In order to promote sustainable transport as a travel option and reduce thereby carbon emissions.

Play area

20. Prior to occupation of any dwelling hereby approved, a play space management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for the play area (measuring 420sqm) shall be submitted to and approved in writing by the Local Planning Authority. The play space management plan shall also provide precise details of all play equipment to be installed (including any associated benches or seating areas), its future maintenance and indicate a timescale when the play spaces shall be provided and made available for use. The play space management plan shall be carried out in accordance with the details so approved and retained as approved thereafter.

REASON: To provide adequate and usable areas of public open space

Ecology and trees

21. The development hereby approved shall be carried out in complete accordance with the recommendations and ecological enhancement measures detailed within the submitted Ecological Survey and Assessment (Ref: 2018-314 September 2018 - ERAP Ltd).

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

22. Notwithstanding the submitted details and requirements of condition 21, no above ground level works 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 (there shall be at least 1 nest brick/bat tile per dwelling) of artificial bird nesting boxes and artificial bat roosting site per individual 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 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 protected species.

23. 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.

24. Notwithstanding the submitted details, 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 its installation on site.

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 scheme(s) shall be implemented in accordance with the approved details and retained as approved

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

25. Notwithstanding the submitted details or the requirements of condition 2, prior to any dwelling being occupied, details at a scale of not less than 1:20 of the

proposed boundary walling, gates and fencing shall have been submitted to and approved in writing by the Local Planning Authority and these details shall identify the measures to be taken to encourage habitat connectivity throughout the site. 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 enhance biodiversity.

26. Within three months of commencement of development on site, a scheme of phasing for the approved landscaping areas shall have been submitted for the written approval of the Local Planning Authority. The development shall be carried out in strict accordance with the duly approved timings and phasing's and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON: To ensure the proposed landscaped areas are provided on a phase by phase basis

27. Prior to occupation of the first dwelling, a landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas referred to in condition 26 (other than within curtilages of buildings), shall be submitted to and approved in writing by the Local Planning Authority. The site thereafter shall be managed and maintained in accordance with the approved plan.

REASON: To ensure the proper long-term management and maintenance of the landscaped areas in the interests of visual amenity and biodiversity enhancement.

28. All trees identified to be retained within the approved landscaping plans and as detailed within the updated Tree Survey Report and Arboricultural Impact Assessment and Method Statement (Revised September 2018) shall be enclosed with temporary protective fencing in accordance with BS5837:2012 [Trees in Relation to Demolition, Design & Construction]. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To ensure that existing trees are adequately protected during construction in the interests of the visual amenity of the area.

Contamination

29. The development hereby approved shall be carried out in accordance with the conclusion and recommendation measures detailed within the submitted Phase 1 Geo-Environmental Desk Study (Jan 2012).

REASON: To prevent land contamination and to ensure that the land is suitable for residential use.

Drainage

30. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Strategy Statement- Dated October 8th 2018 which was prepared by Redrow. For the avoidance of doubt, surface water must drain to watercourse and no surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

Further drainage conditions likely from LLFA.

31. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage scheme (as shown on drawing no. 4384/ENG/101, dated: 18 December 2018). The surface water drainage scheme shall be fully implemented prior to occupation and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

32. No development hereby permitted shall be occupied until final 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

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.

33. 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. The development shall be carried out in strict accordance with the approved details.

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.

REASONS FOR PRE-COMMENCEMENT CONDITIONS:

1. Drainage is not only a material consideration but an early and fundamental activity in the ground construction phase of any development and it is likely to be physically inaccessible at a later stage by being buried or built over. It is of concern to all flood risk management authorities that an agreed approach is approved before development commences to avoid putting existing and new communities at risk.

INFORMATIVE:

For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given. The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found via the following website: www.lancashire.gov.uk/flooding.

(Graham Trehwella spoke in favour of the above application).

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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>
3/2018/0500	Land to East Clitheroe Road, Barrow	1/11/18 4/10/18	10	With Legal
3/2018/0844	Land off Longsight Road Langho	10/1/19	42	With Applicant

<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>
3/2018/0910	Sheepfold Crescent Barrow	29/11/18	7 weeks	26	Decision 14/1/19

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APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2016/0526	Residential development comprising land to south of 17 bungalows, 12 houses, 20 apartments and 26 sheltered apartments together with access roads, car park, landscaping, open space and flood compensation storage area	Land to south of Accrington Road and west of Woodfield View Whalley
3/2018/0451	Erection of one A1 (retail) unit and one A3/A5 (restaurant/hot food takeaway) unit	Myercough Smithy Road Mellor Brook
3/2018/0640	Variation of conditions 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 from planning permission 3/2015/0024	Ribble Valley Remembrance Park Mitton Road, Whalley
3/2018/0715	Variation of condition 14 (the holiday units shall not be let for a combined total period exceeding 90 days in one calendar year and shall not be used as a permanent accommodation or as a sole place of residence) from planning permission 3/2017/0756	Land adjacent to Black Hall Barn Garstang Road Chipping
3/2018/0828	Change of use of land and provision of shepherds hut for holiday rental use	Springside Farm Knotts Lane, Tosside
3/2018/0830	Alteration of existing roof, erection of new single storey extension to rear. Alterations to external openings. Erection of new single storey garage	9 Greenside Ribchester
3/2018/0845	Full application for change of use of garage/ancillary residential building to one new dwelling and replacement of the indoor swimming pool with another new dwelling	Newfield Edge Hall Farm Burnley Road Gisburn
3/2018/0846	Listed building consent for change of use of garage/ancillary residential building to one new dwelling and replacement of the indoor swimming pool with another new dwelling	Newfield Edge Hall Farm Burnley Road Gisburn
3/2018/0953	Proposed change of use of part of Maureen Cookson building from A1 to Ad/A4 for flexible planning use	1 George Street Whalley

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2018/0966	Extension to previously approved workshop/garage facility	Little Mill Mill Lane, Chipping
3/2018/0971	Demolition of existing conservatory and construction of new single storey extension to rear	Highfield Snodworth Road Langho
3/2018/0972	Change of use of existing hairdressing salon (use class A1) to drinking establishment (use class A4) and associated external works to provide level access forecourt and footpath adjustment to suit certificate of lawfulness	9 Mardale Road Longridge
3/2018/1011	Change of use of agricultural land to garden to form extension of domestic curtilage	The Coach House Clitheroe Road Waddington
3/2018/1012	Proposed repairs to existing stonework and removal and replacement of windows, stone cills and mullions following removal of existing render on Grade II listed building	Crabtree Cottage Back Lane Wiswell
3/2018/1072	Single storey extension to rear 7.8m long, 2.6m high (max), 2.35m to eaves	38 The Rydings Langho
3/2018/1083	Demolition of existing garage and construction of replacement garage structure; two storey infill extension between house and new garage; single storey infill extension to rear and external remodelling improvements to existing roof	Lower Hudd Lee Farm Longridge Road Hurst Green
3/2018/1084	Demolition of an existing outbuilding and erection of a single storey extension. Formation of beer garden and extension of car park into adjacent land	Red Pump Hotel Clitheroe Road Bashall Eaves
3/2018/1093 (LBC)	Demolition of an existing outbuilding and erection of a single storey extension. Formation of beer garden and extension of car park into adjacent land	Red Pump Hotel Clitheroe Road Bashall Eaves

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APPEALS UPDATE

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Date of Inquiry/Hearing if applicable</u>	<u>Progress</u>
3/2017/0961 R (Variation of S106 Ag)	Awaiting start date from PINS	Land at Chapel Hill Longridge	Hearing (to be confirmed by PINS)		

<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>
3/2017/0962 R	03/10/18	land off Sheepfold Crescent, Barrow	Hearing	Wed 16/01/2018 Cttee Rm 1 booked	Withdrawn 15/01/19
3/2018/0079 R	23/07/18	New Ings Farm Hellifield Road Bolton by Bowland	WR		Appeal Allowed 21/12/2018
3/2018/0480 R	12/11/18	The Tythe Barn Station Road Rimington	WR		Awaiting Decision
3/2018/0474 R	Awaiting start date from PINS	Great Mitton Hall Mitton Road, Mitton	HH appeal procedure Hearing requested (to be confirmed by PINS)		
3/2018/0468 R	Awaiting start date from PINS	Great Mitton Hall Mitton Road, Mitton	LB Hearing (to be confirmed by PINS)		
3/2018/0447 R	27/11/2018	Eatoughs Barn Fleet Street Lane Ribchester	WR		Awaiting Decision
3/2018/0435 R	10/12/2018	32 Hall Street Clitheroe	WR		Awaiting Decision
3/2018/0816 R	22/01/2019	39 Castle View Clitheroe	HH		Notification and preparation of Questionnaire underway
3/2018/1020 R	Awaiting start date from PINS	Calding Bank Cottage, Whalley Old Road, Billington	WR (to be confirmed)		

644 LISTED BUILDING AT RISK – DOG KENNELS, GISBURNE PARK

The Director of Economic Development and Planning submitted a report for Committee's information on proposals to address the urgent need for repair works to the 18th century grade II listed dog kennels within Gisburne Park Historic Park and Garden (grade II) and the setting of Gisburne Park House (grade I). The planning history of the site was outlined, together with detail of the deterioration in condition of the structure. Although an application had been submitted for listed building consent in August 2018 to stabilise and retain the existing building, insufficient information has been provided in support, and the Council was intending to serve an urgent works notice.

Members were informed that, since the publication of the report, there had been further engagement with the landowner who had commissioned a report from a specialist which would be available shortly.

RESOLVED: That the report be noted.

645 APPEALS

- i) 3/2018/0079 – Conversion of barn to 2 dwellings; creation of garages and gardens; installation of new sewage treatment plant at New Ings Farm, Hellifield Road, Bolton by Bowland – appeal allowed.

The Director of Economic Development and Planning informed Members that notice of appeal had been received in respect of application 3/2018/0688 (outline application for up to 110 dwellings on land off Henthorn Road, Clitheroe) and that the appeal was to be heard at a Public Inquiry on 8, 9 and 10 May 2019 under a new accelerated procedure adopted by PINS. David Manley QC had been instructed to represent the Council.

RESOLVED: That the report be noted.

646 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following items of business by exempt information under Category 3 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

647 PRIMROSE/MEARLEY LODGE

The Director of Economic Development and Planning submitted a report seeking authority from Members to provide an annual grant in respect of the management and maintenance of Primrose/Mearley Lodge which was currently owned by Beck Developments Ltd but which was intended to be transferred to a trust.

In November 2018, Committee had authorised payment of funds from Section 106 contributions in respect of completion of the management plan and in respect of certain invoices from Ribble Rivers Trust (partly subject to having first received payment of the expected Section 106 contributions associated with the Lodge). These payments related to works to be carried out and remediation and restoration of the site.

Arrangements were now being put in place for the transfer of ownership from the developers to a new trust (which would be set up by Ribble Rivers Trust to manage and maintain the Lodge). Ribble Rivers Trust and the new trust anticipated a shortfall in funds available for management and maintenance, and had approached Ribble Valley Borough Council for a contribution. The Council currently offered grants under the Countryside Management service, and Members were requested to allocate £5000 per year from the existing budget over a 15 year period as a grant to the newly formed trust, to manage and maintain the site. Members were advised that the Council would not appoint any trustees to the trust or have any control, and that the payment would be a pure grant.

RESOLVED: That Committee authorise the grant of £5000 per year for a period of 15 years following the formation of the trust, transfer of land ownership to the trust, and completion of suitable legal agreements between the Council and the trust.

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PLANNING APPEAL COSTS APPLICATIONS

The Director of Economic Development and Planning submitted a report updating Members on recent costs awards and applications for costs resulting from planning appeals. A number of applications for costs had been submitted by and against the Council, some of which had been successful whilst others had been refused. Members were reminded of the need for reasons for planning decisions to be correct and robust.

RESOLVED: That the report be noted.

The meeting closed at 8.16pm.

If you have any queries on these minutes please contact Nicola Hopkins (414532).