

Minutes of Planning and Development

Meeting Date: Thursday, 4 February 2021, starting at 6.30 pm
Present: Councillor A Brown (Chair)

Councillors:

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

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

Also in attendance: Councillors S Fletcher and S Hore

969 APOLOGIES FOR ABSENCE

There were no apologies for absence.

970 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 7 January 2021 were approved as a correct record and signed by the Chairman.

971 DECLARATIONS OF PECUNIARY AND NON PECUNIARY INTERESTS

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

972 PUBLIC PARTICIPATION

There was no public participation.

973 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

974 APPLICATION 3/2019/1104 - LAND AT HAWTHORNE PLACE, CLITHEROE

APPLICATION REF: 3/2019/1104
GRID REF: 374343 442743

DEVELOPMENT DESCRIPTION:

ERECTION OF 57 DWELLINGS (INCLUDING 30% AFFORDABLE) WITH OPEN SPACE, INFRASTRUCTURE AND ASSOCIATED WORKS. LAND OFF HAWTHORNEFARM, HAWTHORNE PLACE, CLITHEROE BB7 2HU

The Head of Planning Services reported upon additional correspondence with the Lead Local Flood Authority who no longer wished to object.

That the application be DEFERRED AND DELEGATED to the Director of Economic Development and Planning FOR APPROVAL subject to 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 Chair Person and Vice Chair Person of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions and additional conditions in accordance with updated response from the Lead Local Flood Authority dated 4 February 2021.

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:

Plans

Location Plan -HTF-L01

Planning Layout – HTF-PL01 Rev J received on 26.1.2021

Boundary Treatment Plan – HTF-BTP-302

Boundary Wall Details – SDW08/04

Fence Detail – SDF05

Knee Rail Detail – SDF12

Drainage and Levels Layout – C2091 – P03

House types

Alnmouth – 2 Bed

Barton – 3 Bed

Burnham – 4 Bed

Coniston – 4 Bed

Danbury – 3 Bed

Delamere – 3 Bed

Holywell – 5 Bed

Lockwood – 3 Bed

Marston – 4/5 Bed

Heartwood 1 Bed Bungalow

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

Materials

3. Prior to the commencement of above ground construction of the development hereby approved full details of the external materials and surfacing materials shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be constructed in accordance with the approved materials.

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

Residential Amenity

4. No building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

REASON: In order to protect the amenities of existing residents and land uses.

Highways

Construction Plan

5. 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 statement shall provide details of:
 - A. The location of parking of vehicles of site operatives and visitors
 - B. The location for the loading and unloading of plant and materials
 - C. The location of storage of plant and materials used in constructing the development
 - D. The locations of security hoarding
 - E. The 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) and the timings/frequencies of mechanical sweeping of the adjacent roads/highway
 - F. 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)
 - G. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

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.

6. Each dwelling shall have been provided with an electric vehicle charging point in a location suitable to enable electric vehicles to be charged at the dwelling prior to its first occupation.

REASON: To ensure that the development provides adequate and appropriate sustainable transport options and in the interest of lowering emissions resultant from vehicular movements associated with the development.

7. All car parking and manoeuvring areas, shown on the approved plans, shall be marked out and made available for use before each dwelling, to be served by such areas, is brought into use. The approved parking and manoeuvring areas shall be permanently maintained as approved thereafter.

REASON: To allow for the effective use of the parking areas.

8. 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 that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle upon the street scene/area.

Ecology and trees

9. The development hereby approved shall be carried out in complete accordance with the recommendations and ecological enhancement measures detailed within Section 5 of the submitted Ecological Survey and Assessment (Ref: 2019-283 - September 2019).

REASON: In the interests of biodiversity and to enhance opportunities for species of conservation concern and reduce the impact of development.

10. No above ground level works shall commence or be undertaken on the construction of any dwelling until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall be submitted on a dwelling/building dependent bird/bat species site plan and include details of plot numbers and the numbers (there shall be at least 1 nest brick/bat tile per dwelling) of artificial bird nesting boxes and artificial bat roosting site per individual dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into those individual dwellings during construction and be made available for use before each such dwelling is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

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

11. All trees identified to be retained within the submitted Arboricultural Impact Assessment Ref: P1239.19 September 2019, drawing P1239.19.01/02 shall be enclosed with temporary protective fencing in accordance with BS5837:2012 [Trees in Relation to Demolition, Design & Construction]. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To ensure that existing trees are adequately protected during construction in the interests of the visual amenity of the area.

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

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging activities.

13. No above ground works shall commence on site until details of a scheme for any external building or ground mounted lighting/illumination, has been submitted to and approved in writing by the local planning authority.

For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

The lighting schemes shall be implemented in accordance with the approved details and retained as approved

REASON: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development.

14. Notwithstanding the submitted details, prior to any dwelling being occupied, details/elevations at a scale of not less than 1:20 of the proposed boundary walling, gates and fencing shall have been submitted to and approved by the Local Planning Authority and these details shall identify the measures to be taken to encourage habitat connectivity throughout the site. 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 to enhance biodiversity.

Landscaping

15. Within three months of commencement of development on site, a scheme/timetable of phasing for the approved landscaping areas shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the duly approved timings and phasing's and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON: To ensure the proposed landscaped areas are provided on a phase by phase basis.

16. Prior to occupation of the first dwelling, a landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings), shall be submitted to and approved in writing by the Local Planning Authority. The site thereafter shall be managed and maintained in accordance with the approved plan for a minimum period of 25 years.

REASON: To ensure the proper long-term management and maintenance of the landscaped areas in the interests of visual amenity and biodiversity enhancement.

(Katie Pearson spoke in favour of the above application. Dawn Elliot-Field spoke against the above application. Cllr S Fletcher was given permission to speak on the above application)

975 LONGRIDGE LOOP

The Director of Economic Development and Planning submitted a report seeking authority from members to release Section 106 contributions to Longridge Town Council to facilitate part of the Longridge Loop scheme.

The Section 106 monies were secured with planning permission on land East of Chipping Lane Longridge in the sum of £15,000 towards the Longridge Loop recreational route and was received by the Council prior to occupation of the 30th dwelling.

Longridge Town Council were leading on delivering the scheme and had confirmed that the next planned part of the project was Chapel Brow through to Pinfold Lane. A quote for part of the work had been received and as such at this stage all that was requested was part of the overall contribution to enable works to be undertaken.

RESOLVED THAT COMMITTEE:

Authorise the payment of invoice(s) from Longridge Town Council following the completion of Longridge Loop improvements set out within paragraphs 3.3 and 3.4 within 28 working days of receipt, up to the amount of £9,115.00

976 SUPPORTING HOUSING DELIVERY AND PUBLIC SERVICE INFRASTRUCTURE CONSULTATION RESPONSE

The Director of Economic Development and Planning submitted a report for members information on the response to the recent Ministry of Housing, Communities and Local Government consultation on changes to permitted development rights. The response sent on behalf of the Council was included in the report.

977 APPEALS

The Director of Development submitted an update on appeals for members information.

3/2018/1105 – outline planning permission for 21 dwellings and associated works at Higher College Farm, Lower Road, Longridge – appeal dismissed.

3/2020/0669 – insertion of additional windows to the gable/front elevation to increase natural light at 3 Bradley Court, Longridge – appeal allowed with conditions.

978 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

979 EXCLUSION OF PRESS AND PUBLIC

That by virtue of the next item of business being exempt information under Category 3 of Part 1 of Schedule 12A of the Local Government Act the press and public be now excluded from the meeting.

980 INFRASTRUCTURE FUNDING STATEMENT

The Director of Economic Development and Planning submitted a report advising members of Local Planning Authorities first Infrastructure Funding Statement and seeking authority to publish the statement along with the inclusion of a monitoring fee within legal agreements.

The Infrastructure Funding Statement had been drafted detailing the priorities for planning obligations within the Borough in accordance with the policies of the Adopted Core Strategy along with the schemes delivered within the parish and town council areas. There were still a few to be added to the Statement to make it complete. The report would be updated annually and published on the Council's website. In due course photographs would be added as well as comments from councillors.

It was also proposed that monitoring fees should be added to any S106 agreements associated with planning applications signed from 1 April 2021.

The Director of Economic Development and Planning agreed to inform members when the document was due to be published.

Councillor S Hore was given permission to speak on this item.

RESOLVED THAT COMMITTEE:

1. Approved the publication of the 'full' version of the Council's Infrastructure Funding Statement for 2019/20
2. Approved the proposed fees and charges as set out in the report.

The meeting closed at 7.45 pm

If you have any queries on these minutes please contact the committee clerk, Olwen Heap 01200 414408 olwen.heap@ribblevalley.gov.uk.