

Minutes of Planning and Development Committee

Meeting Date: Thursday, 1 August 2019 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

T Austin	S O'Rourke
I Brown	J Rogerson
S Carefoot	R Sherras
J Clark	R Thompson
B Holden	N Walsh
S Knox	

In attendance: Head of Legal and Democratic Services, Head of Planning Services and Senior Planning Officer.

Also in attendance: Councillors S Brunskill, L Edge, A Knox and G Scott.

150 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors B Buller, M French and A Humphreys.

151 MINUTES

The minutes of the meeting held on 27 June 2019 were approved as a correct record and signed by the Chairman.

152 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor J Rogerson declared an interest in planning application 3/2019/0477 – Moorgate Farm, Langho.

153 PUBLIC PARTICIPATION

The Chairman welcomed Mr Hodge who spoke on agenda item 6, Tree Preservation Order 3/19/2/212 at Rann Woodland, Mellor. He asked Committee to consider only making the tree preservation order for part of the land and not all of the parcels as shown on the suggested plan.

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

1. APPLICATION REF: 3/2019/0398
GRID REF: SD 363878 431275

DEVELOPMENT DESCRIPTION:

ERECTION OF ONE RETAIL UNIT (USE CLASS A1/A3/A5 – RETAIL/RESTAURANT/HOT FOOD TAKEAWAY) WITH ASSOCIATED CAR PARKING AREA. RESUBMISSION OF PLANNING APPLICATION 3/2018/0451) AT MYERSCOUGH SMITHY ROAD, MELLOR

The Head of Planning Services informed Committee of a suggested amendment to condition 2, some highway informatives, a letter of support and two further letters of objection.

APPROVED subject to the following conditions:

Time limit

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 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:

1775-GTA-Z0-00DR-A-0104 – Location Plan

1775-GTA-Z0-00-DR-A-0101 Rev H (amended plan received 29/07/19) – Proposed Site Plan

1775-GTA-Z0-00-DR-A-0102 Rev D – Floor Plans and Elevations

18020 – D01 Rev B – Drainage Strategy Proposals (for drainage purposes only)

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

Materials

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, prior to their use within the development hereby approved, samples or full details of all materials to be used on the external surfaces of the building, including all new windows, doors and the shop fronts, shall have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

REASON: In order to ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and area in the interests of visual amenity.

Use

4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any Order revoking or re-enacting that Order, any Class A1 (retail) use of the development hereby approved shall only be used for the sale of food and convenience goods, and for no other purpose within use Class A1.

REASON: To ensure that any A1 use of the building is used solely for food and convenience goods, as any other retail use may not be considered acceptable and have a negative impact upon the vitality and viability of town centres.

5. Notwithstanding the submitted details, details of all proposed boundary walling, gates and fencing shall have been submitted to and approved by the Local Planning Authority prior their installation on site. The boundary treatments shall be installed on site prior to the unit hereby approved being brought into use in strict accordance with the approved details and retained as such thereafter.

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

Amenity

6. The development hereby approved shall adhere to the following hours restrictions;
 - i) For trade and business (open to the public) between the hours of 08:00 – 22:00; and
 - ii)Open to staff employed on the premises between the hours of 07:00 – 23:00.

REASON: In order to protect the amenity of nearby residential properties and to prevent nuisance arising.

7. Access to the car park area of the development hereby permitted shall be prevented by means of a locked barrier outside the hours of 07:00 – 23:00.

REASON: In order to protect the amenity of nearby residential properties and to prevent nuisance arising.

8. There shall be no deliveries or collections of goods (including waste and recycling) to or from the development hereby permitted outside the hours of 07:00 – 20:00 Monday to Saturday and outside the hours of 09:00 – 17:00 on Sundays and Bank Holidays

REASON: In order to protect the amenity of nearby residential properties and to prevent nuisance arising.

9. Prior to the commencement of the construction of the building hereby permitted full details of the measures incorporated into the construction of the building to ensure that the noise emitted from the site does not adversely impact on the nearest noise-sensitive premises shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be constructed in accordance with the approved design measures.

REASON: In order to protect the amenity of nearby residential properties and to prevent nuisance arising.

10. Prior to the first use or occupation of the unit hereby permitted, full details/specifications of any plant machinery, including the extraction system, refrigeration units, air conditioning units (including details of their position, appearance, noise levels and model numbers used) shall have been submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed in complete accordance with the approved details prior to the units being brought into use and used whenever odours are being produced, and all filters/equipment should be retained as agreed thereafter and maintained to ensure optimum operation.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance.

11. Prior to the commencement of the construction of the building hereby permitted full details of the measures incorporated into the construction of the building/ plant to ensure that Rating Levels for cumulative noise from all plant and machinery associated with the development shall not exceed the existing background noise level (LA90) at the external façade of the nearest noise sensitive premises shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be constructed in accordance with the approved design measures.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance.

12. Prior to the unit hereby approved being first brought into use, the 2m high acoustic fence shall be erected as shown on approved drawing 1775-GTA-Z0-00-DR-A-0101 Rev H (amended plan received 11/07/19) and retained as such in perpetuity.

REASON: In order to protect the amenity of nearby residential properties and to prevent nuisance arising.

13. Prior to the erection of any external lighting full details of the measures incorporated into the design of the lighting to ensure that light intrusion into the windows of the nearest sensitive premises will not exceed 5 Lux between the hours of 07:00 - 23:00, and 1 lux between the hours of 23:00 – 07:00 (as assessed in accordance with the Institution of Lighting Professionals' Guidance Notes for the Reduction of Obtrusive Light GN01:2011 or any subsequent replacement guidance) shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be constructed in accordance with the approved design measures.

REASON: In order to protect the amenity of nearby residential properties and to prevent nuisance arising.

14. Prior to first use of the unit hereby permitted, or any subsequent change of use or tenant thereafter, a written scheme for the control of cooking odours (Odour Management Plan) shall be submitted to and approved in writing by the Local Planning Authority. The Odour Management Plan shall include full details of the cleaning, maintenance and filter replacement policies and

incorporate a written recording system when such work is carried out. The scheme shall thereafter be maintained and retained in accordance with the approved details.

REASON: In order to protect the amenity of nearby residential properties and to prevent nuisance arising.

15. Within three months of commencement of development, details of the design, siting and number of litter bins to be erected on the site shall have been submitted to and approved in writing by the Local Planning Authority. The litter bins shall be installed in complete accordance with the approved details prior to the unit hereby approved being brought into use, retained as approved thereafter and emptied as frequently as necessary.

REASON: To ensure the provision of satisfactory facilities for the collection of litter are provided and in the interest of visual amenity.

16. For the duration of the construction works, 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.

17. The pedestrian access door situated in the west facing elevation of the unit hereby approved shall only function as an emergency exit door.

REASON: In order to protect the amenities of adjacent residents.

Landscape and ecology

18. Any removal of vegetation, including trees and hedges, should be undertaken outside the nesting bird season (March to August) unless an up-dated pre-clearance check has by carried out by a licensed ecologist within the 24 hours prior to any removal and no nesting birds are found to be present. The up-dated pre-clearance check shall be have submitted to the Local Planning Authority prior to the removal of any trees and/or hedges.

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.

19. During the construction period, including delivery of building materials and excavations for foundations or services, all the existing/retained trees and hedging shown on drawing 1775-GTA-Z0-00-DR-A-0101 Rev H (amended plan received 11/07/19) shall have been 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/retained trees are adequately protected during construction in the interests of the visual amenity of the area.

20. All new landscaped areas, trees and hedges, as shown on approved drawing 1775-GTA-Z0-00-DR-A-0101 Rev H (amended plan received 11/07/19) shall be planted within the first planting season after the unit hereby approved is brought into use and retained as landscaping areas thereafter. Any trees, hedges 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 in the interest of visual amenity.

Highways

21. The areas for access and the car park, along with all other hardstanding areas, shown on the approved plans (1775-GTA-Z0-00-DR-A-0101 Rev H (amended plan received 11/07/19) shall be constructed and marked out in full accordance with the details shown concurrently with the construction of the unit hereby permitted and shall be made available for use before the unit is first brought into use and retained as such thereafter.

REASON: In the interests of highway safety.

22. 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.

23. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period and shall provide for:-

- 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;
- The erection and maintenance of security hoarding;
- Measures to control the emission of dust and dirt from construction;
- A scheme for recycling/disposing of waste resulting from demolition and construction works
- Routing of delivery vehicles to/from site.

REASON: To protect existing road users and neighbouring residential amenity.

Drainage

24. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 18020-D01, Rev B - Dated 10.04.19 which was prepared by Rutter Johnson. Surface water must drain at the restricted rate of 5 l/s. 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.

INFORMATIVES:

- An Intermediate Pressure Pipeline (IP) is located within the vicinity of the site and the Building Proximity Distance for this pipeline is 3m. The applicant is therefore advised to contact Cadent Gas prior to works commencing on site.
- The buildings should have an intruder alarm fitted that is linked to an Alarm Receiving Centre. This facility is necessary for a police deployment on two confirmed alarm activations.
- This development should incorporate the principles of Secured by Design, with particular regard to the physical security measures. External doors should be certified to PAS 24:2012 (minimum) security standard to reduce the risk of intruder access and glazing in windows and doors should be 6.8mm laminated with any opening lights being fitted with restrictors.
- Internal doors leading to staff only areas should have access control measures installed to reduce the risk of sneak in burglaries and also to delay movement around the building should intruder access be gained.
- Fast food restaurants often attract groups of youths and frequent incidents of problematic behaviour are reported to the police. Comprehensive CCTV coverage of internal and external areas including the car park, will help to deter these problems and also provide evidence of behaviour and identity should an incident arise. This data should be stored for a 30 day period before being destroyed if not required. Further advice is available if required.
- The noise omitted from the site shall as assessed in accordance with British Standard 8233 (2014) and WHO guidelines (or any subsequent replacement national standards / guidance) and the following limits apply to the nearest noise sensitive premises:
 - LAeq 50 dB 16 hours – gardens and outside living areas, daytime (07.00-23.00)
 - LAeq 35 dB 16 hours – indoors, daytime (07.00-23.00)
 - LAeq 30 dB 8 hours – indoors, night-time (23.00-07.00)
 - LAFmax 45 dB 8 hours – indoors night-time (23.00-07.00)

- LAFmax 45 dB 4 hours – indoors evening (19.00-23.00)*
 - LAFmax 60 dB 8 hours - façade level night time (23.00-07.00)
 - LAFmax 60 dB 4 hours - façade level evening (19.00-23.00)
- 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 is advised that the new site access, will need to be constructed under a section 278 agreement of the 1980 Highways Act. 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 is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for "278 agreement".
 - 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.
 - The developer should be aware that the any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.

(*The evening standard LAFmax will only apply were the evening LAFmax significantly exceeds the LAeq and the maximum levels reached are regular in occurrence, for example several times per hour.)

(Daniel Hughes spoke in favour of the above application. Karen Barker spoke against the above application. Councillor S Brunskill was given permission to speak on the above application).

2. APPLICATION REF: 3/2019/0463
GRID REF: SD 377057 444597

DEVELOPMENT DESCRIPTION:

ERECTION OF SIX POLY TUNNELS AND FORMATION OF CAR PARKING AREA IN ASSOCIATION WITH FORMATION OF A MARKET GARDEN ON LAND AT SAWLEY ROAD, CHATBURN, BB7 4LD

APPROVED subject to the imposition of the following condition(s):

Time Limit

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 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:

Bri/910/2635/01
Bri/910/2635/02
Bri/910/2635/03
Bri/910/2635/04

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

Materials

3. The development hereby approved shall be carried out in complete accordance with the materials detailed within the approved drawings and section 7 of the application forms.

REASON: In order to ensure that the materials to be used are appropriate to the locality.

Use

4. Any retail sales from the site edged red on the submitted plans shall be incidental and ancillary to the horticultural/agricultural use of the site (i.e. used for the sale of plants, shrubs, trees, fruit, vegetables and items grown/grown on the site), other than for the sale of up to 10% (of the total volume of stock over any year) of other related items that may be imported from outside the site (e.g. seeds, compost, fertiliser, pots, trays, stakes) and for the sale of no other goods whatsoever.

REASON: To ensure that the retail use of the site remains ancillary and incidental to the main agricultural and horticultural use of the site, and as detailed within the submitted application.

Amenity

6. The site shall only be open for ancillary retail sales between the hours of 08:00-18:00 Monday to Saturday and 09:00 – 17:00 on Sunday.

REASON: In order to protect the amenity of nearby residential properties and to prevent nuisance arising.

7. No external lighting shall be installed on the polytunnels hereby approved, or elsewhere within the site including the car parking area.

REASON: In the interests of visual amenity of this rural location.

8. Full details/specifications of any plant machinery or equipment, including electricity generators, air conditioning units (including details of their position, appearance, noise levels and model numbers used) to be installed on site shall have first been submitted to and approved in writing by the Local Planning Authority prior to its installation on site. The equipment shall be installed in complete accordance with the approved details and all filters/equipment should be retained as agreed thereafter and maintained to ensure optimum operation.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance.

Highways

9. The car parking area as shown on approved drawing Bri/910/2635/02 shall be provided and made available for use before any ancillary retail element of the site becomes operative and retained as such thereafter.

REASON: In the interests of highway safety.

10. Prior to the access being used for vehicular purposes, the part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete or block pavements, and retained as such thereafter.

REASON: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

11. Any access gates located at the access point shall be positioned 5m behind the nearside edge of the carriageway, and shall only open into the site.

REASON: To permit vehicles to pull clear of the carriageway when entering the site.

Drainage

12. The car parking area as shown on approved drawing Bri/910/2635/02 shall be constructed in a porous material which allows water to drain. Thereafter porous materials shall be retained for the car park area.

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

(Peter Bristol spoke in favour of the above application. Daniel Ratcliff spoke against the above application. Councillor G Scott was given permission to speak on the above application).

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

3. APPLICATION REF: 3/2019/0477
GRID REF: SD 368909 436238

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF AGRICULTURAL LAND FOR THE SITING OF SIX CAMPING PODS AS AN EXTENSION TO THE EXISTING CAMPING DEVELOPMENT AT MOORGATE FARM, KENYON LANE, LANGHO, BB6 8AN

The Head of Planning Services reported upon an objection from United Utilities that had now been withdrawn as the siting of the pods had been amended to allow easement of the pipeline.

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 by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location Plan (Bre/096/2673/02 Rev.C) received 31/07/2019
Proposed Detail Site Plan (Bre/096/2673/01 Rev.B) received 31/07/2019
Floor Plan (drawing no.201)
Foundation Plan (drawing no.205)
Elevations 01, 02, 03 & 04 (drawing no.401)
Plan & Elevations (Standard Accessible Wigwam), Rev A dated 17/07/19

REASON: To clarify which plans are relevant to the consent.

3. The proposed camping pods shall be restricted to short-term holiday purposes only and shall not be let to or occupied by any one person or group of persons for a combined total period exceeding 90 days in any one calendar year.

REASON: To define the scope of the permission hereby approved.

4. The camping pods hereby approved shall be faced with timber as detailed on the approved plans and shall be retained as such in perpetuity.

REASON: To ensure that the materials to be used are appropriate to the locality.

5. Within the first planting season (October to March inclusive) following commencement of development, five trees shall be planted in accordance with the details indicated on the plans hereby approved and shall be maintained for a period of five years during which time any plants that are found to be dead or dying shall be replaced.

REASON: In the interests of the amenity of the area.

6. Precise details of all ground surfacing materials (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. All works shall be undertaken strictly in accordance with the details as approved, and shall be completed in all respects before the final completion of the development and thereafter retained.

REASON: To ensure a satisfactory form of development in the interest of the visual amenity of the area.

7. No external lighting (including external building or ground mounted lighting) shall be installed on site unless details of such lighting 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.

8. The site shall be operated in strict accordance with sections 3-7 of the Site Management Plan (ref Bre/096/2239/CS) dated June 2017 that was submitted with the application.

REASON: To ensure the satisfactory management of the site in the interests of general amenity of the area.

9. No play equipment shall be installed at the site as shown on drawing no. Bre/096/2673/01Rev.B, or elsewhere on the site, unless precise details of its type, height, design, colour and precise location have first been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved details and maintained as such thereafter.

REASON: To ensure a satisfactory form of development in the interest of the visual amenity of the area.

NOTES

- Under the Environmental Permitting (England & Wales) Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold an environmental permit issued by the Environment Agency. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.
- *A water main crosses the site. The applicant's attention is drawn to the consultation response received from United Utilities, a copy of which is attached to the decision notice.*

(Jane McDonald spoke in favour of the above application. Graham Corrigan spoke against the above application).

(Councillor Rogerson returned to the meeting)

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2017/0167	Request for an increase in quantity of E1 environmental hazardous substances from 77ST to 82ST in the raw material warehouse. This means an overall increase to the site inventory for E1 substances from 246ST to 252DT	Pimlico Industrial Area West Bradford Road Clitheroe
3/2019/0036	Fell and remove T1 Oak	Orchard House Lower Lane, Longridge
3/2019/0215	Replacement rooflights	The Orangery Woodfold Park, Mellor
3/2019/0268	Single storey extension to the rear of the property with a pitched roof. The party wall shared with 2 Greenfield Avenue will be extended.	4 Greenfield Avenue Clitheroe
3/2019/0288	Change of use from private dwelling (C3) to mixed use of function venue (D2) with ancillary accommodation (C1) including single storey rear extension, a change of use of detached garage to nursery school (C2)	Thorneyholme Hall Newton Road Dunsop Bridge
3/2019/0308	Construction of a temporary access trail for use by walkers and cyclists to create an alternative bypass route during legal felling and dispatch of circa 9,000 tonnes of timber from Gisburn Bottoms. Tree harvesting operations will take around 6 months after which the temporary trails will be removed.	Forestry plantation to the east of the metalled forest road and linking the following features: Geldard Laithe (barn) and Hindley Head Clough (watercourse)
3/2019/0322	Single storey extension to front of restaurant to create new dining area	244 Preston Road Longridge
3/2019/0386	Proposed erection of one detached 2 storey, 2 bedroom dwelling on land adjacent to 17 Hesketh Road	17 Hesketh Road Longridge
3/2019/0399	Application for a proposed extension of residential curtilage to 20 Abbeyfields and erection of detached garage within the extended curtilage	20 Abbeyfields Whalley
3/2019/0422	Retention of unauthorised residential caravan and use of land as residential curtilage	Land off Longridge Road (adjacent to Grindlestone House Farm) Dutton

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2019/0468	Extension to dwelling to form workshop and office	New Elmridge Farm Gib Hey Lane, Chipping
3/2019/0592	Application for the discharge of condition 5 (Engine Maintenance Strategy) from permission	Holmes Mill Greenacre Street Clitheroe
	3/2017/0268	

156 APPEALS UPDATE

Application No and reason for appeal	Date Received/ Appeal Start Date	Site Address	Type of Appeal Procedur	Costs app receive	Date of Inquiry or Hearing if applicable	Progress
3/2018/0474 R of pp	09/07/2019	Great Mitton Hall Mitton Road Mitton	WR			Statement due 13/08/2019
3/2018/0468 R of LBC	09/07/2019	Great Mitton Hall Mitton Road Mitton	WR			Statement due 13/08/2019
3/2018/1020 R of pp	Awaiting start date from PINS	Calding Bank Cottage Whalley Old Rd Billington	WR (to be confirmed)			
3/2018/0688 R of outline pp	04/02/2019	Land off Henthorn Road Clitheroe	Inquiry		08/05/2019 09/05/2019 10/05/2019	Appeal Allowed 19/06/2019 Partial award of costs to Appellant Appeal Dismissed 02/07/2019 Awaiting Decision
3/2018/1025 R of prior notification	05/02/2019	Low Laithe Barn Gisburn Road Newsholme	WR			Appeal Dismissed 02/07/2019
3/2018/0582 R of permission in principle	21/05/2019	Land to the south of Chatburn Old Road Chatburn	WR			Awaiting Decision
3/2018/0768 R of pp	27/03/2019	Land at Osbaldeston Lane Osbaldeston	WR			Appeal Dismissed 27/06/2019
3/2018/0479 R of pp	03/06/2019	74 Church Street Ribchester	HH			Awaiting Decision
3/2018/1076 R of pp	16/07/2019	Sabden House Wesley Street Sabden	WR			Statement due 20/08/2019
3/2018/1006 R of LBC	16/07/2019	Sabden House Wesley Street Sabden	WR			Statement due 20/08/2019

Application No and reason for appeal	Date Received/ Appeal Start Date	Site Address	Type of Appeal Procedur	Costs app receive	Date of Inquiry or Hearing if applicable	Progress
3/2018/1148 R of pp	10/06/2019	Wolfen Lodge Fish House Lane Chipping	HH			Awaiting Decision
3/2019/0057 R of pp	21/05/2019	Seven Acre Bungalow Forty Acre Lane Longridge	WR			Awaiting Decision
3/2019/0117 R to discharge condition	Awaiting start date from PINS	Susie Cottage Rimington Lane Rimington	WR (to be confirmed by PINS)			
3/2019/0241 R of pp	16/07/2019	23 Church Street Clitheroe	WR			Statement due 20/08/2019
3/2019/0242 R of LBC	16/07/2019	23 Church Street Clitheroe	WR			Statement due 20/08/2019

157 TREE PRESERVATION ORDER 7/19/3/212 – RANN WOODLAND, MELLOR

The Director of Economic Development and Planning submitted a report asking Committee to consider objections to the Rann Woodland, off Saccary Lane, Mellor Tree Preservation Order 2019 and to decide whether the order should be confirmed. On 13 March 2019 an email had been received from Andrew Bennett, woodland Officer for the Forestry Commission requesting a woodland tree preservation order be placed on the Rann Woodland, off Saccary Lane, Mellor due to the present owner allowing grant aided trees to be felled. A tree evaluation method for a tree preservation order had been undertaken and on a basis of the results and the threat of further clear felling of the woodland, a TPO had been issued. Two objections to the tree preservation order had been made by both the landowners.

Committee were reminded that a tree preservation order protects trees from lopping, topping and felling but does not preclude tree work being carried out. In such cases a tree work application would be required except for emergencies for which there are exemptions required for tree management work. The landowner claimed that they had done nothing wrong as there were no protections or restrictions on the woodland. Tree felling works had been carried out within an area of the woodland where the landowner had advised Council officers that he had future plans for the use of the land. It would have been preferable for such works to have been fully considered as part of a planning application at the site.

Members discussed various aspects of the TPO and the effect it would have on the landowners.

RESOLVED: That Committee confirm the Rann Woodland, off Saccary Lane, Mellor Tree Preservation Order 2019.

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FOREST OF BOWLAND AONB MANAGEMENT PLAN 2019-2024

The Director of Economic Development and Planning submitted a report asking Committee to agree to the adoption of the Forest of Bowland AONB 2019-2024 Management Plan. The Forest of Bowland AONB Management Plan describes the special qualities of the area that contribute to the national significance of the landscape. The plan supersedes the previous management plan and continues to identify the major trends and opportunities for the area and presents a vision for the Forest of Bowland AONB 2019-2024. The document also provided a policy framework and identified a five year programme of objectives to help guide the work of the AONB Partnership organisation towards achieving the purpose of the plan. The draft management plan had been subject to public consultation and the product of a series of targeted consultation exercises and literature review. As a result of the comments received, amendments had been made in relation to the vision, core principles and monitoring of the plan. The management plan had already been adopted by a number of local authorities.

Members made suggestions with regard to access to all and the inconsiderate roadside parking and mountain bike users that the Head of Planning Services would feed back to the management committee.

RESOLVED: That Committee adopt the Forest of Bowland AONB Management Plan 2019-2024 on behalf of the Council.

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APPEALS

- a) 3/2018/0688 – Erection of up to 110 dwellings with public open space, landscaping and sustainable drainage system (SUDS) and vehicular access point from Henthorn Road at Henthorn Road, Clitheroe – appeal allowed.
- b) Costs application in relation to Henthorn Road – partially allowed.
- c) 3/2018/0768 – Construction of 4 dwellings with access from Osbaldeston Lane at Land at Osbaldeston Lane, Osbaldeston – appeal dismissed.
- d) 3/2018/1025 – Conversion of existing stone built agricultural barn to single dwelling at Low Laithe Barn, Settle Road, Gisburn – appeal dismissed.

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REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

EXCLUSION OF PRESS AND PUBLIC

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

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HOUSING EVIDENCE: STRATEGIC HOUSING AND ECONOMIC NEEDS ASSESSMENT

The Director of Economic Development and Planning submitted a report asking Committee to agree to the commission of consultancy support to update the

Council's housing evidence. In order to inform the update of the Local Plan for the borough a review of the evidence base is necessary to bring data and projections up to date. The information from this evidence base review would inform decisions over land requirements for the future of the borough over a new plan period (beyond 2028). Recent changes to national planning policy framework had introduced both a requirement to undertake a review of the plan within five years from adoption but also established the use of a standard methodology for determining housing need, which in Ribble Valley's case is to be used once the plan has reached its five year date, where no more up to date figure had been put in place by way of a revised plan.

The work would update the Council's evidence base in relation to housing needs, house type and tenure currently set out in the most recent Strategic Housing Market Assessment, which was published in 2013 (SHMA). Evidence from housing waiting lists as well as the consideration of housing growth arising from economic development in the borough. This would be done through the production of a Strategic Housing and Economic Needs Assessment (SHENA) which would by way of a single study draw together these key elements to inform the planning functions of the Council. two quotes had been received for the work and it was recommended that Turleys be appointed.

RESOLVED: That Committee

1. note the need to update the Council's housing evidence to establish an updated housing need figure by December 2019 and agree to the appointment of Turleys to undertake the proposed Strategic Housing and Economic Needs Assessment; and
2. recommend to Policy and Finance Committee that they approve the necessary budget funded from earmarked reserves in order to carry out this work. It was noted that in the light of the urgency of the work, an Emergency Committee may need to be convened.

The meeting closed at 8.13pm.

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