

Minutes of Planning and Development

Meeting Date: Thursday, 29 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	J Rogerson
J Clark	R Sherras
L Edge	

In attendance: Head of Regeneration and Housing, Head of Planning Services and Head of Legal and Democratic Services

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

164 APOLOGIES FOR ABSENCE

Apologies for absence for the meeting were received from Councillors A Humphries and S O'Rourke.

165 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 1 July 2021 were approved as a correct record and signed by the Chairman.

166 DECLARATIONS OF PECUNIARY AND NON PECUNIARY INTERESTS

Councillor K Horkin declared that he owned various businesses in Clitheroe.

167 PUBLIC PARTICIPATION

There was no public participation.

168 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

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

The Head of Planning Services reported upon amended plans that had been received from the applicant.

RESOLVED:

That the application be approved with 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 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 1:5000

5891bb01 Revision A Site Location Plan A4 received on 28/07/21;

Site Plan As Existing (received 28.01.2021)

5891 b/b/01 Floor Plans and Elevations as Existing

Existing Ground Floor Plan (Buildings A & B) (received 28.01.2021)

Existing First Floor Plan (Buildings A & B) (received 28.01.2021)

Existing Roof Plan (Buildings A & B) (received 28.01.2021)

Existing North Elevation (Buildings A & B) (received 28.01.2021)

Existing East Elevation (Buildings A & B) (received 28.01.2021)

Existing South Elevation (Buildings A & B) (received 28.01.2021)

Existing West Elevation (Buildings A & B) (received 28.01.2021)

Existing Long Section (received 28.01.2021)

5891cb01 Revision D Site Plans, Floor Plans and Elevations as Proposed received on 28/07/21

5891 c/b/02 rev.B Elevations and Typical Section as Proposed (received 28.01.2021)

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

3. All the external works of the development hereby permitted shall be completed before the expiration of three years from the date of this permission.

REASON: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building.

4. The existing buildings identified for demolition shall be demolished and all resultant materials removed from the site before development pursuant to this permission is commenced.

REASON: To safeguard the amenity of the locality.

5. This permission shall relate to the proposed conversion in accordance with the Design and Access Statement and Condition Report by Mason Gillibrand Architects submitted as part of the application. Any deviation from the survey may need to be the subject of a further planning application.

REASON: Since the application is for the conversion of the building only.

6. Notwithstanding the submitted details, precise specifications or samples of walling, door/window surrounds, rainwater goods, roofing/ridge materials including surfacing materials, their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The development shall be completed in accordance with the approved details.

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

7. The proposed roof lights shall be of Conservation Type, recessed with a flush fitting, and shall be retained as such in perpetuity.

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

8. Full details of the alignment, height and appearance of any fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The development shall be carried out in accordance with the approved details and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no other fences, gates or walls shall be erected within the site (other than those expressly authorised by this permission).

REASON: To ensure a satisfactory appearance within the Forest of Bowland Area of Outstanding Natural Beauty.

9. Notwithstanding the provisions of The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the approved development shall only be used as holiday accommodation and for no other purpose, including any other purpose within Use Class C3.

REASON: For the avoidance of doubt, and to avoid an over-intensive use and to ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved.

10. The proposed holiday units shall be restricted to short-term holiday purposes only. No unit on the site shall be occupied at any time as permanent residential accommodation or as a person's main place of residence.

The owners/operators of the site shall maintain an up-to-date register of the names of all owners/occupiers of the cottage, and of their main home addresses, and shall make this information available, on request, to the Local Planning Authority.

REASON: To prevent the permanent residential occupation of the site in a location where new residential development is unacceptable in principle and to define the scope of the permission hereby approved.

11. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, the holiday accommodation hereby permitted shall not be altered or extended, no new windows shall be inserted (including rooflights) and no additional buildings or structures shall be erected within its external area unless planning permission has first been granted by the Local Planning Authority.

REASON: In the interests of the amenity of the area

12. The external lighting shall be installed precisely in accordance with the details and specifications as shown on the approved plans and thereby retained as

such. All external lighting units shall be fitted with a timing mechanism to ensure that there is no illumination between the hours of 23.00 and 07.00. No additional external lighting shall be installed without the express written permission of the Local Planning Authority.

REASON: To ensure a satisfactory appearance within the Forest of Bowland Area of Outstanding Natural Beauty and to minimise/mitigate the potential impacts upon protected species resultant from the development.

13. Prior to the commencement of development plans and particulars showing the provision to be made for the storage and disposal of refuse and recycling receptacles, shall be submitted to, and approved in writing by, the Local Planning Authority. Such provision as is agreed shall be implemented concurrently with the development and thereafter retained. No part of the development shall be occupied until the agreed provision is completed and made available for use.

REASON: In order that the Council may be satisfied with the details of the proposal.

14. Notwithstanding the details shown on the approved plans, no electric vehicle charging points shall be installed without the express written permission of the Local Planning Authority.

REASON: To ensure a satisfactory appearance within the Forest of Bowland Area of Outstanding Natural Beauty.

Landscaping and Ecology

15. A scheme for the landscaping of the development, in accordance with the approved Landscape Masterplan and taking into account the mitigation and enhancement recommendations within the Landscape and Visual Impact Assessment (May 2019 Rev. A) and Ecological Impact Assessment and Habitats Regulation Assessment by Naturally Wild (RSC-19-01, January 2021), shall be submitted prior to the commencement of the development. These details shall indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped (including full details of the colour, form and texture); and detail any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures.

All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner.

REASON: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.

16. 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 landscape and ecological management plan, including management responsibilities and maintenance schedules for all landscaped areas has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall also indicate that the landscaping proposals shall be maintained 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.

The landscape management of the site shall thereafter be carried out in strict accordance with the approved details.

REASON: In order to ensure that the landscaping hereby approved is adequately and appropriately managed.

17. 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 European Protected Species Mitigation Licence has been submitted to and obtained from Natural England. A copy of the licence obtained shall then be submitted to and agreed in writing by local planning authority in consultation with Natural England.

The actions, methods & timings included in the mitigation measures identified and the conditions of the Natural England Licence shall be fully implemented and adhered to throughout the lifetime of the development.

REASON: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development.

18. The development hereby approved shall be completed and operated in strict accordance with the mitigation and enhancement measures contained in the Bat Risk Assessment and Bat Survey Report (RSC-19-01, October 2020), Ecological Impact Assessment and Habitats Regulation Assessment (RSC-19-01, January 2021) and Habitats Regulations Assessment Report (RSC-19-01, March 2021).

The artificial nesting/roosting features shall be incorporated into the building during the conversion works before the building is first brought into use and retained thereafter.

REASON: In the interests of biodiversity and to ensure there is no adverse effect on the integrity of Bowland Fells Special Protection Area (SPA) and Bowland Fells Site of Special Scientific Interest (SSSI).

19. During the period of construction no building or engineering operations within 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 the surrounding area.

Drainage

20. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has

been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To prevent pollution of the water environment

NOTES:

1. Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer

2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)

3. Septic Tank Foul drainage should be connected to the main sewer.

Where this is not possible, under the Environmental Permitting Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, in addition to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

2. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act.

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

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

The Head of Planning Services reported upon an improved offer on affordable units made by the applicant.

RESOLVED: That the application be DEFERRED and DELEGATED to the Director of Economic Development subject to a Section 106 Agreement within 3 months from the date of this Committee meeting or delegated to the Director of Planning in conjunction with the Chairperson and Vice Chairperson of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months 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:

Plans

Affordable Housing Layout – B received on the 26/07/21 and letter received 26/07/21 indicating housing tenure.

Boundary Treatment – Rev D

Finished floor level - FFL-01B

Materials – ML-01C

Refuse – RL-01Br

Sections SS-01B SS-02B

Block Plan A&B – 200B

Landscape 1,2,3&4 18544B

House Types:

Barton

Barley Plus

Croston

Cleveley

Edmonton

Mawdesley

Whalley

Keighley

Pattersley

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

Materials

3. The materials to be used on the external surfaces of the development hereby approved as indicated on drawing(s) ML-101C shall be implemented as indicated.

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.

Highways

4. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation along with a timescale for their implementation has been submitted to, and approved in writing by, the Local Planning Authority. . Thereafter the site access and off-site works shall be completed in accordance with agreed timetable.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

5. The new estate roads and accesses between the site and Mitton Road shall be constructed in accordance with Lancashire County Council's Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

6. All garage facilities/ off street parking provision shall include provision of an electrical supply suitable for charging an electric motor vehicle.

REASON: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

7. None of the dwellings hereby approved shall be occupied until the estate roads which serve that dwelling have been constructed and completed in accordance with a scheme that shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the estate roads..

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

REASON: To ensure that the estate streets serving the development are maintained to an acceptable standard in the interest of residential / highway safety

8. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority.

The approved plan / statement shall provide:

- 24 Hour emergency contact number.
- Details of the parking of vehicles of site operatives and visitors.
- Details of loading and unloading of plant and materials.
- Arrangements for turning of vehicles within the site.
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures.
- Measures to protect vulnerable road users (pedestrians and cyclists).
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
- Wheel washing facilities.
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction.
- Measures to control the emission of dust and dirt during construction.
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
- Construction vehicle routing.
- Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

Drainage

9. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the submitted flood risk assessment and outline surface water drainage strategy (ref: 200903-EDGE-XX-XX-RP-C0001_FLOOD RISK ASSESSMENT[P01], by: EDGE Consulting Engineers, dated: 22 March 2021).

The measures shall be fully implemented prior to first occupation of any building and in accordance with the timing / phasing arrangements embodied within the scheme.

REASON: To ensure satisfactory drainage of the site.

10. No development shall commence until a final, detailed surface water sustainable drainage scheme for the site has been submitted to, and approved in writing by, the local planning authority. The detailed sustainable drainage scheme shall be based upon the site-specific flood risk assessment submitted and the sustainable drainage principles set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), either directly or indirectly. The detailed sustainable drainage scheme shall include, as a minimum:

- a) Final sustainable drainage plans, appropriately labelled to include:
 - i. A final surface water drainage layout plan showing all pipe and structure references, dimensions and design levels;
 - ii. A plan identifying the areas contributing to the surface water drainage network, including surface water flows from outside the curtilage as necessary;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building;
 - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary; and vii.
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components;

- b) A full set of sustainable drainage flow calculations for the surface water drainage network. The calculations must show the full network design criteria, pipeline schedules and simulation outputs for the 1 in 1 year, 1 in 30 year and 1 in 100 year return period, plus an additional 40% allowance for climate change and a 10% allowance for urban creep. Surface water run-off must not exceed the existing pre-development surface water runoff rates and volumes for the corresponding rainfall intensity. The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings.

REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

11. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.

- b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The development shall be constructed in accordance with the approved details.

REASONS:

1. To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere.
 2. To ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.
12. No building hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.

Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework.

Ecology

13. No removal of vegetation including trees or hedges shall be undertaken within the nesting bird season (1st March – 31st August inclusive) unless a pre-clearance check on the day of removal, by a licenced ecologist, confirms the absence of nesting birds. A letter from the ecologist confirming the absence of nesting birds shall be submitted to the Council within one month of the pre-clearance check being undertaken.

Any removal of vegetation outside the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal to ensure that removal does not result in unacceptable impacts upon nesting birds or other species of conservation concern.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds, to protect the bird population and species of

importance or conservation concern from the potential impacts of the development.

14. The development shall be carried out in strict accordance with the recommendations and timings set out within the Bat Mitigation Strategy by Biora dated December 2020 [Prior to the construction of any of the dwelling(s) hereby approved]

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] details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites shall 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 species site plan and include details of plot numbers and identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into the identified individual dwellings during their 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: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development

Landscaping

15. The landscaping proposals hereby approved 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.

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.

16. During the construction period, all trees to be retained 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 proposed development hereby approved.

(Mr S Tibenham spoke in favour of the above application).

171

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

RESOLVED:

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:

WHAL 01/Dwg 05
WHAL 01/Dwg 02B
WHAL 01/Dwg 04b
WHAL 01/Dwg 00

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

3. In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

REASON: To ensure that in the event that any bats are present there will be no adverse effects on the favourable conservation status of a bat population and bats will be protected from the damaging activities of development.

4. Precise specifications of proposed attachment of the glazed screen to the historic fabric shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the glazed screen shall be attached to the building in accordance with the approved details.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

5. Precise specifications (including a method statement and drawings) of proposed new doorway to the south elevation of the historic build and proposed window to the east elevation of the historic build shall have been submitted to and approved in writing by the Local Planning Authority before the implementation of these elements of the proposed works. The development thereafter shall be implemented in accordance with the approved details.

REASON: In order to safeguard the special architectural and historic interest of the listed building in restoration of the doorway and window opening.

6. Precise specifications and samples of proposed wall, roof, outdoor play area enclosure, window and door surround, window and door materials shall have been submitted to and approved in writing by the Local Planning Authority

before their use in the proposed works. The development thereafter shall be implemented in accordance with the approved details.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

7. Precise specifications (including drawings) of proposed new windows, doors, rooflights and outdoor play area framing shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works. The development thereafter shall be implemented in accordance with the approved details.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

8. External timberwork shall be painted within one month of its installation and retained as such in perpetuity.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

Notes

1. Cadent Gas advise that due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works. (See full comments from Cadent Gas).
2. Further alteration to the listed building at the outdoor play area may require listed building consent and/or planning permission.
3. It is advised that site contractors and site project managers be made aware of the legal protection afforded all species of bats in the UK and that occasionally solitary roosting bats are disturbed or exposed beneath some roof material such as roof slates, timber battens and roofing membranes. It is therefore advised that building contractors take additional care when removing fascia boards, verge tiles, ridge tiles and lead flashing.

172

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

RESOLVED:

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 pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

WHAL 01/Dwg 05

WHAL 01/Dwg 02B
WHAL 01/Dwg 04b
WHAL 01/Dwg 00

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

3. Precise specifications of proposed attachment of the glazed screen to the historic fabric shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the glazed screen shall be attached to the building in accordance with the approved details.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

4. Precise specifications (including a method statement and drawings) of proposed new doorway to the south elevation of the historic build and proposed window to the east elevation of the historic build shall have been submitted to and approved in writing by the Local Planning Authority before the implementation of these elements of the proposed works. The development thereafter shall be implemented in accordance with the approved details.

REASON: In order to safeguard the special architectural and historic interest of the listed building in restoration of the doorway and window opening.

5. Precise specifications and samples of proposed wall, roof, outdoor play area enclosure, window and door surround, window and door materials shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works. The development thereafter shall be implemented in accordance with the approved details.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

6. Precise specifications (including drawings) of proposed new windows, doors, rooflights and outdoor play area framing shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works. The development thereafter shall be implemented in accordance with the approved details.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

7. External timberwork shall be painted within one month of its installation and retained as such in perpetuity.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

8. In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

REASON: To ensure that in the event that any bats are present there will be no adverse effects on the favourable conservation status of a bat population and bats will be protected from the damaging activities of development.

Notes

1. Further alteration to the listed building at the outdoor play area may require listed building consent and/or planning permission.
2. It is advised that site contractors and site project managers be made aware of the legal protection afforded all species of bats in the UK and that occasionally solitary roosting bats are disturbed or exposed beneath some roof material such as roof slates, timber battens and roofing membranes. It is therefore advised that building contractors take additional care when removing fascia boards, verge tiles, ridge tiles and lead flashing.

173

PLANNING APPLICATION 3/2021/0332 - CLITHEROE GOLF CLUB

The Head of Planning Services reported upon an additional letter received regarding the effectiveness of the net and responsibility for the stream.

RESOLVED:

That the application be deferred for further negotiation and to go back to Committee within 3 months.

(Mr D Johnson spoke in favour of the above application. Mr T Hayes spoke against the above application. Cllr D Birtwhistle was given permission to speak on the above application).

174

PLANNING APPLICATION 3/2021/0493 - ATRIUM CAFE, CLITHEROE CASTLE MUSEUM

The Head of Planning Services reported upon an amended condition.

RESOLVED:

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 pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The permission shall relate to the development as shown on Plan Reference:

Café-Ramp Sheet 1 (14 July 2021)
Location Plan (14 May 2021)

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. Precise specifications and samples of the millboard decking shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

175

PLANNING APPLICATION 3/2021/0555 - 42 KNOWSLEY ROAD, WILPSHIRE

RESOLVED:

That committee be minded to approve the application and deferred and delegated to Head of Planning Services for additional conditions.

(Mr M Twiname spoke in favour of the above application. Mr M Edwards spoke against the above application).

176

PLANNING APPLICATION 3/2021/0488 - TMG SPORTS VEHICLES BUILDING D, MITTON ROAD BUS PARK, WHALLEY

The Head of Planning Services reported upon additional information received from an objector.

RESOLVED:

That committee be minded to approve the application and deferred and delegated to Head of Planning Services in consultation with chair and vice chair for appropriate conditions including temporary consent for a period of 12 -18 months and noise attenuation measures.

(Mr T Grimes spoke in favour of the above application).

177

PLANNING APPLICATION 3/2020/1059 - STANLEY HOUSE, MELLOR

RESOLVED:

That the application be DEFERRED and DELEGATED to the Director of Economic Development and Planning subject to departure procedures and to the imposition of appropriate conditions within 3 months from the date of this Committee meeting or delegated to the Director of Economic Development and Planning in conjunction with the Chairperson and Vice Chairperson of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months.

Time Scale for Implementation of Consent

1. The development hereby permitted shall be commenced before the expiration of three years from the date hereof.

REASON: Imposed In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990.

Approved Plans and Documents

2. The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details and recommendations therein received by the Local Planning Authority:

Site Plans

- 20.105.001B – SITE- existing site plan
- 20.105.002C – SITE- proposed site plan & areas
- 20.105.003E – SITE- proposed site plan received on 19/07/21
- 20.105.004A – SITE- new development comparison
- 20.105.005A – SITE- site modelling

20.105.006A – SITE- OS plan received on 05/07/21

Spa

20.105.01.007C – SPA- proposed elevations 1 of 4
20.105.01.008C – SPA- proposed elevations 2 of 4
20.105.01.009C – SPA- proposed elevations 3 of 4
20.105.01.010B – SPA- proposed elevations 1 of 4
20.105.01.011B – SPA- proposed ground floor plan
20.105.01.012B – SPA- proposed first floor plan
20.105.01.013A – SPA- roof plan
20.105.01.014A – SPA- perspectives

Bedroom Wing

20.105.02.001A – BEDROOMS - proposed lower ground floor and ground floor plans
20.105.02.002A – BEDROOMS -proposed first floor plan
20.105.02.003B – BEDROOMS -proposed elevations 1 of 2
20.105.02.004B – BEDROOMS -proposed elevations 2 of 2
20.105.02.005A – BEDROOMS -existing floor plans
20.105.02.006A – BEDROOMS -existing elevations 1 of 2
20.105.02.007A – BEDROOMS -existing elevations 2 of 2
20.105.02.008A – BEDROOMS - roof plan
20.105.02.009A – BEDROOMS - perspectives

Barn

20.105.03.001A – BARN- existing plans
20.105.03.002A – BARN- existing elevations
20.105.03.003A – BARN- proposed ground floor plan
20.105.03.004A – BARN- proposed first floor plan
20.105.03.005B – BARN- proposed elevations
20.105.03.006A – BARN– roof plan
20.105.03.007A – BARN– perspectives

Landscape

Landscape Softworks Plan Rev B – DEP

Landscape Masterplan Rev C – DEP

- Arboricultural Report – DEP
- Biodiversity Enhancements Appraisal – Rural Solutions
- Design and Access Statement – Campbell Driver Partnership
- Heritage Statement – Hinchliffe Heritage
- Landscape Visual Statement – DEP
- Landscape Strategy – DEP
- Preliminary Ecology Appraisal - Rural Solutions
- Planning Statement – Rural Solutions
- Transport Assessment – Dynamic Transport Planning
- Travel Plan – Dynamic Transport Planning

Materials

3. Prior to their use in the development details of the following shall be submitted to and agreed in writing by the Local Planning Authority:

- Samples of all external walling materials
- Samples of all external roofing materials
- Details of all window and door frame materials and finishes
- Rainwater goods

Thereafter the development shall be carried out in accordance with the approved details.

REASON: To ensure a satisfactory standard of development and finish for the extension of this the host Grade II* heritage asset.

Drainage

4. No development other than groundworks, shall commence until a final, detailed surface water sustainable drainage scheme for the site has been submitted to, and approved in writing by, the local planning authority.

The detailed sustainable drainage scheme shall be based upon the site-specific flood risk assessment submitted and the sustainable drainage principles set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), either directly or indirectly. The detailed sustainable drainage scheme shall include, as a minimum:

- a) Final sustainable drainage plans, appropriately labelled to include:
 - i. A final surface water drainage layout plan showing all pipe and structure references, dimensions and design levels;
 - ii. A plan identifying the areas contributing to the surface water drainage network, including surface water flows from outside the curtilage as necessary;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
 - v. Finished Floor Levels (FFL) in AOD, with adjacent ground levels for all sides of each building; and
 - vi. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components;
- b) A full set of sustainable drainage flow calculations for the surface water drainage network. The calculations must show the full network design criteria, pipeline schedules and simulation outputs for the 1 in 1 year, 1 in 30 year and 1 in 100 year return period, plus an additional 40% allowance for climate change and an additional 10% allowance for urban creep. Surface water run-off must not exceed the pre-development runoff rates and volumes for the corresponding rainfall intensity.

The scheme shall be implemented in accordance with the approved details prior to first use of the development hereby approved.

REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

5. No development other than groundworks shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority. Those details shall include, as a minimum:
 - a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.
 - b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance. The development shall be constructed in accordance with the approved details.

The development thereafter shall be undertaken in accordance with the approved measures.

REASON: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere; and, To ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

6. No building hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of a final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.

Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework.

7. No development other than groundworks shall take place until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number;
- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials;
- Arrangements for turning of vehicles within the site;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;
- Delivery, demolition and construction working hours.

The approved plan/ statement shall be adhered to throughout the construction period.

REASON: In the interest of safeguarding residential amenity and highway safety.

Landscaping and Tree Planting

8. Within one year of the commencement of development, landscaping as shown on the approved landscape plans, shall be planted at the site or at a phased programme of landscaping agreed previously agreed in writing by the LPA. If, within a period of ten years following planting, any trees on the site die, they shall be replaced with a comparable replacement.

REASON: In the interest of visual amenity and biodiversity.

9. Within 3 months of the date of this permission full details of number, type and their siting of bird and bat boxes in accordance with the submitted biodiversity plan shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of visual amenity and biodiversity.

External Lighting

10. Prior to the installation of any external lighting to the bedroom block, spa and tearoom buildings hereby permitted or the land immediately around them details of such lighting shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the lights shall be installed in accordance with the approved details.

REASON: In the interest of visual amenity and to reduce the impact of light pollution.

Electric Vehicle Charging Points

11. Prior to the new car park being brought into use, details of electric vehicle charging points, their number, location and appearance following matters shall be submitted to and approved in writing by the Local Planning Authority. The charging points shall be installed in accordance with the approved details prior to the use of the new car park.

REASON: In the interest of sustainable travel measures and reduce the impact of carbon footprint.

Informatives

1. In relation to condition 7 Construction Management Plan. There must be no reversing into or from the live highway at any time all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway. There must be no storage of materials in the public highway at any time. There must be no standing or waiting of machinery or vehicles in the public highway at any time. Vehicles must only access the site using a designated vehicular access point. There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations all of which must be managed within the confines of the site. A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as 3 the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk All references to public highway include footway, carriageway and verge.
2. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

(Mr J Ellis spoke in favour of the above application).

178

PLANNING APPLICATION 3/2020/1060 - STANLEY HOUSE, MELLOR

RESOLVED:

That Listed Building Consent be granted subject to the following conditions:

Time Scale for Implementation of Consent

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Approved Plans and Documents

2. The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details and recommendations therein received by the Local Planning Authority:

Site Plans

20.105.001B – SITE- existing site plan
20.105.002C – SITE- proposed site plan & areas
20.105.003E – SITE- proposed site plan received on 19/07/21
20.105.004A – SITE- new development comparison
20.105.005A – SITE- OS plan received on 5/07/21

Spa

20.105.01.007C – SPA- proposed elevations 1 of 4
20.105.01.008C – SPA- proposed elevations 2 of 4
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20.105.02.005A – BEDROOMS -existing floor plans
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Landscape

Landscape Softworks Plan Rev B – DEP

Landscape Masterplan Rev C – DEP

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- Landscape Visual Statement – DEP
- Landscape Strategy – DEP
- Preliminary Ecology Appraisal - Rural Solutions
- Planning Statement – Rural Solutions
- Transport Assessment – Dynamic Transport Planning
- Travel Plan – Dynamic Transport Planning

Materials

3. Prior to their use in the development details of the following shall be submitted to and agreed in writing by the Local Planning Authority:

- Samples of all external walling materials
- Samples of all external roofing materials
- Car parking materials
- Details of all window and door frame materials and finishes
- Rainwater goods

Thereafter the development shall be carried out in accordance with the approved details.

REASON: To ensure a satisfactory standard of development and finish for the extension of this the host Grade II* heritage asset.

179

LONGRIDGE CRICKET CLUB SECTION 106 MONIES

The Director of Economic Development and Planning submitted a report seeking authority from members to release Section 106 contributions to Longridge Cricket Club.

The Section 106 monies were secured when planning permission was granted to erect up to 195 dwellings on land to the North of Dilworth Lane, Longridge in the sum of £682 per dwelling towards off site open space for:-

- Grass pitch improvements at Mardale, Longridge;
- Cricket wicket provision at Longridge Cricket Club;
- Sports hall improvements at Longridge Sports Club; and
- Play facility improvements in Longridge.

To date £87,774 had been receipted in respect of the contribution based on the three trigger points set out in the Agreement.

The Director of Economic Development and Planning reported that Longridge Cricket Club had recently done improvements works at the club in respect of the cricket pitches including reseeding and treating the pitch and were seeking to utilise part of the S106 contributions to fund the work. Invoices totalling £12,753 had been received and approved.

RESOLVED THAT COMMITTEE:

Authorise the payment of the already received invoice(s) from Longridge Cricket Club within 28 working days of committee, up to the amount of £12,753.

180

STRATEGIC HOUSING AND EMPLOYMENT LAND STUDY - CONSULTANCY SUPPORT

The Director of Economic Development and Planning submitted a report asking for committee's approval to have consultancy support to deliver key evidence for the Local Plan Review, specifically for the Strategic Housing and Employment Land Study (SHELA)

The SHELA (as was the SHLAA) is a key piece of evidence that helps identify potential sources of land to enable the Council to ensure it has land available to deliver its strategy and housing requirements. These sites would still need to follow the due process of either Local Plan allocation and/or the granting of planning permission. The most recent guidance has included the consideration of employment sites as well as housing sites, hence the term SHELA.

The Council is required to publish an up-to-date study as part of the plan-making process and to meet national policy requirements. A new study is needed as the last update was 2013, and the Council needs to be able to demonstrate that it has considered reasonable alternatives in relation to development strategy patterns of development and potential sites.

Members were reminded that this piece of work was to be delivered by in-house resource, however, ongoing staffing issues meant that there was a need to secure consultancy support to deliver the SHELA to maintain the published timetable. At this stage there was no requirement to identify additional funding as the current Local Plan budget has resources available.

RESOLVED THAT COMMITTEE:

1. Agree to secure consultancy support to deliver the Strategic Housing and Employment Land Study and that the appointment of a suitable consultancy be commissioned as soon as possible, having regard to the Council's financial and procurement regulations; and
2. Endorse the publication of a call for sites to inform the Local Plan process and that the call for sites process be kept under review by the Development Plan working group.

181

STRATEGIC HOUSING AND EMPLOYMENT NEEDS ASSESSMENT (SHENA)

The Director of Economic Development and Planning submitted a report asking committee to agree to the publication of the final report of April 2020 carried out by Turley Associates on the Strategic Housing and Employment Needs Assessment.

The report, which provides a range of housing data, would be published for reference but its findings in relation to housing requirement would remain subject to further scenario development as part of the plan-making process.

RESOLVED THAT COMMITTEE:

Agree to the publication of the consultant's final report which provides the basis for further scenario development to assist the plan-making process.

182 LOCAL DEVELOPMENT FRAMEWORK - ANNUAL MONITORING REPORT
2020/21

The Director of Economic Development and Planning submitted the Authority Monitoring Report 2020/21 for committee's information. The Council would continue to monitor on an annual basis and would look to develop an improved system as part of the forthcoming Local Plan review.

183 APPEALS (IF ANY)

- i) 3/2020/1085 – construction of a pair of semi-detached bungalows with associated gardens and parking areas at Land at Bank Cottages, Billington, BB7 9NL – appeal dismissed.
- ii) 3/2020/1070 – division of one house into two dwellings. No extension or increase in accommodation proposed at Roall Garth, Hesketh Lane, Chipping, PR3 2TH – appeal dismissed.
- iii) 3/2021/0237 – raising of roof to dormer bungalow to create full two storey dwelling and alteration to parking arrangements at 3 Moor Field, Whalley, BB7 9SA – appeal dismissed.
- iv) 3/2020/0367 – change of use and extension into residential dwellings and associated landscaping and dwellings at Black Horse Inn, Pimlico, Clitheroe, BB7 4PZ – appeal dismissed.

184 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

185 EXCLUSION OF PRESS AND PUBLIC

There were no items under this heading.

The meeting closed at 8.34 pm

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