

<u>INDEX OF APPLICATIONS BEING CONSIDERED</u>						
<u>MEETING DATE: 27 AUGUST 2020</u>						
<u>Application No:</u>	<u>Page:</u>		<u>Officer:</u>	<u>Recommendation:</u>	<u>Site:</u>	
A APPLICATIONS REFERRED BACK TO COMMITTEE FOR APPROPRIATE CONDITIONS:						
				NONE		
B APPLICATIONS WHICH THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING RECOMMENDS FOR APPROVAL:						
3/2020/0112	1		SK	AC	Glencroft, Pendle Avenue Chatburn	
3/2020/0142	11		RB	AC	Clitheroe Golf Club Whalley Road, Barrow	
3/2020/0510	17		LE	AC	Oulton Myerscough Road, Mellor	
C APPLICATIONS WHICH THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING RECOMMENDS FOR REFUSAL:						
				NONE		
D APPLICATIONS UPON WHICH COMMITTEE DEFER THEIR APPROVAL SUBJECT TO WORK DELEGATED TO DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING BEING SATISFACTORILY COMPLETED						
				NONE		
E APPLICATIONS IN 'OTHER' CATEGORIES:						
				NONE		

LEGEND

AC Approved Conditionally

R Refused

M/A Minded to Approve

AB Adam Birkett

AD Adrian Dowd

HM Harriet McCartney

JM John Macholc

RB Rebecca Bowers

SK Stephen Kilmartin

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No 5

meeting date: THURSDAY,
title: PLANNING APPLICATIONS
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

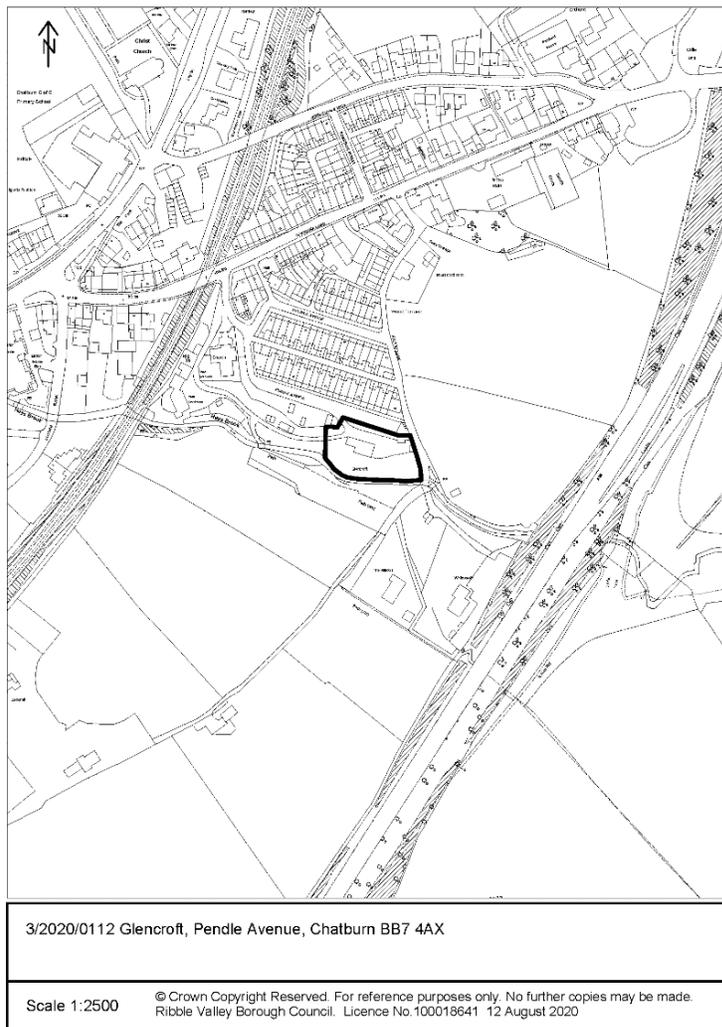
PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

APPLICATION REF: 3/2020/0112

GRID REF: SD 377138 444025

DEVELOPMENT DESCRIPTION:

DEMOLITION AND REBUILD OF EXISTING DWELLING AND ERECTION OF NEW ADDITIONAL DWELLING. GLENCROFT PENDLE AVENUE CHATBURN BB7 4AX



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

CHATBURN PARISH COUNCIL:

Chatburn Parish Council has offered the following observations:

- Pendle Avenue is a private road and the proposed application is totally out of character with the existing properties
- Is there legal access to site?
- The height of the development will overshadow neighbouring properties causing loss of light.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

LCC Highways have raised concerns in respect of the external vehicular manoeuvring area associated with the development in that the forecourt area may make it difficult for vehicles to adequately manoeuvre. The Highways Development Control section have further suggested the imposition of a condition relating to construction management.

CADENT GAS:

Cadent Gas have identified that there is a low or medium pressure (below 2 bar) gas pipes and associated equipment are located within the vicinity.

ENVIRONMENT AGENCY:

The Environment agency have offered the following observations:

We have reviewed the FRA in so far as it relates to our remit and we are satisfied that the development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented. We therefore, remove our objection to this development.

The proposed development must proceed in strict accordance with Revision D of the FRA and the mitigation measures identified as it will form part of any subsequent planning approval. Any proposed changes to the approved FRA and / or the mitigation measures identified will require the submission of a revised FRA. Our detailed comments relating to climate change can be found below.

ADDITIONAL REPRESENTATIONS:

15 letters of representation have been received objecting on the following grounds:

- Increased flood risk
- Increase in traffic
- Child safeguarding issues
- Development is out of keeping with the area
- Height excessive
- Damage to road resultant from construction vehicles associated with the development
- Road is unadopted and in private ownership
- Loss of view

- Loss of Privacy
- Loss of Light
- The brook is of historical importance to a local religious group
- Matters relating to private land and access ownership
- Noise and disturbance
- No housing requirement
- Loss of habitat and impact upon wildlife
- Proposal is located in a flood zone

1. **Site Description and Surrounding Area**

- 1.1 The application relates to an existing dwelling and associated residential curtilage located towards the south-eastern extents of Pendle Avenue, Chatburn. The site is bounded to the north by a number of terrace properties fronting Pendle Avenue with the site being bounded to the south by an existing watercourse. Kayley Lane bounds the site to the east with West Croft House being located to the west of the site.
- 2 The site benefits from a varied topography with the site levels decreasing in height in a southerly direction. The site is bounded on all sides by a variety of hedgerow, shrub and tree-planting. The site is located within the defined settlement boundary for Chatburn which is defined as a Tier 1 settlement.

2. **Proposed Development for which consent is sought**

- 2.1 The submitted details seek consent for the demolition of the existing dwelling and the erection of two detached dwellings with associated garden and driveway areas. It is proposed that the dwellings will be located parallel to one another albeit benefitting from slight variations in their orientation. The dwellings will be relatively identical to one another albeit adopting a mirrored layout with vehicular access being provided by way of the existing accesses that serve the current dwelling.
- 2.2 It is proposed that the dwellings will be faced primarily in natural stone also benefitting from natural slate roofing. The dwellings benefit from a semi-contemporary appearance whilst adopting and utilising traditional gabled forms. The dwellings are part-single and part two-storey with accommodation also being provided within the roof-space. The rear elevations of the dwellings which benefit from a southerly aspect include raised balconies and recessed roof decks.

3. **Relevant Planning History**

None.

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy

Key Statement DS2 – Presumption in Favour of Sustainable Development

Key Statement DMI2 – Transport Considerations

Key Statement EN3 – Sustainable Development and Climate Change

Key Statement EN4 – Biodiversity and Geodiversity

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility
Policy DME2 – Landscape and Townscape Protection
Policy DME3 – Site and Species Protection and Conservation
Policy DME6 – Water Management

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

5.1.1 The application relates to an existing dwelling and associated land that is located within the defined settlement boundary of Chatburn (Tier 1 settlement). As such and in respect of the locational aspect of the proposals Policy DMG2(1) states that development within the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

5.1.2 Key Statement DS1 provides further context stating that in addition to the Standen strategic site and the borough's principal settlements, development will be focuses towards the Tier 1 villages which are considered to be the more sustainable of the 32 defined settlements within the borough.

5.1.3 Taking account of the above and notwithstanding other development management considerations, given the sites location within the defined settlement boundary of a Tier 1 settlement, it is considered that the principle of the development of the site for residential purposes is in alignment and compliance with the development strategy in terms of the locational aspirations for new residential development within the borough.

5.2 **Impact upon Residential Amenity:**

5.2.1 The proposed dwellings will have a direct visual interface with a number of terrace properties to the north which directly front Pendle Avenue. As such, consideration must be given to the potential for the development to result in harmful impacts upon existing residential amenities.

5.2.2 The submitted details propose that the western-most dwelling (dwelling 01) will be located approximately 24m from the existing properties to the north (front elevation to front elevation) with the eastern-most dwelling (dwelling 02) being located 23m from the existing properties to the north (front elevation to front elevation) at it's closest point.

5.2.3 Members will note that the Local Planning Authority typically seeks to achieve a 21m offset distance in normal circumstances and this usually relates to rear-to-rear interface distances between habitable room windows measured from first floor. There is no typical front-to-front interface distance which the authority normally imposes given such spatial arrangements are usually dictated by highway, footway and front garden widths.

- 5.2.4 However, taking into account that the interface distances proposed and given they exceed the distances normally secured by the authority (albeit in rear-to-rear arrangements) it is not considered that it can be reasonably argued that the proposal will be of significant measurable detriment to existing residential amenities by virtue of direct overlooking or loss of privacy.
- 5.2.5 Consideration must also be given to the overall scale of the development and as to whether the proposed built form will be of detriment to nearby residential amenity by virtue of a direct loss of light or overbearing impact. In this respect the applicant has submitted sectional drawings which clearly convey that the proposed dwellings will benefit from being significantly lower in height than that of their existing neighbouring counterparts. The submitted details propose that the primary ridge height of the proposed dwellings will be 2m lower than the existing properties front Pendle Avenue and also benefit from an eaves height also approximately 2m lower than the aforementioned existing properties.
- 5.2.6 The proposed dwellings are sited wholly to the south of the existing terraced properties which could give rise to potential over-shadowing by virtue of their solar orientation. However, taking account of the above referenced offset distances and taking into account the height of the proposed dwellings in relation to existing properties, it is not considered that existing residential receptors will experience any significant or measurable loss of light or direct-overshadowing as a result of the proposal.
- 5.2.7 As such and in respect of the above matters it is not considered that the proposed development will have any undue impact upon existing residential amenity by virtue of direct -overlooking, loss of light or an overbearing impact.

5.3 Matters of Design/Visual Amenity:

- 5.3.1 Whilst it is accepted that the proposed dwellings adopt a more contemporary language than that of existing dwellings within the vicinity, it is not considered that they will be in any way read as being discordant, anomalous or incongruous. The natural materials palette allows the dwellings to visually harmonise with the landscape context of the site with the gables forms and gabled feature porches responding positively to the character of nearby built form.
- 5.3.2 A number of representations have been received in respect of the height of the proposed dwellings insofar that they will appear incongruous when taking account of the scale of adjacent and nearby development. In respect of this matter Members will note that submitted sectional drawings clearly show, by virtue of the topography of the site in relation to the existing residential properties to the north, the proposed dwellings will be significantly lower in terms of both ridge and eaves height. As such it is not considered that the height or overall scale of the proposed dwellings will result in any measurable detriment to the character or visual amenities of the area.
- 5.3.3 As such and taking into account the above, the proposal is considered to be of an appropriate scale and design when taking into account the character of the immediate area and it is not considered that the proposal will be of detriment to the character and visual amenities of the area.

5.4 Highway Safety and Accessibility:

5.4.1 LCC Highways have raised concerns in respect of the ability for vehicles to adequately manoeuvre within the driveway areas of the dwellings and has further stated, that due to the nature of Pendle Avenue, should consent be granted, that a condition be imposed that requires the submission of a construction method statement prior to the commencement of development.

5.4.2 Whilst it is noted that the Highways officer has raised concerns regarding the potentially cramped nature of the driveway area associated with the dwellings. The authority considers that the issue is not so severe to warrant the refusal to grant planning permission and consider that the internal arrangements of the site, by virtue of the site arrangement being akin that of a private cul-de-sac, will have no measurable impact upon the safe operation of the immediate highway.

5.5 Flood Risk and Drainage:

5.5.1 The development site is located within flood zones 1, 2 and 3 on the Environment Agency's Flood Map for Planning and Heys Brook, Main River flows through the site. As such the applicant has been required to submit a Flood Risk Assessment (FRA). The Environment Agency had originally objected to the application however following the receipt of a revised FRA this objection has subsequently been withdrawn.

5.6 Landscape/Ecology:

5.6.1 The application has been accompanied by an Arboricultural Implications Assessment (AIA) and Arboricultural Method Statement (AMS). The documents conclude that two category 'B' trees will be removed from the site with a category 'U' tree also being removed to towards the northern extents of the site.

5.6.2 The AIA recognises the loss of the trees and suggests that compensatory tree planting be implemented to mitigate the loss of those trees to be removed. In this respect a condition will be imposed that not only requires details of the hard and soft landscaping of the site to be submitted, but also that such details include compensatory tree planting.

5.7 Other Matters:

5.7.1 It is noted that a number of representations have raised issues in respect of Pendle Avenue being within private ownership and have stated that vehicular access to the site (for the purposes of construction etc) will only be afforded by way of consent by existing residents and such consent is unlikely to be forthcoming.

5.7.2 In respect of the above matter, members will note that issues in respect of private land ownership or access rights are a private civil matter and as such cannot be a material consideration in the determination of planning applications. Members will also note that the granting of consent does not infer the right to enter, access or

construct on land whereby there may be conflicting land ownership issues without the consent of the relevant land owner or parties that have shared ownership/rights of access across such land.

6. Observations/Consideration of Matters Raised/Conclusion

- 6.1 Taking into account the above matters it is considered that the proposal represents an appropriate scale and form of development that responds positively to the character of the area that will not result in any significant nor measurable detrimental impact upon existing residential amenity. It is further considered that the proposal is in broad alignment with the locational aspirations of the development strategy in respect of the location of new residential development within the borough.
- 6.2 It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION: That the application be 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 drawings:

- 0344 (S)2-01-PP: Site Plan Existing and Proposed
- 0344 (S)2-02-PP A: Site Plan as Proposed
- 0344 (GA)3-02-PP A: Sections as Proposed
- 0344 (P)4-01-PP A: Glencroft Basement and Ground Floor Plans
- 0344 (P)4-02-PP B: Glencroft First Floor and Second Floor Plans
- 0344 (P)4-03-PP: Basement and Ground Floor Plans
- 0344 (P)4-04-PP: First Floor and Second Floor Plans
- 0344 (E)5-01-PP A: Glencroft North West and South West Elevations
- 0344 (E)5-02-PP A: Glencroft South East and North East Elevations
- 0344 (E)5-03-PP A: North West and South West Elevations
- 0344 (E)5-04-PP A: South East and North East Elevations
- 0344 (E)5-05-PP: North East Site Elevation

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

3. Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved 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 area.

4. 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.

For the avoidance of doubt the submitted details shall include the precise nature and location for the provision of measures to maintain and enhance wildlife movement within and around the site by virtue of the inclusion of suitable sized gaps/corridors at ground level.

The development shall be carried out in strict accordance with the approved details. The agreed wildlife corridors/gaps shall be retained in perpetuity and thereafter remain free from obstructions which would preclude their use by wildlife.

REASON: To ensure a satisfactory standard of appearance in the interests of the visual amenities of the area and to minimise the potential impacts of the development upon protected and non-protected species through the inclusion of measures to retain and enhance habitat connectivity for species of importance or conservation concern.

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 until a scheme for the hard and soft landscaping of the site, including compensatory tree-planting (as suggested within the submitted Arboricultural Implications Assessment) shall be submitted to and approved in writing by the local planning authority.

The scheme shall indicate 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.

6. For the full duration of the construction period of the development hereby approved, all trees indicated to be to be retained within the submitted Arboricultural Method Statement (Ref:TRE/GPA) shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard.

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 development hereby approved.

Flooding and Drainage

7. The development shall be carried out in strict accordance with Submitted Flood Risk Assessment (June 2020 Revision: D).

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

Construction Management

8. 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)

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

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway for the duration of the construction phase of the development.

Further Control over Development

10. 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 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.

11. 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.

BACKGROUND PAPERS

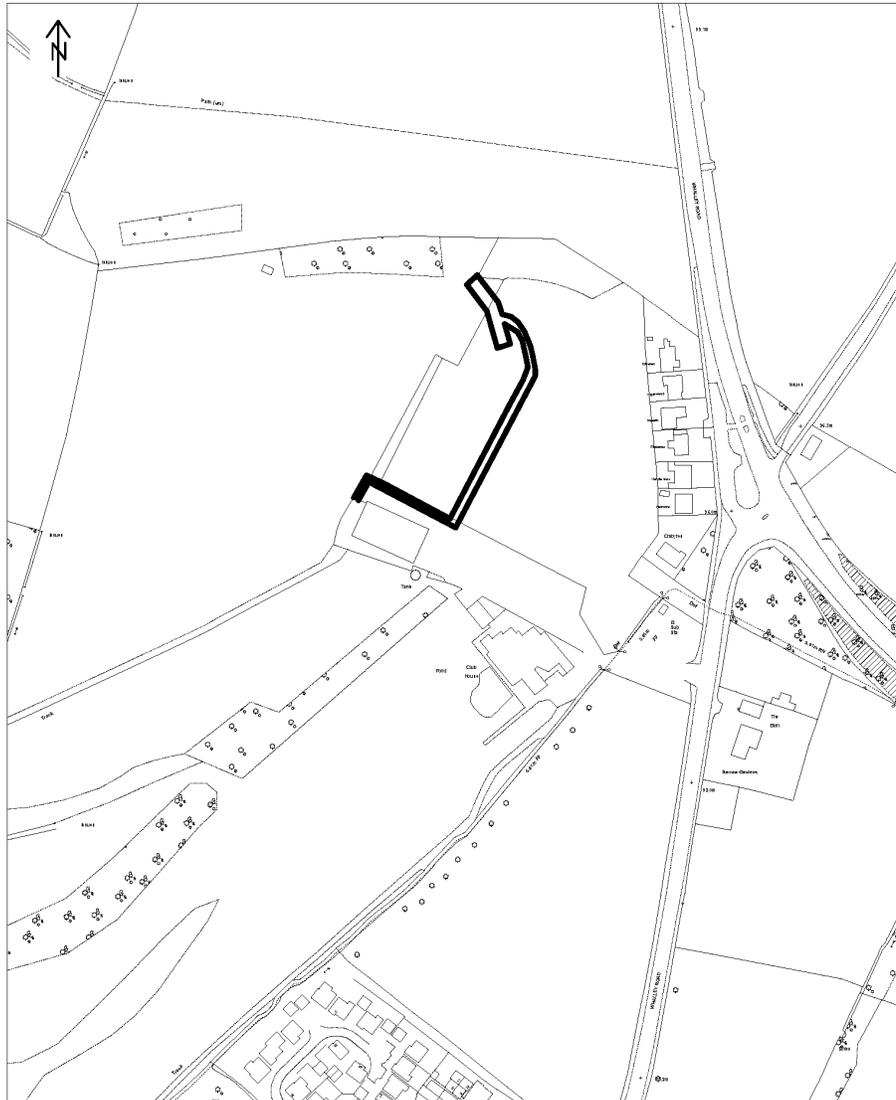
https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2020%2F0112

APPLICATION REF: 3/2020/0142

GRID REF: 373884 439302

DEVELOPMENT DESCRIPTION:

CONSTRUCTION OF 10 BAY DRIVING RANGE BUILDING AND ASSOCIATED TEACHING SWING ROOM, (RETROSPECTIVE APPLICATION) PLUS LOW-LEVEL LIGHTING. CREATION OF 2.5 M WIDE GRAVEL ACCESS TRACK, ERECTION OF 6 METRE HIGH SAFETY FENCE AND ANCILLARY LANDSCAPING AT CLITHEROE GOLF CLUB



3/2020/0142 Clitheroe Golf Club, Whalley Road, Barrow BB7 1PP

Scale 1:2500

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CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Pendleton Parish Council:

Comments relating to proposed landscaping to screen the new building, original low level lighting is appropriate and original approved opening times should be retained. The parish council also suggested that the development should be considered by the planning committee.

Barrow Parish Council:

Objects to the proposed development and requested that the development is decided at planning committee as the development will have an unacceptable impact on the visual amenity of the area as well as impacting the neighbours. The parish council also object to the proposed opening hours due to light and noise pollution and consider that the lighting design information is insufficient.

ENVIRONMENT HEALTH:

The Council's EHO originally requested further details relating to external lighting including information on its control, design and usage to limit its effect on nearby dwellings and on the local ecology. A further response was received from the applicant and the Council's EHO has thereafter raised no objections subject to subject to planning conditions to restrict the proposed opening hours and use of the flood lights as agreed.

ADDITIONAL REPRESENTATIONS:

Letters of representation have been received from 14 individual households/addresses objecting to the application on the following grounds:

- Originally approved building was of ample height to accommodate future golfers.
- Building is totally different from originally approved scheme
- Increase flooding of septic tank
- Flood lighting will have unacceptable impact on visual amenity of the area.
- Low level lighting will cause more light pollution
- Was a bat survey done by the golf club before commencing on site
- Concerns regarding the steel framework as the approved framework was timber
- Proposed opening hours are unacceptable at this will create noise and light pollution at both ends of the day.
- Concerns regarding 10 objection rule
- Concerns regards impact on wildlife
- Increased traffic visiting site.
- Previous permission restricted any new buildings

1. Site Description and Surrounding Area

- 1.1 The application relates to Clitheroe Golf Club, an 18-hole parkland course located in Pendleton. The golf club is located off Whalley Road and comprises of the club house, fully operational halfway house situated behind the 9th green, greenkeepers' hut and the Southworth room, a modern conference and meeting room venue. The application relates specifically to land north of the Green Keepers Hut east of the Green Keepers Hut.

2. **Proposed Development for which consent is sought**

- 2.1 Consent is sought for the erection of a 10 bay covered driving range with a detached teaching swing room. The driving range building will measure a maximum of 33.4 metres in width by approximately 6.4 metres in depth and it will have a mono-pitch roof measuring 3 metres at the rear and 4 metres at the front. The driving range building will be constructed from green corrugated sheeting for the walls and roof. It is proposed to install 4 flood lights facing towards the south west with 1no LED down lighter over each bay. The driving range building and swing room has been relocated approximately 20 metres east of the original site that was granted approval under delegated powers on 12/09/2019. The previously approved driving range building has a maximum height of 4 metres. As submitted the current proposals would have resulted in height increase of 0.8 metres. However, following negotiations with the agent, the submitted plans have been revised and the building for which consent is now sought would have a height to match the previously approved building.
- 2.2 The detached swing room is to be sited approximately 1 metre south east of the driving range bay building. The building measures 6 metres by 9.4 metres and will also have a mono-pitch roof measuring approximately 4 metres at the front and 3 metres at the rear. The swing room will also have a steel frame (amended from timber) with corrugated sheeting for the roof.
- 2.3 To the south west of the driving range bays and swing room it is proposed to erect a 6 metre high safety fence that will protect the cars parked and pedestrians adjacent to the green keepers workshop. The fence will have a total length of 40 metres.
- 2.4 Due to the relocation of the driving range, a new access track is proposed to the east of the green keepers work shop and the existing track will be grassed over. The new track will measure 2.5 meters in width and would have a gravel finish.

3. **Relevant Planning History**

3/2019/0653 - Construction of 10 bay covered driving range bays together with teaching swing room and low level lighting. Approved with conditions

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy

Key Statement DS2 – Presumption in Favour of Sustainable Development

Key Statement EC1 – Business and Employment Development.

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMB3 – Recreation and Tourism Development.

Policy DMB4 – Open Space Provision

Policy DMB1 - Supporting Business Growth and the Local Economy

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Technical Guidance to National Planning Policy Framework

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

- 5.1.1 The existing golf club provides a local recreational facility for club members as well as members of the public. The proposed driving range, swing room and fencing will provide the club and its members an area to practise during the months when the existing grassed field is wet so that damage is not done to the grass. The safety fence will allow the players to practice in this area whilst containing the balls.
- 5.1.2 The existing club serves a wide range of people/ages in the community and acts as a destination for competitions and members of the public and the proposed development will enhance the facilities that the club currently have.
- 5.1.3 As an area of open space the Council's policies (particularly DMB4) seek to ensure that new development does not result in a loss of useable facilities such as public open space, playing fields etc unless justified. The development proposed seeks to supplement and enhance the existing golf club in terms of on-site provision. As such, it is considered that the development is in accordance with Policy DMB4 and is acceptable in principle.

5.2 **Impact upon Residential Amenity:**

- 5.2.1 The nearest neighbouring dwellings are sited between 80-135 metres east of the development site. The separation distance provided between the application site and these dwellings along Whalley Road is sufficient enough to ensure that proposed development will have limited impact on these dwellings in terms of loss of light, overshadowing or overbearing impact.
- 5.2.2 Within the letters of objection that have been received concerns have been raised regarding the new location of the driving range and the proposed height. The new location is sited closer to the existing group of trees to the north of the site and it proposed to plant three new native hardwood trees to further screen the site from the highway/ nearest neighbouring dwellings. The maximum height of the driving range has been reduced during the application process to the originally approved height of 4 metres.
- 5.2.3 The club is open from 7am to 10pm Monday to Sunday including Bank Holidays and therefore the area of land can currently be used between these hours. The driving range and swing room is proposed to be open to members for the same hours. The floodlights associated with the new driving range will be restricted between the hours of 8am and 9pm. It is considered there would be no greater impact on residential amenity arising from the amended scheme when compared with the previously approved scheme (ref. 3/2019/0653) given the proposed direction of the floodlights and from the intervening distance between the flood light and residential properties.

5.3 **Visual Amenity/External Appearance:**

- 5.3.1 The proposed driving range bays and swing room are sited approximately 145 metres from the nearest highway, Whalley Road. It is proposed to plant three

native hardwood trees around the development site to screen the proposed buildings from Whalley Road and as such the proposal would be well-screened from public vantage points.

5.3.2 The proposed driving range bays and swing room are to be faced with green corrugated sheeting. The internal structure will now have a steel frame as opposed to timber however the external appearance of the both the driving range and swing room will remain the same as previously approved. For this reason, it is considered that the use of a steel frame and metal cladding is acceptable and will have no undue harm on the visual amenity of the area.

5.3.3 The proposed mesh safety fence is to be sited approximately 150m from the nearest highway, Whalley Road, measuring 6 metre in total height. Due to the open nature of the safety fence it is considered that the fence will not appear as a prominent feature when viewed from this road.

6 **Observations/Consideration of Matters Raised/Conclusion**

6.1 As mentioned above the practice bays and swing room will enhance the existing facilities at the club and future members of Clitheroe Golf Club will benefit from the development.

6.2 The proposed development would not result in undue harm to the appearance of the area nor would in result in harm to the residential amenity of nearby residents.

6.3 Considering all of the above and having regard to all material considerations the proposed development is acceptable

RECOMMENDATION: That the application be APPROVED subject to the imposition of the following condition(s):

Time

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.

Plan

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:

Site Location Plan:Dwg no 1 RLB

Site Plan 5825-1-6 (amended plan received 17.07.2020)

Roof Plan and Elevations 5825 -1 -2B (amended plan received 17.07.2020)

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

Ecology

3. Within the first planting season (October to March inclusive) following commencement of development *the trees, shrub and wild flower planting shown on the approved plans*, of species and size first to be agreed in writing with the Local Planning Authority, shall be planted 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.

4. The existing natural hedgerow along the north boundary of the site shall be retained and reinforced/enhanced where necessary. Any such reinforcement/enhancement shall be carried out during the planting season (October to March inclusive) following the first use of buildings 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: To ensure the hedge to be affected is replaced/replanted in the interests of visual amenity and species protection/biodiversity enhancement.

Amenity

5. The development approved shall only be used between the hours of 0700-2200 Monday to Sunday.

REASON: In order to protect the amenities of existing residents

6. The use of the external lighting and sources of illumination as indicated on Dwg: no 5825-1-2B amended plan received 17.07.2020 shall be restricted to the hours of 08:00 and 21:00 Monday – Sunday. For the avoidance of doubt no sources of illumination hereby approved shall be operational or lit outside of these hours.

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

7. The external lighting shall be implemented in strict accordance with the lighting report by Lumenata Lighting Design dated 21.08.2019 and plans submitted with the application. Only the duly approved lighting shall be installed.

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

BACKGROUND PAPERS

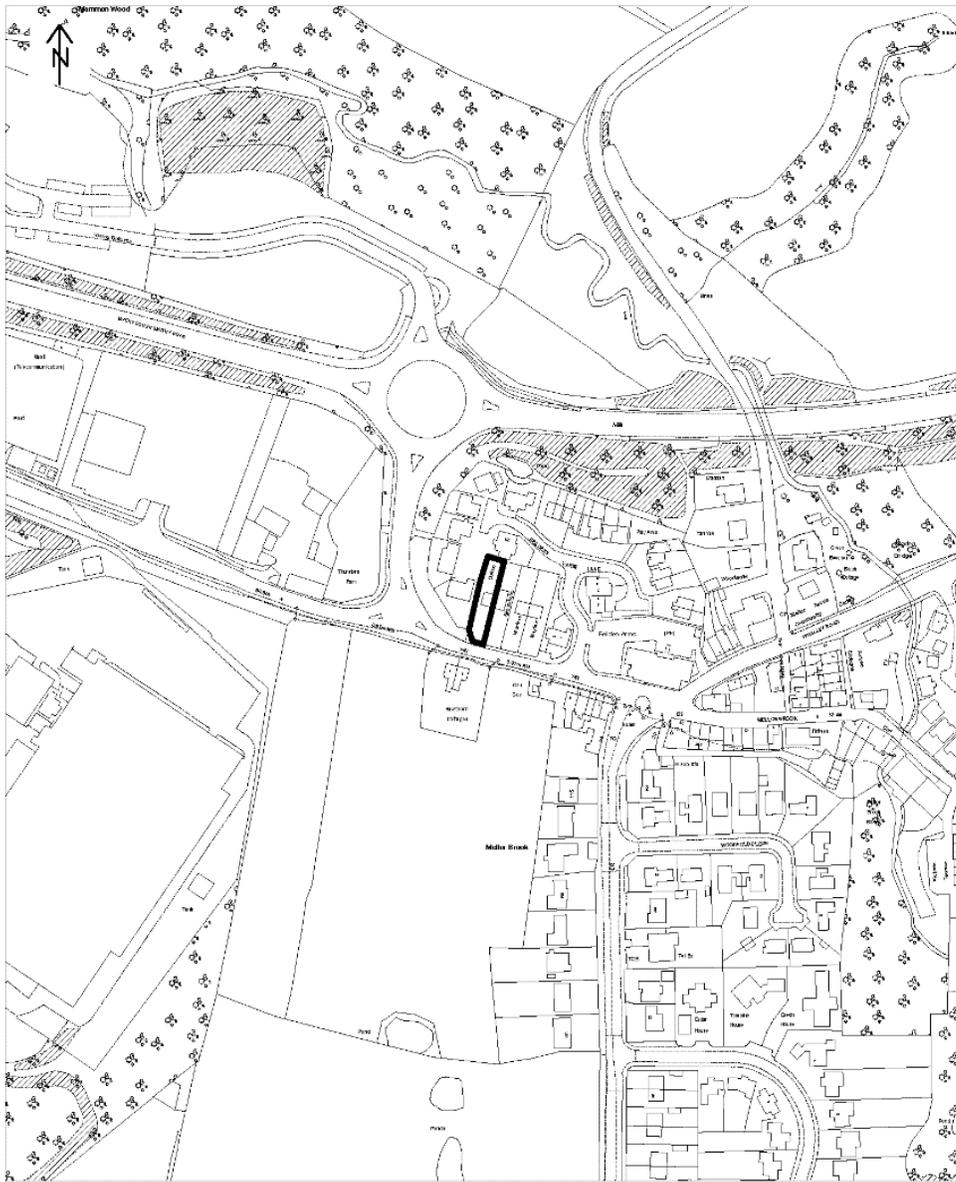
https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2020%2F0142

APPLICATION REF: 3/2020/0510

GRID REF: SD 363946 431244

DEVELOPMENT DESCRIPTION:

PROPOSED SINGLE STOREY EXTENSION TO SIDE AND REAR AT OULTON,
MYERSCOUGH ROAD, MELLOR, BB2 7LB



3/2020/0510 Oulton Myerscough Road Mellor BB2 7LB

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CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

No comments received at date of writing report.

ADDITIONAL REPRESENTATIONS:

None received at time of writing report.

1. Site Description and Surrounding Area

- 1.1 Oulton, the application property, is a bay fronted semidetached dwelling with rendered walls and rosemary tiled roof and has been previously extended at the rear. The site is located within a predominantly residential area within the settlement of Mellor Brook.

2. Proposed Development for which consent is sought

- 2.1 The application seeks consent for the construction of a single storey side and rear extension. The extension will wrap around the property and a detached garage will also be removed to facilitate the development.

3. Relevant Planning History

3/2001/0351 - Two storey rear extension with single storey side extension and front porch for disabled use – Approved – 11.06.2001

4. Relevant Policies

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy

Key Statement DS2 – Presumption in Favour of Sustainable Development

Key Statement EN3 – Sustainable Development and Climate Change

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME2 – Landscape and Townscape Protection

Policy DME3 – Site and Species Protection and Conservation

National Planning Policy Framework (NPPF)

5. Assessment of Proposed Development

5.1 Principle of Development:

- 5.1.1 The proposal is for an extension to a domestic property and is acceptable in principle subject to an assessment of the material planning considerations.

5.2 Impact upon Residential Amenity:

- 5.2.1 The adjoining property (Broomholm) has been extended at the rear with a single storey extension and conservatory which projects further than the rear elevation of Oulton. The dwelling fronts Myerscough Road but the adjacent dwelling (28 Feildens Farm Lane) is oriented so that it faces onto Feildens Farm Lane; a cul-de-sac development of more recent properties.
- 5.2.2 Whilst the property has already been extended at the rear, the solid part of the extension on Broomholm is roughly in line with this and their conservatory projects beyond this. The rear element of the proposed extension to Oulton projects by 3 metres and given the existing situation it is not considered that it will have a detrimental impact on the amenities of the occupants of Broomholm by any overshadowing or overlooking.
- 5.2.3 The side elevation of the adjacent property at 28 Feildens Farm Lane is approximately 6 metres away from the side of Oulton. This property has side facing windows but there is a solid fence approximately 1.8 metres high between the properties. As such is it not considered that this dwelling will be adversely affected.
- 5.2.4 The property will maintain an adequate garden area and it is not considered that the proposal raises any issues with regard to residential amenity.

5.3 Visual Amenity/External Appearance:

- 5.3.1 The proposed extension will be set back 2 metres behind the principle elevation of the dwelling and will wrap around the building. It will have a pitched roof and be constructed in materials to match the existing house. An external bin store is to be formed to the front of the extension in line with the principle elevation. This will be bounded by a brick boundary wall approx. 1.2-1.4 metres in height.
- 5.3.2 The extension will be subservient and in keeping with the style of the existing dwelling. It is not considered that it will have a detrimental impact on the appearance of the host property or visual quality of the surrounding area.

5.4 Highway Safety and Accessibility:

- 5.4.1 There are no alterations proposed to the existing access and parking arrangements and therefore there are no envisaged highway safety implications.

5.5 Landscape/Ecology:

- 5.5.1 The single storey extension is not likely to affect any protected species or have a detrimental impact on the quality of the landscape.

5.6 Other Matters:

- 5.6.1 None

6. **Observations/Consideration of Matters Raised/Conclusion**

- 6.1 The proposed extensions are considered to have an acceptable relationship with surrounding dwellings and will not have a detrimental impact on the visual qualities of the area. Therefore, it is recommended accordingly.

RECOMMENDATION: That the application be APPROVED subject to the following conditions:

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.

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:

20-011 PL01
20-011 PL02
20-011 PL03
20-011 PL04
20-011 PL05
20-011 PL06

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

3. The materials to be used on the external surfaces of the development as indicated on Proposed Plan: 20-011 PL07 shall be implemented as indicated unless otherwise agreed in writing by the Local planning Authority.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2020%2F0510

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>
3/2019/0262 R	22/01/2020	land at Hawthorne Place Clitheroe	WR			Awaiting Decision
3/2018/0932 R (Enforcement appeal)	20/02/2020	Bolton Peel Fm Bolton by Bowland Road Bolton by Bowland	WR			Awaiting Decision
3/2018/1105 R	09/01/2020	Higher College Fm Lower Road Longridge	Hearing		17/03/20 Council Chamber	Hearing opened, then adjourned until after lockdown – no new date given yet. Awaiting Decision
3/2019/0777 R	24/03/2020	8 Back Lane Rimington	HH			Awaiting Decision
3/2019/0448 R	28/04/2020	land at Wiswell Lane Whalley	Hearing		22/09/2020 with 23/09/2020 in reserve virtual	Awaiting Formal Hearing details before notifying interested parties
3/2019/0510 R	24/04/2020	Land SW of Clitheroe Golf Club Whalley Road Barrow	Hearing		15/09/2020 and 16/09/2020 virtual	Notification sent to interested parties. Awaiting Hearing.
3/2019/0975 R	22/05/2020	The White House Sawley Road Sawley	HH			Awaiting Decision
3/2020/0039 R	08/06/2020	90 Mitton Road Whalley	HH			Appeal Dismissed 17/07/2020
3/2020/0649 R	18/05/2020	land to the south of 5 Chapel Brow Longridge	WR			Appeal Dismissed 23/07/2020
3/2020/0036 R	18/05/2020	28 Calfcote Lane Longridge	WR			Appeal Dismissed 24/07/2020

3/2020/0167 R	02/06/2020	2 Moorend Cottages, Ribchester Road Langho	WR		Awaiting Decision
3/2019/0877 U	12/06/2020	Land at the junction of Chatburn Road and Pimlico Link Road Clitheroe	WR	Costs app made by appellant 06/08/20	Awaiting Decision
3/2020/0114 R	28/07/2020	Barn at Crooked Field, Chipping Road, Chaigley	WR		Awaiting Decision
3/2020/0288 R	Waiting for PINS	Bay Gate Farm Barrett Hill Brow Bolton by Bowland	WR (to be confirmed by PINS)		