

Minutes of Planning and Development Committee

Meeting Date: Thursday, 27 August 2020 at 6.30pm by Zoom
Present: Councillor A Brown (Chair)

Councillors:

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

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

Also in attendance: Councillors D Birtwhistle, A Knox, R Newmark and G Scott.

693 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor A Humphreys.

694 MINUTES

The minutes of the meeting held on 27 July 2020 were approved as a correct record and signed by the Chairman.

695 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

696 PUBLIC PARTICIPATION

There was no public participation.

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

1. 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

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 B: Glencroft North West and South West Elevations
0344 (E)5-02-PP B: Glencroft South East and North East Elevations
0344 (E)5-03-PP B: North West and South West Elevations
0344 (E)5-04-PP B: South East and North East Elevations
0344 (E)5-05-PP: North East Site Elevation
0344 0-03PP Site Section Plan

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)

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

9. 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.

10. 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.

(Mr McDonald spoke in favour of the above application. Sharon Jennison spoke against the above application. Councillor G Scott was given permission to speak on the above application).

2. 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

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

Plan

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

Site Location Plan: Dwg no 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

2. Within the first planting season (October to March inclusive) following the granting of planning permission 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 ten 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.

3. 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 ten 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

4. 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

5. 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.

6. 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.

(Julie Christie spoke against the above application. Councillor D Birtwhistle was given permission to speak on the above application).

3. 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

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
 20-011 PL07

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.

698 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.
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

<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>
3/2019/0510 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. Awaiting Decision
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)			

699

APPEALS

- i) 3/2020/0039 – demolition of existing detached brick built garage with slate pitched roof, erection of in-fill structure between the gable end of the property and boundary wall of the neighbouring property, which currently supports the existing garage at 90 Mitton Road, Whalley – appeal dismissed.
- ii) 3/2019/0649 – proposed three two bedroom dwellings at land to the south of 5 Chapel Brow, Longridge – appeal dismissed.
- iii) 3/2020/0036 – detached bungalow and land to rear of 28 Calfcote Lane accessed from Brindle Close, Longridge – appeal dismissed.

The meeting closed at 7.20pm.

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