

Minutes of Planning and Development

Meeting Date: Thursday, 1 July 2021, starting at 6.30 pm
Present: Councillor A Brown (Chair)

Councillors:

I Brown	M French
S Brunskill	B Holden
B Buller	K Horkin
S Carefoot	S O'Rourke
J Clark	J Rogerson
L Edge	R Sherras

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

Also in attendance: Councillors D Berryman, D Birtwhistle, M Hindle and S Hore

128 APOLOGIES FOR ABSENCE

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

129 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 27 May 2021 were approved as a correct record and signed by the Chairman.

130 DECLARATIONS OF PECUNIARY AND NON PECUNIARY INTERESTS

Councillor Rogerson declared an interest in planning applications 3/2020/0392 and 3/2020/0392 and agenda item 6 – Longridge Loop, and Councillor Horkin declared that he owned various businesses in Clitheroe.

131 PUBLIC PARTICIPATION

There was no public participation.

132 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

Councillor Rogerson declared an interest in the next two items of business and left the meeting.

133 PLANNING APPLICATION 3/2020/0392 – LAUND FARM, TWIN BROOKS ROAD, CHIPPING

RESOLVED:

That the application be granted 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:

Proposed Plan and Elevations: Dwg no 482/204

Proposed Site Plan and Proposed Manure Store: Dwg no 482/205

Proposed Location Plan: Dwg no 482/206

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

Materials

- 3 The external facing materials, detailed on the approved plans, shall be used and no others substituted.

REASON: To ensure that the materials to be used are appropriate to the locality.

Use

4. The building hereby permitted shall be used for agricultural purposes only (as defined in Section 336(1) of the Town and Country Planning Act 1990).

REASON: To ensure that the building is used solely for agricultural purposes

134

PLANNING APPLICATION 3/2020/0393 – LAUND FARM, TWIN BROOKS ROAD, CHIPPING

RESOLVED:

That the application be granted 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:

Proposed Site Plan and Proposed Manure Store and Yard Area Ref: 482/202

Proposed Location Plan and Proposed Manure Store and Yard Area: Ref 482/203

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

Materials

- 3 The external facing materials, detailed on the approved plans, shall be used and no others substituted.

REASON: To ensure that the materials to be used are appropriate to the locality.

Use

4. The building hereby permitted shall be used for agricultural purposes only (as defined in Section 336(1) of the Town and Country Planning Act 1990).

REASON: To ensure that the building is used solely for agricultural purposes

Councillor Rogerson returned to the meeting.

135

PLANNING APPLICATION 3/2020/0667 – WHITCHER WELLS FISH HATCHERS, WHITENDALE ROAD, DUNSOP BRIDGE

The Principal Planning officer reported upon an additional letter of objection.

RESOLVED:

That committee be minded to refuse the application on grounds of impact to the environment and the location of the accommodation and that the application be brought back to committee for reasons for refusal to be confirmed.

(John Ibison spoke in favour of the above application. Rebecca Hargrave on behalf of Bowland Forest (H) Parish Council spoke against the above application. Cllr S Hore was given permission to speak on the above application)

136

PLANNING APPLICATION 3/2021/0397 – LAND AT BARROW BROOK ENTERPRISE PARK, BARROW

RESOLVED:

That the application be granted subject to the following conditions:

Time limit, plans and details

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

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 (BS.18-040(B)/01 Rev.A (amended 22.06.2021)
Existing Site Plan (BS.18-040(B)/02 Rev. B (amended 22.06.2021)
Proposed Site Plan (BS.18-040(B)/03 Rev. A (amended 21.06.2021)

Proposed Floor Plan & Elevations (BS.18-040(B)/04 Rev. B (amended 04.06.2021)
Landscaping Plan (BS.18-040(B)/06 Rev. B (amended 21.06.2021)

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

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (as amended or re-enacted) the building to which the application relates shall only be used for the purposes of retail sales (E(a)) and for no other purpose, including any other purpose within Use Class (E(a)).

REASON: For the avoidance of doubt, to clarify the nature of the consent hereby approved and to ensure that the development remains compatible with the character of the area

4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (as amended or re-enacted), the Class (E(a)) (retail) use hereby approved shall be for the sale of 'bulky' animal feeds and bedding and no other goods shall be sold from the premises. For the avoidance of doubt such goods shall consist of animal feed and bedding that is packaged and sold in a manner that weighs no less than 12kg per singular item purchase.

REASON: For the avoidance of doubt, to clarify the nature of the consent hereby approved and to ensure that the use hereby approved does not undermine the viability or vitality of nearby/adjacent main shopping areas or retail centres.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any subsequent enactment or re-enactment thereto, no enlargements, improvements or other alterations (including the insertion of a mezzanine floor) shall be undertaken to the buildings without express planning permission first being obtained.

REASON: To ensure a balance is maintained between floor space and car parking and that the site is capable of accommodating the proposed building.

6. The external facing materials, detailed on the approved plans, shall be used and no others substituted.

REASON: To ensure that the materials used are visually appropriate to the locality.

Landscaping and trees

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the

development, whichever is the earlier, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: In the interest of the appearance of the locality.

8. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees within Tree Preservation Order No.7/19/3/199 (2016) 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.

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.

Residential Amenity

9. The development hereby permitted shall be designed so that the rating levels for cumulative noise from external plant and equipment shall not exceed the existing background noise level (LA90) at the external façade of any noise sensitive premises, as assessed in accordance with British Standard 4142(2014) or any subsequent replacement national standards.

Details of any extract vents, means of extract, air conditioning, ventilation or any other associated externally mounted/ located plant shall have been submitted to and approved in writing by the local planning authority prior to their use within the development.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance.

10. Notwithstanding the submitted details, the development hereby approved shall only operate (including use of plant/machinery) within the following hours:

Monday to Friday - 08:00 to 19:00 hours;
Saturday - 08:00 to 16:00 hours;
Sunday/Bank Holidays - 10:00 to 1600 hours

REASON: In the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

11. Notwithstanding the submitted details, the development hereby approved shall have no deliveries, collections or servicing undertaken outside of the following

hours: Monday to Friday - 08:00 to 19:00 hours; Saturday - 08:00 to 13:00 hours; Not on Sunday/Bank Holidays.

REASON: In the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

12. There shall be no movements of HGV's or forklift trucks, used in connection with the use hereby approved, within the open areas of the site other than between 09:00-18:00 Monday to Friday, between 09:00-13:00 Saturday and not at all on Sundays and bank Holidays.

Reason: To protect the residential amenities of the occupiers of neighbouring/nearby properties.

13. Notwithstanding the submitted details, during the period of construction, no construction work, construction traffic or operation of any plant/machinery shall take place on the site during the course of the development hereby approved except between the hours of 08:00 and 18:00 Monday to Friday and 09:00 and 13:00 on Saturday. No construction work, construction traffic or operation of any plant/machinery shall take place on Sundays or Public Holidays.

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

14. The permitted use shall not take place other than within those buildings identified for the permitted use on the approved plans.

REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity and in the interests of the amenities of nearby residents.

15. No goods, plant or materials shall be deposited or stored on the site other than in the buildings shown on the approved plans.

REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity and in the interests of the amenities of nearby residents.

16. No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination, have been first submitted to, and approved in writing by, the Local Planning Authority prior to first occupation/use of the site.

The external lighting shall be installed precisely in accordance with the approved details and thereby retained as such unless otherwise agreed in writing with the Local Planning Authority.

REASON: In order to minimise the possibility of inconvenience to nearby residents.

Highways

17. The Construction Method Statement/ Traffic Management Plan that was submitted with the application shall be strictly adhered to throughout the duration of the construction period of the development.

REASON: To minimise the impact of construction on existing residents in the vicinity of the site.

18. The parking and associated manoeuvring facilities shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of any of the buildings; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the site.

19. Before the development hereby permitted is first occupied, provision for cycle parking, in accordance with details first agreed in writing with the Local Planning Authority, shall have been provided in all respects and made available for use, and shall thereafter be retained.

REASON: To ensure adequate on site provision for cycle parking.

Drainage

20. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Proposed Site Drainage, Rev -, Dated - which was prepared by Partington & Associates Limited. For the avoidance of doubt, surface water must drain at the restricted rate of 5 l/s. No surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

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

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

(Cllr D Birtwhistle was given permission to speak on the above application)

137

PLANNING APPLICATION 3/2021/0461 – CHIPPING CONGREGATIONAL CHURCH, GARSTANG ROAD, CHIPPING

The Principal Planning Officer reported that the Parish Council did not have any objections.

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.

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.
Elevation Plan Dwg ML/CCC/6023
Spot light details submitted with the application.

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

3. Precise details of proposed external materials shall be submitted to and agreed in writing by the Local Planning Authority before their use within the development hereby approved.

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

138

PLANNING APPLICATION 3/2019/0545 – LAND BETWEEN CLITHEROE ROAD AND A59/A671 ROUNDABOUT JUNCTION, BARROW

RESOLVED:

That the application be refused for the following reasons:

1. The proposal to erect 48 bungalows for persons aged 55 years and over is considered contrary to Policies DMG2 and DMH3 of the Ribble Valley Core Strategy insofar that it does not represent the consolidation, expansion or rounding off of development so that it closely relates to the main built up area of the settlement of Barrow and would lead to the creation new residential dwellings in the defined open countryside, located outside of a defined settlement boundary, without sufficient justification insofar that it has not been adequately demonstrated that the proposal is for that of local needs housing that meets a current identified and evidenced outstanding need.
2. The proposal is considered contrary to Key Statement DS1 and Policy DMG2 of the Ribble Valley Core Strategy insofar that it would erode the area of separation between the neighbouring settlements of Barrow and Whalley which maintains a sense of place for the communities, being of detriment to the character and visual amenities of the area and resulting in the loss of the distinctive character and settlement structure of the borough.
3. The proposal to erect 48 bungalows for persons aged 55 years and over is considered contrary to Key Statement H3 and Policy DMH1 of the Ribble Valley Core Strategy insofar that it fails to satisfy the requirement to provide an adequate level of provision of affordable dwellings.

(Deborah Smith spoke in favour of the above application)

139

PLANNING APPLICATION 3/2021/0350 – OLD GRAMMAR SCHOOL, STATION ROAD, WHALLEY

The Principal Planning Officer reported that Highways had no objections to the application.

RESOLVED:

That the harm is outweighed by the benefits and the application be minded to approve and be brought back to committee for appropriate conditions.

(Brian Sumner spoke in favour of the above application. Cllr Mark Hindle was given permission to speak on the above application)

140 PLANNING APPLICATION 3/2021/0351 – OLD GRAMMAR SCHOOL, STATION ROAD, WHALLEY

RESOLVED:

That the harm is outweighed by the benefits and the application be minded to approve and be brought back to committee for appropriate conditions.

(Councillor Mark Hindle was given permission to speak on the above application)

141 PLANNING APPLICATION 3/2021/0076 – QUEEN MARY TERRACE AND BRIDGE TERRACE, WHALLEY

The Principal Planning Officer reported on an additional letter from the agent qualifying several points in the report.

RESOLVED:

That committee be minded to refuse the application on the basis of policies H1, H2 and H3 in that the level of affordable housing is insufficient and the mix of housing is not suitable and the report be brought back to committee for the reasons for refusal to be confirmed.

(Sebastian Tibenham spoke in favour of the above application. Councillor David Berryman was given permission to speak on the above application)

Councillor Rogerson declared an interest in the next item of business.

142 LONGRIDGE LOOP

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

The Section 106 monies were secured when planning permission was granted to erect up to 363 dwellings on Land East of Chipping in the sum of £15,000 towards the Longridge Loop recreational route. The contribution was due prior to the occupation of the 30th dwelling and had been received by the Council.

In February 2021 some of the monies had been paid to the Longridge Town Council towards part of the Loop. This had left £5,885 of the commuted sum unspent.

The Town Council had confirmed that the next planned part of the project was repairs to the footpath at Moss Farm and that they would also like to utilise the monies for 'mile markers'. Quotations for both had been received.

Support was requested from the Longridge councillors in publicising the Longridge Loop.

RESOLVED THAT COMMITTEE:

Approve the payment of invoice(s) from Longridge Town Council following the completion of Longridge Loop improvements as set out in the report within 28 working days of receipt, up to amount of £5,808.50

143 S106 RELAXATION OF CONDITION - 3/2021/0154 WADDINGTON ROAD, CLITHEROE

The Director of Economic Development and Planning submitted a report informing members that the application for a variation to the Section 106 Agreement associated with planning permission ref: 3/2014/0597, which involved the removal of the bus contribution on the basis that there was no longer a requirement from LCC to provide the route into the site had been approved.

144 MINUTES OF DEVELOPMENT PLAN WORKING GROUP - 22 MARCH 2021

The minutes of the Development Plan working group held on 22 March 2021 were circulated for information.

145 APPEALS

i)3/2020/0938 – Permission in principle for up to 3 dwellings at former waste water treatment works, Whalley Road, Barrow – appeal allowed.

146 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

147 EXCLUSION OF PRESS AND PUBLIC

There were no items under this heading.

The meeting closed at 8.13 pm

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