

Minutes of Planning and Development

Meeting Date: Thursday, 15 April 2021, starting at 6.30 pm
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 Regeneration and Housing, Head of Planning Services and Solicitor

The Chairman asked for a minute silence in respect of the death of HRH The Prince Philip, Duke of Edinburgh.

1138 APOLOGIES FOR ABSENCE

Apologies for absence for the meeting were received from Councillor A Humphreys.

1139 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 11 March 2011 were approved as a correct record and signed by the Chairman.

1140 DECLARATIONS OF PECUNIARY AND NON PECUNIARY INTERESTS

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

1141 PUBLIC PARTICIPATION

There was no public participation.

1142 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

1143 APPLICATION 3/2021/0086 - 8 MAIN STREET, BOLTON-BY-BOWLAND

DEVELOPMENT DESCRIPTION:

ERECTION OF A REAR CONSERVATORY TO REPLACE THE EXISTING CONSERVATORY

RESOLVED:

That the application be granted 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 and documents:

Proposed Site plan submitted with the application
Proposed Elevation plans 3515/202.

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

3. Notwithstanding the submitted information full details of the materials to be used shall have been submitted to and approved in writing by the Local Planning Authority prior to their use on site. Such details shall include the type, colour and texture of the materials as well as the opening mechanism of the bifold doors in accordance with document reference VISOFOLD 1000. The development shall thereafter be implemented in accordance with the duly approved materials.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

1144

APPLICATION 3/2021/0087 (LBC) - 8 MAIN STREET, BOLTON-BY-BOWLAND

DEVELOPMENT DESCRIPTION:

ERECTION OF A REAR CONSERVATORY TO REPLACE THE EXISTING CONSERVATORY

RESOLVED:

That Listed Building Consent be granted 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.

Plans and Further Details

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 and documents:

Proposed Site plan submitted with the application
Proposed Elevation plans 3515/202.

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

3. Notwithstanding the submitted information full details of the materials to be used shall have been submitted to and approved in writing by the Local Planning Authority prior to their use on site. Such details shall include the type, colour and texture of the materials as well as the opening mechanism of the bifold doors in

accordance with document reference VISOFOLD 1000. The development shall thereafter be implemented in accordance with the duly approved materials.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

1145

CHESTER AVENUE PLAYGROUND SECTION 106 MONIES

The Director of Economic Development and Planning submitted a report seeking authority from committee to release Section 106 contributions to Clitheroe Town Council to facilitate improvement works at Chester Avenue Playground.

The Section 106 monies were secured when reserved matters consent was approved to erect 42 dwellings on land off Milton Avenue, Clitheroe in the sum of £22,340.70 in respect of administration, upgrading and maintenance of the play area at the corner of Milton Avenue and Chester Avenue adjacent to the site and/or the play area in Clitheroe Castle Grounds.

The playground is owned by the Borough Council and leased to Clitheroe Town Council who is therefore responsible for the management and maintenance of it. The Town Council is proposing to improve the play area this summer with several pieces of equipment. A quote had been received and approved and an order placed.

RESOLVED THAT COMMITTEE:

Authorise the payment of invoice(s) from Clitheroe Town Council following the completion of Chester Avenue play area improvements as set out in the report, within 28 working days of receipt, up to the amount of £19,550.66

1146

LOCAL DEVELOPMENT SCHEME

The Director of Economic Development and Planning submitted a report informing committee of the updated Local Development Scheme (LDS) which set out the anticipated timeframe for the Local Plan Review.

The Local Development Scheme is a statutory document that the Council has to have in place and is a public statement of the programme that the Council intends to take forward to deliver the Local Plan for the area.

Following the completion of the Local Plan review, work had commenced on the production of the necessary evidence base documents to support the new Local Plan, however, work was stalled due to the ongoing pandemic and the publication at the end of summer 2020 of the Government's White Paper on the plan making system. This had put the programme almost 12 months behind.

The Government had stipulated that local planning authorities have an adopted and up to date plan in place by the end of 2023. Advice received from the Planning Advisory Service was to move the process on and where possible consolidate stages to maximise efficiency, whilst still adhering to all the statutory stages. This would be done by running elements of the work in parallel. The proposed time table reflected this intention and was included in the report for members' information.

RESOLVED THAT COMMITTEE:

Authorise the Director of Economic Development and Planning to publish the Local Development Scheme and progress work on the Local Plan update in consultation with the Development Plan working group.

1147

APPEALS

i) 3/2020/0595 – one and half storey side extension, extension to dormer, installation of front dormer at 88 Fairfield Drive, Clitheroe – appeal dismissed.

ii) 3/2020/0780 – two storey side extension following the same roof line and cladding of rear elevation at Burnside, Parsonage Road, Wilpshire – appeal dismissed.

iii) 3/2020/0488 – extension to annexe accommodation at The River House, Balderstone Hall Lane, Balderstone – appeal allowed with conditions.

iv) 2/2020/0281 – demolition of the existing two storey farmhouse and six outbuildings and the erection of a single storey replacement at Lower Seed Green Farm, Stoneygate Lane, Ribchester – appeal dismissed.

1148

REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

1149

EXCLUSION OF PRESS AND PUBLIC

There were no items under this heading.

The meeting closed at 6.57 pm

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