

Minutes of Planning and Development Committee

Meeting Date: Thursday, 3 October 2019 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

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

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

Also in attendance: Councillors A Knox and G Scott.

289 APOLOGIES

There were no apologies for absence from the meeting.

290 MINUTES

The minutes of the meeting held on 5 September 2019 were approved as a correct record and signed by the Chairman.

291 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor R Thompson declared an interest in planning application 3/2019/0331 – Chatburn Road, Downham.

292 PUBLIC PARTICIPATION

There was no public participation.

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

Councillor R Thompson declared an interest in the next item of business, planning application 3/2019/0331 and left the meeting.

1. APPLICATION REF: 3/2019/0331
GRID REF: SD 378156 444420

DEVELOPMENT DESCRIPTION:

CREATION OF A NEW OFF-ROAD, MULTI-USE LINK BETWEEN THE VILLAGES OF DOWNHAM AND CHATBURN TO ACCOMMODATE WALKERS, CYCLISTS, HORSE-RIDERS AND THOSE WITH MOBILITY ISSUES

INCLUDING CHAIR USERS. RESUBMISSION OF PLANNING APPLICATION
3/2018/0754. CHATBURN ROAD, DOWNHAM

APPROVED subject to the imposition of the following conditions:

Time

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

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

Plans

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

- *Plans_Appendix1_LocationMap*
- *Plans_Appendix2_ProposedBway_visSplays*
- *Plans_Appendix3_Chatburn Rd_VisSplay*
- *Plans_Appendix4_GreenLane_VisSplay*
- *Plans_Appendix5_WallTree&Hedge_Height*
- *Plans_Appendix6_Proposed_HoldingArea_Plan*
- *Plans_Appendix7_Proposed_HoldingArea*

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

Materials

3. Notwithstanding the submitted details, details or specifications of all surfacing materials to be used on the footpath hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The development thereafter shall be completed in accordance with the approved materials.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and protect the visual amenity of the AONB

4. For the avoidance of doubt this consent does not include the provision of external lighting.

REASON: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent any nuisance arising

Landscape and Ecology

5. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site unless and until a scheme for protective fencing for trees within and adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority.

Such fencing shall be in accordance with BS5837 (2012): 'Trees in Relation to Construction'. Such fencing shall be erected in its entirety prior to any other operations taking place on the site.

This fencing should not be breached or removed during development. Furthermore within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development

Heritage Assets

6. No development, site clearance/preparation, or demolition shall commence until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of works, which shall be submitted to, and approved in writing by, the Local Planning Authority. The programme of works shall include
 - (i) A formal archaeological watching brief during the groundworks required in the field crossed by the Roman road;
 - (ii) Agreement of the location of the location of any new posts required for the hurdle closures to the agricultural crossing of the new link within the field;
 - (iii) The production and submission of a report on the work undertaken and the results obtained.

All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.

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

(Mr Lorrimer and Mr Addy spoke in relation of the above application.)

Councillor Thompson returned to the meeting.

2. APPLICATION REF: 3/2019/0336 (LBC)
GRID REF: SD 374158 441524

DEVELOPMENT DESCRIPTION:

APPLICATION FOR LISTED BUILDING CONSENT FOR EXTERNAL ALTERATIONS TO THE BUILDING INCLUDING REPLACEMENT RAIN WATER GOODS, REPAIRS TO THE ROOF, INSTALLATION OF AN ADDITIONAL REAR GROUND FLOOR SHUTTER AND THE INSTALLATION OF REINFORCED GLAZING AT BOWLING GREEN CAFE CASTLE HILL CASTLE GROUNDS CLITHEROE BB7 1BG.

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

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works hereby permitted shall be carried out strictly in accordance with the amended plans and details received on 18th September 2019. For the avoidance of doubt the amended details include the use of a timber window frame and a revision to the site boundary.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

3. Precise specifications of the proposed window shall have been submitted to and approved in writing by the Local Planning Authority before its use in the proposed works.

The window frame shall be painted within one month of its installation and retained as such in perpetuity.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

4. Precise specifications of the proposed rainwater goods shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

3. APPLICATION REF: 3/2019/0671
GRID REF: SD 368832 434044

DEVELOPMENT DESCRIPTION:

CONSTRUCTION OF FOUR TWO-STOREY HOLIDAY COTTAGES AND FORMATION OF A SHORT LENGTH OF ACCESS ROAD AT DEWHURST FARM, LONGSIGHT ROAD, LANGHO BB6 8AD

DEFERRED to seek the submission of additional information to ensure that the development accords with the provisions of Policy DMG2 in respect of tourism. To be considered at a later Committee.

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APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2019/0349	Removal of condition 8 (two right-hand windows shown on the north east elevation) from planning permission 3/2017/1112.	Trinity Methodist Church Wesleyan Row Parson Lane Clitheroe BB7 2JY
3/2019/0553	Demolition of existing single-storey lean-to extension to side and replacement with new two-storey extension to side and rear, including balcony to rear and Juliet balcony to side. Single storey extension to side of new two-storey extension. Relocation of front door and construction of new single-storey porch. Further alterations to fenestration at front and rear of existing dwelling including insertion of roof lights. Extension of domestic curtilage to provide new vehicular access and parking.	2 Moorend Cottages Ribchester Road Dinckley BB6 8AJ
3/2019/0626	Construction of a single storey extension.	Iron Forge, Whitewell Road, Cow Ark BB7 3DG

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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>Costs application received</u>	<u>Date of Inquiry or Hearing if applicable</u>	<u>Progress</u>
3/2018/0474 R of pp	09/07/2019	Great Mitton Hall Mitton Road Mitton BB7 9PQ	WR			Awaiting Decision
3/2018/0468 R of LBC	09/07/2019	Great Mitton Hall Mitton Road Mitton BB7 9PQ	WR			Awaiting Decision
3/2018/1020 R of pp	Awaiting start date from PINS	Calding Bank Cottage Whalley Old Rd Billington BB7 9JE	WR (to be confirmed)			
3/2018/0582 R of permission in principle	21/05/2019	Land to the south of Chatburn Old Rd Chatburn	Changed to Hearing Procedure		8/10/19 10.00am Cttee Rm 1	
3/2018/0479 R of pp	03/06/2019	74 Church Street Ribchester	HH			Appeal Dismissed 31/08/2019

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3/2018/1076 R of pp	16/07/2019	Sabden House Wesley Street Sabden	WR			Awaiting Decision
3/2018/1006 R of LBC	16/07/2019	Sabden House Wesley Street Sabden	WR			Awaiting Decision
3/2019/0117 R to discharge condition	29/07/2019	Susie Cottage Rimington Lane Rimington	WR			Awaiting Decision
3/2019/0241 R of pp	16/07/2019	23 Church Street Clitheroe	WR			Awaiting Decision
3/2019/0242 R of LBC	16/07/2019	23 Church Street Clitheroe	WR			Awaiting Decision
3/2018/1121 R of pp	09/08/2019	The Stables rear of King Street Whalley	WR			Awaiting Decision
3/2018/0507 R of outline PP	Awaiting start date from PINS	Land adj John Smith Playing Field, Chaigley Road, Longridge	Hearing (to be confirmed by PINS)			
3/2018/0685 R of pp	17/09/2019	Land off Whalley Rd Hurst Green (Adj Reed Deep)	WR			Statement due 22/10/2019
3/2019/0497 R of pp	Awaiting start date from PINS	DJP Domestic Appliances Ltd 1-3 King Lane Clitheroe	WR (to be confirmed by PINS)			
3/2019/0040 R of PIP	Awaiting start date from PINS	Land at Kingsmill Avenue Whalley	Hearing (to be confirmed by PINS)			
3/2019/0390 R of Prior Approval	Awaiting start date from PINS	Dutton Manor Mill Clitheroe Road Dutton	WR (to be confirmed by PINS)			

296 STRATEGIC HOUSING AND ECONOMIC NEEDS ASSESSMENT – CONSULTATION

The Director of Economic Development and Planning submitted a report for Committee's information on the progress of the Strategic Housing and Economic Needs Assessment (SHENA) and to agree a consultation programme. The Head of Regeneration and Housing reminded Members of a report at the meeting of this Committee on 1 August 2019, detailing the need to undertake a Strategic Housing and Economic Needs Assessment as a requirement for the housing evidence base. Particular reference was made to the importance of this work to inform the review of the update of the Local Plan and to provide an up to date

housing requirements beyond the five year anniversary date of the Core Strategy (14/12/19).

It was proposed that the draft study be published for consultation for a period of six weeks and comments invited from statutory consultees, the development industry and the public. This information will then be used to inform the finalisation of the recommended housing requirement for further consideration by the Council.

RESOLVED: That Committee note the conclusions identified in this report and agree to the publication of the draft report for consultation and that the Development Plan Working Group be asked to review the issues raised to inform the consideration of the updated housing requirement by this Committee.

297 LOCAL DEVELOPMENT SCHEME UPDATE

The Director of Economic Development and Planning submitted a report to inform Members of the updated Local Development Scheme (LDS) which sets out the anticipated timeframe for the Local Plan review.

The Head of Regeneration and Housing informed Members that following completion of the Local Plan, review work will commence on the production of the necessary evidence base documents to support the new Local Plan. This evidence base will be produced by a mixture of outsourcing the work to consultants (which will have associated cost implications) and in-house work.

RESOLVED: That Committee authorise the Director of Economic Development and Planning to publish the Local Development Scheme and progress work on the Local Plan update in consultation with the Development Plan Working Group.

298 APPROVAL OF INCREASE TO BUILDING CONTROL FEES 2019/20

The Chief Executive submitted a report for Committee to approve increased fees and charges in relation to building control services.

RESOLVED: That Committee approve the recommended increased fees and charges in relation to building control services from 1 November 2019.

299 LOCAL DEVELOPMENT FRAMEWORK - AUTHORITY MONITORING REPORT 2018/2019

The Director of Economic Development and Planning submitted a report for Committee's information to note the contents of the Authority Monitoring Report.

RESOLVED: That the report be noted.

300 HOUSING AND ECONOMIC DEVELOPMENT - DEVELOPMENT PLAN DOCUMENT INSPECTOR'S REPORT

The Director of Economic Development and Planning submitted a report for Committee's information to receive information on the receipt of the Inspector's report into the Examination in Public for the Housing and Economic Development DPD.

RESOLVED: That the report be noted.

301 APPEALS

There were no appeals.

302 REPORT FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.12pm.

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