

Minutes of Planning and Development Committee

Meeting Date: Thursday, 6 February 2020 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

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

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

Also in attendance: Councillors S Hore, J Schuman and M Robinson.

586 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Thompson and N Walsh.

587 MINUTES

The minutes of the meeting held on 9 January 2020 were approved as a correct record and signed by the Chairman.

588 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor J Rogerson declared an interest in planning application 3/2019/0969 – Guide Hut, Irwell Street, Longridge.

589 PUBLIC PARTICIPATION

There was no public participation.

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

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

1. APPLICATION REF: 3/2019/0969/P
GRID REF: SD 360510 437370

DEVELOPMENT DESCRIPTION:

REPLACEMENT GUIDE HUT, IRWELL STREET, LONGRIDGE PR3 3NA

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.

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

Location Plan
Proposed Elevations and Floor Plans A2768/PL02

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

3. Precise details of external materials and surfacing materials shall be submitted to and agreed in writing before use.

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

4. This permission shall be in strict accordance to the Construction Method Statement received on the 23/1/20 and 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.

(Councillor Rogerson returned to the meeting).

2. APPLICATION REF: 3/2019/0796
GRID REF: SD 374452 442021

DEVELOPMENT DESCRIPTION:

PROPOSED DEMOLITION OF EXTENSION AT THE REAR OF ST MARY'S CENTRE AND CONSTRUCTION OF FOUR APARTMENTS AT THE INSTITUTE REAR OF ST MARY'S CENTRE, CHURCH STREET, CLITHEROE BB7 2DD

The Head of Planning Services suggested a modification to the reason for refusal.

REFUSED for the following reason:

1. The proposal given its design, massing, elevational treatment and proposed residential curtilage at the front of the proposed dwellings would be harmful to the character and appearance of Clitheroe Conservation Area and the setting of listed buildings. This is contrary to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy.

(Judith Douglas spoke in favour of the above application.)

3. APPLICATION REF: 3/2019/0927
GRID REF: SD 366324 431248

DEVELOPMENT DESCRIPTION:

APPLICATION FOR OUTLINE CONSENT FOR ONE NEW DWELLING AT LAND BETWEEN 34 AND 40 GEORGE LANE, READ BB12 7RH

The Head of Planning Services reported one additional letter of objection.

DEFERRED AND DELEGATED to the Director of Economic Development and Planning for approval subject to it being publicised in accordance with the requirements of article 15(3) of the Development Management Procedure Order and there being no new issues raised by any representations and subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
 - (a) The expiration of three years from the date of this permission; or
 - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: This condition is required to be imposed by the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The details in respect of the submission of any reserved matters shall be in substantial accordance with the Planning, Design and Access Statement (19-054) and the following approved drawings:

1103-05 A - Location Plan (received 15/01/2020)
1103-02 B – Site Layout Plan (received 15/01/2020)

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

3. Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences.

For the avoidance of doubt, the landscape and boundary treatment details shall provide for a comprehensive landscaped boundary between the application site and Hammond Ground. The development shall be carried out in accordance with the approved details.

REASON: In order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline planning permission and to ensure that the boundary with Hammond Ground is satisfactorily landscaped.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of George Lane to points measured 45m in each direction along the nearer edge of the carriageway of George Lane, from the centre line of the access, and shall be completed prior to first occupation of the development at footway/verge level in accordance with a scheme to be first agreed in writing by the Local Planning Authority and retained thereafter in perpetuity.

REASON: To ensure adequate visibility at the street junction or site access.

5. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified to be retained in the Arboricultural Impact Assessment (Bowland Tree Consultancy, December 2019) shall be protected in accordance with the BS5837:2012 [Trees in Relation to Demolition, Design & Construction].

The protection zone must cover the entire branch spread of the trees, [the area of the root soil environment from the trunk to the edge of the branch spread] and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary is in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development.

6. The development shall be carried out in strict accordance with the recommendations of the Ecological Assessment (Penny Anderson Associates, August 2019) and Bat Survey Report (September 2019) that were submitted with the application.

If development has not commenced within two years from the date of this permission then the value of the site for bats should be reassessed and the

findings of the survey and any additional mitigation measures proposed shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed or harmed.

7. No development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes / artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority. The agreed provisions shall be installed prior to first occupation of the development and be retained at all times thereafter.

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

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

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

NOTE

The applicant's attention is drawn to the consultation response received from United Utilities. There is a water main (with easement) crossing the development site and unrestricted access is required for operating and maintaining it. It is recommended that the applicant contacts United Utilities Property Services team to discuss how the proposals may interact with the easement.

(Ben Pycroft spoke in favour of the above application).

4. APPLICATION REF: 3/2019/0954
GRID REF: SD 373687 440694

DEVELOPMENT DESCRIPTION:

DEMOLITION OF EXISTING WORKSHOP BUILDINGS CONVERSION OF TWO MAIN VACANT MILL STRUCTURES TO PROVIDE 25 RESIDENTIAL APARTMENTS ERECTION OF CYCLE/REFUSE STORE, LAYING OUT OF PARKING AND CIRCULATION AREAS AND ASSOCIATED LANDSCAPING. LODEMATIC LTD, PRIMROSE WORKS, PRIMROSE ROAD, CLITHEROE BB7 1BS

DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval following the satisfactory completion of a Legal Agreement, 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:

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 drawings:

- Location Plan Rev: A:
- 5857-07 Rev: C: Proposed Lower Floor Plan
- 5857-08 Rev: C: Proposed Ground Floor Plan
- 5857-09 Rev: C: Proposed First Floor Plan
- 5857-10 Rev: B: Proposed second Floor Plan
- 5857-11 Rev: D: Proposed Elevations
- 5857-12 Rev: C: Proposed Section A-A
- 5857-13 Rev: A: Existing and Proposed Site Section C-C
- 5857-14 Rev: C: Existing and Proposed Site Section D-D
- 5857-15 Rev: H: Proposed Site Plan
- 5857-16 Rev: F: Visibility Splay
- 5857-18 Rev: A: Proposed Internal Courtyard Elevations
- 5857-19 Rev: C: Proposed Access Road Surfacing and Refuse Collection Point
- 5857-20 Rev: A: Swept Path Analysis

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

Matters of Design

3. Notwithstanding the submitted details, details or specifications of all new or replacement materials to be used on the external surfaces of the development hereby approved (including external surfaced areas and car-parking) shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials 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 materials to be used are appropriate to the locality and respond positively to the inherent character of the existing buildings.

4. Notwithstanding the submitted details, no other work other than site clearance/demolition shall be undertaken until details, at a scale of not less than 1:20, of each elevation have been submitted to and approved by the Local Planning Authority. For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles and materials. The development shall be carried out in strict accordance with the approved details.

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

enhances the character and external appearance of the buildings to be converted.

5. Notwithstanding the submitted details, no other work other than site clearance/demolition shall be undertaken until details, at a scale of not less than 1:20, of the glazed canopy 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 and conserves and enhances the character and external appearance of the buildings to be converted.

6. Details of the alignment, height, and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out in strict accordance with the approved details.

To ensure a satisfactory standard of appearance of the external areas of the development in the interests of the visual amenities of the area.

Notwithstanding the submitted details, the proposed roof-lights to be installed on the development hereby approved shall be of the Conservation type, recessed with a flush fitting, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to 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 does not undermine the inherent character of the buildings to be converted.

7. The area to be resurfaced as indicated on drawing 5857-19 C shall be fully surfaced and made available for use prior to first occupation of any of the dwellings hereby approved.

REASON: To ensure safe and adequate access is provided for motor-vehicles and pedestrians.

8. The cycle storage provision hereby approved shall be installed and made available for use prior to first occupation of any of the dwellings hereby approved and thereafter retained.

REASON: To ensure adequate storage for bicycle is provided on site and to encourage sustainable modes of transport.

Landscape and Ecology

9. Details of bat mitigation proposals as contained within submitted Bat Survey (Ref 5857 dated Sept 2019) shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The approved details shall be implemented in full and be made available for use prior to first occupation of any of the dwellings hereby approved and thereafter retained.

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

10. Unless otherwise agreed in writing the Local Planning Authority the development shall be carried out in strict accordance with the recommendations and timings contained within the Bat Survey (Ref 5857 dated Sept 2019).

REASON: To protect the bat population from damaging activities and to mitigate the impact of the development upon species of conservation concern.

11. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a scheme for the hard and soft landscaping of the site shall be submitted to and approved in writing by the local planning authority.

The submitted details shall include the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and specifications of all retaining structures (where applicable).

The approved soft landscaping scheme shall be implemented in the first planting season following occupation or use of the development, 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.

For the avoidance of doubt all trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.

REASON: To ensure the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of the development.

Flooding and Drainage

12. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
 - i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
 - ii. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
 - iii. A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any

subsequent replacement national standards. The development shall be carried out in strict accordance with the approved details.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

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

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

Heritage and Archaeology

14. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological works. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should include:

- i. The creation of an archaeological record of the buildings to Level 2/3 as set out in the specifications contained in 'Understanding Historic Buildings' (Historic England 2016); and
- ii. A formal archaeological watching brief during all groundworks required as part of the development.

This work shall be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with these agreed details.

REASON: To ensure and safeguard the recording and inspection

Highways

15. No development 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 information shall provide precise details of:

- A. The siting and location of parking for vehicles of site operatives and visitors
- B. The siting and location for the loading and unloading of plant and materials
- C. The siting and locations of all site cabins
- D. The siting and location of storage of plant and materials used in constructing the development
- E. The siting and locations of security hoarding
- F. The siting 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).
- G. The timings/frequencies of mechanical sweeping of the adjacent roads/highway

- H. 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)
- I. The highway routes of plant and material deliveries to and from the site.
- J. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
- K. Days and hours of operation for all construction works.
- L. Contact details for the site manager(s)

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

REASON: To ensure the safe operation of the highway and to protect nearby residential amenities for the duration of the construction period of the development.

- 16. No residential unit hereby permitted shall be occupied until details of arrangements for the future management and maintenance of proposed carriageways, footways, footpaths, landscaped areas and bin storage areas not put forward for adoption within the site has been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first residential unit on the site, the areas shall be maintained in accordance with the approved management and maintenance details.

REASON: To ensure that all private streets, landscaped areas and other communal spaces are appropriately managed and maintained to ensure the safety of all users.

(Robert Evans spoke in favour of the above application. Councillor M Robinson was given permission to speak on the above application).

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APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2019/0800	Proposed bedroom extension to rear front porch and sunroom roof to side.	Elm Dene, Up Brooks Clitheroe BB7 1PL
3/2019/0861	Proposed first floor extension and alterations to existing bungalow to include new mono pitched single storey roof to rear, flat roof entrance canopy and single storey hipped roof to the side.	Green Beech, Higher Commons Lane Mellor Brook, Blackburn BB2 7PS
3/2019/0972	Demolition of existing garage and proposed new dwelling on land adjacent to Braeside	land adj Braeside York Lane Langho BB6 8DT
3/2019/1013	Provision of flags and promotional signage boards.	land to SW of Barrow and W of Whalley Road Barrow BB7 9XW
3/2019/1025	Erection of one new dormer bungalow in the front garden of Paddock Gate.	Paddock Gate 14 Wiswell Lane Whalley BB7 9AF
3/2019/1087	Application for the variation of condition 5 (Servicing and deliveries) from planning permission 3/2017/0262	Holmes Mill Greenacre Street Clitheroe BB7 1EB

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2019/1101	Fell tree and grind stump.	Berryfield Towneley House Towneley Road Longridge PR3 3EA
3/2019/1112	Construction of sales area	land to SW of Barrow and W of Whalley Road Barrow BB7 9XW
3/2019/1140	New service access and landscaping works.	Standen Hall Worston Road Clitheroe BB7 1PR

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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 app received</u>	<u>Date of Inquiry or Hearing if applicable</u>	<u>Progress</u>
3/2018/0582 R of permission in principle	21/05/2019	Land south of Chatburn Old Rd Chatburn	Changed to Hearing Procedure	Yes	8/10/19 10.00am Cttee Rm 1	Appeal allowed and partial costs awarded
3/2018/0507 R of outline PP	24/09/2019	Land adj John Smith Playing Field Chaigley Rd Longridge	Hearing		10/12/19 meeting room on level D	Awaiting Decision
3/2019/0497 R of pp	29/10/2019	DJP Domestic Appliances Ltd 1-3 King Lane Clitheroe	CAS			Awaiting Decision
3/2019/0040 R of PIP	26/09/2019	Land at Kingsmill Ave Whalley	WR			Appeal Dismissed 02/1/2020
3/2019/0390 R of Prior Approval	26/09/2019	Dutton Manor Mill, Clitheroe Road, Dutton	WR			Awaiting Decision
3/2019/0479 R	19/11/2019	1 Willow Ave Whalley	HAS			Appeal Dismissed 13/1/2020
3/2019/0554	11/11/2019	Three Millstones Inn Waddington Rd West Bradford	WR			Awaiting Decision
3/2019/0698 R	02/01/2020	Wilkinsons Farmhouse Simonstone Ln Simonstone	HH			Awaiting Decision
3/2019/0698 R	22/01/2020	land at Hawthorne Place, Clitheroe	WR			Statement due 26/2/2020

<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 app received</u>	<u>Date of Inquiry or Hearing if applicable</u>	<u>Progress</u>
3/2018/0246 R (Enforcement appeal)	05/12/2019	12 Poplar Dve Longridge	WR			Awaiting Decision
3/2018/0932 R (Enforcement appeal)	Awaiting start date from PINS	Bolton Peel Fm Bolton by Bowland Rd Bolton by Bowland	WR (to be confirmed by PINS)			
3/2018/1105 R	09/01/2020	Higher College Farm Lower Road Longridge	Hearing		17/03/20 Council Chamber	
3/2019/0561 R	Awaiting start date from PINS	Pewter House Farm Carr Lane Balderstone	WR (to be confirmed by PINS)			
3/2019/0777	Awaiting start date from PINS	8 Back Lane Rimington	WR (to be confirmed by PINS)			
3/2019/0822 R of tree work application	13/12/2019	Crafnant 14 Whinney Ln Langho	Environmental Procedure			Awaiting Decision

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UPDATE ON HOUSING REQUIREMENT – SHENA

The Director of Economic Development and Planning submitted a report on progress with regard to the borough's housing need. Members had previously considered a report which discussed the outcome of consultation on the draft SHENA. The detailed report set out the findings of the consultant's work and the response to the consultation. However, a number of issues raised led to full consideration of the SHENA by Members to be deferred to enable further work with the consultants to be undertaken. This was currently happening and would be the subject of a further report to Committee once complete. Members had also had the opportunity to attend the Member Local Plan training event that had addressed the relevance of setting a housing requirement figure for the borough.

Further discussion with the consultants and consideration of the issues raised had led to the conclusion that an alternative approach allowing a more holistic approach to housing requirements may be the most appropriate way forward in the current circumstances. Given the current position, whereby our wider evidence base needed updating, it was proposed to continue to develop options around a range of housing requirement options to help clarify the implications. Members were reminded that until a housing requirement figure had been tested through the Local Plan Examination process, the default position would be the standard methodology figure of 148 dwellings per annum as the Core Strategy had now passed its five-year anniversary. This was the figure that would be likely to be relied upon by an Inspector at any planning appeal. It was also important to note that it was likely that the Council would need to support growth by promoting a

higher housing requirement figure than the standard calculation based on current national guidance and policy.

The Council would be progressing work on the update to the Local Plan over the next 12 months. This would require further evidence to be developed and the opportunity to consider levels of economic growth that are judged to be appropriate and could be factored in to the Plan. The levels of housing growth would reflect not just demographic change but also the level of housing need generated by growth aspirations.

A number of scenarios with differing housing requirements would be developed and assessed as part of the Regulation 18 issues and options consultation. This would also mean early testing of any challenges ahead of an Examination as this work progresses, which ultimately should be of benefit at the Examination stage.

The government had previously announced that it was reviewing the standard methodology based on their concern that the levels of housing delivered through the standard methodology were unlikely to meet the government's aspirations. Members were also reminded that the fact that the Council has a five-year supply and had addressed the minimum housing requirements, did not mean in itself that housing proposals should be refused. There was still a determination to be made against the issues of sustainable development and the proposals being consistent with the development plan. Fundamentally decisions would still need to be made based on the adopted development plan.

RESOLVED: That Committee

1. note the current position with regard to establishing a housing requirement for the borough and that for the purpose of monitoring land supply the relevant standard methodology derived requirement figure is utilised; and
2. endorse the proposed approach that further development work be undertaken on requirement and development scenarios informed by the emerging evidence base and that the options in relation to housing requirement, are considered by the Local Plan Working Group before reporting back to this Committee.

594 CONSULTATION ON CENTRAL LANCASHIRE LOCAL PLAN

The Director of Economic Development and Planning submitted a report informing Members of the current consultation on the Central Lancashire Local Plan – issues and options and the supplementary joint Memorandum of Understanding and Statement of Cooperation.

The report included key points on objectives of the consultation document, highlighted the potential cross boundary issues and the Council's response in compliance with our general duty to cooperate.

With regard to the Memorandum of Understanding, the response had outlined that the authority had no particular objections in relation to the findings of the housing study or the distribution of housing as proposed for the three authorities, but that Members would request the infrastructure requirements in Longridge as a key service centre be given full consideration at all stages.

With regard to the Central Lancashire Local Plan issues and options, the response included that the authority had no particular objections to the visions and objections as outlined within the Plan but that upon review of the submitted sites and in particular those submitted by Preston and South Ribble, the authority recognises that the development of a number of sites would have an impact upon key service centres, villages and associated infrastructure within the borough and that on this basis, would stress that infrastructure needs in Longridge and Mellor Brook in particular, should be given full consideration at all stages of the Plan review and that the authority maintain continual dialogue to discuss any cross boundary issues and to meet the general duty to cooperate.

RESOLVED: That Committee

1. endorse the comments as set out with regard to the consultation response to the Central Lancashire Local Plan issues and options; and
2. agree that the Local Plan Working Group monitor the Central Lancashire Local Plan and that this Committee be kept informed.

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APPEALS

- a) 3/2019/0340 – 4 dwellings at land off Kingsmill Avenue, Whalley – appeal dismissed.
- b) 3/2019/0479 – two storey extension and alterations at 1 Willow Avenue, Whalley – appeal dismissed.
- c) 3/2018/0582 – residential development of up to 9 dwellings at Land south of Chatburn Old Road, Chatburn – appeal allowed.
- d) 3/2018/0582 – application for costs at land south of Chatburn Old Road, Chatburn – partially allowed.

The Chairman thanked the Head of Legal and Democratic Services and expressed her best wishes on her retirement.

The meeting closed at 7.35pm.

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