

Minutes of Planning and Development

Meeting Date: Thursday, 19 May 2022, starting at 6.30 pm
Present: Councillor A Brown (Chair)

Councillors:

T Austin	B Holden
I Brown	K Horkin
J Clark	S O'Rourke
L Edge	J Rogerson
K Fletcher	R Sherras
M French	

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

Also in attendance: Councillor S Hore

16 APOLOGIES FOR ABSENCE

Apologies for absence for the meeting were received from Councillors S Brunskill, B Buller and S Carefoot.

17 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 7 April 2022 were approved as a correct record and signed by the Chairman.

18 DECLARATIONS OF DISCLOSABLE PECUNIARY, OTHER REGISTRABLE AND NON REGISTRABLE INTERESTS

Councillor B Holden declared an other registrable interest in planning application 3/2021/0556 – 74 Higher Road, Longridge.

Councillor J Rogerson declared an interest in planning application 3/2021/0556 and Councillor K Horkin declared he owned several businesses in Clitheroe.

19 PUBLIC PARTICIPATION

Mrs Kirsty Grayson spoke on Agenda item 6 – TPO at High Beech House, 8A Crowtrees Brow, Chatburn.

20 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

21 PLANNING APPLICATION 3/2022/0082 - THE OLD GARAGE SITE, NEWTON ROAD, DUNSOP BRIDGE

The Head of Planning Services informed committee that United Utilities had removed their objections and appropriate conditions had been added. The Highway Authority also no longer objected.

RESOLVED that the application be approved 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 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:

Location Plan KL2887 Proposed Site Plan and Block Plan KL2887 105 Rev E Proposed Elevation Plan KL2887 107 Rev A Proposed Plans KL2887 106 Rev C Proposed Plan and Elevation Details KL2887 108 Proposed Elevation Details to Plant and Store KL2887 109 Rev A

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

Materials

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

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

Drainage

4. No construction shall commence (including any earthworks) until details of the means of ensuring the water mains and public sewers that are laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall include a survey that identifies the exact location of the water mains and public sewers, the potential impacts on the water mains and public sewers from construction activities (including the construction compound), the impacts post completion of the development on the sewer infrastructure that crosses the site and identify mitigation measures, including a timetable for implementation, to protect and prevent any damage to the sewers both during construction and post completion of the development. The details shall include a pre and post construction condition survey of water mains and public sewers within the red line boundary. Any mitigation measures shall be implemented in full prior to commencement of development in accordance with the approved details and timetable and shall be retained thereafter for the lifetime of the development. In the event that the survey of the public sewer identifies the development within a 3m standoff either side of the main (6m in total), the developer shall submit evidence to the Local Planning Authority that a diversion has been agreed with the relevant statutory undertaker and that the approved works have been undertaken prior to the commencement of development.

REASON: In the interest of public health and to ensure protection of the public water supply.

5. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include: (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and (v) Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

Highways

6. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

7. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on WDP drawing number 105 Rev B have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

8. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with WDP drawing number 105 Rev B. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a

forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

9. Prior to development above ground details of all cycle stores (including design, materials and finishes) shall be submitted to and approved in writing by the local planning authority. The approved cycle stores shall be provided and available for use prior to the occupation of the associated plot or in the case of the flats prior to occupation of the first flat. The cycle stores shall be retained at all times thereafter.

REASON: In the interest of providing suitable storage for cycles and sustainable modes of travel.

10. The surface water from the approved car park should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

REASON: In the interest of highway safety to prevent water from discharging onto the public highway.

11. No building or use hereby permitted shall be occupied or use commenced until a delivery and servicing plan has been prepared, submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented in accordance with the approved delivery and servicing plan for the lifetime of the development. The delivery and servicing plan shall include:

- The contact details of a suitably qualified co-ordinator;
- How vehicle arrivals, departures, parking, stopping and waiting will be controlled to minimise any impact on the adopted highway;
- Details of any freight consolidation operation, centre and the delivery and servicing booking and management systems.

REASON: In the interests of highway safety and to minimise the impact of vehicles servicing the development upon congestion.

Landscaping and Tree Planting

12. The proposed 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. The mitigation measures contained within the Arboriculture Impact Assessment dated 29/03/22 shall be fully complied with throughout the development with protective fencing retained as appropriate.

REASON: In the interest of visual amenity and biodiversity.

13. Within 1 month of the date of this permission full details of number, type and their siting of bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The boxes shall be implemented prior to occupation or use of any of the buildings hereby approved.

REASON: In the interest of visual amenity and biodiversity.

Electric Vehicle Charging Points

14. Prior to the development being brought into use, further 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.

15. The residential use of the building shown on Plan reference KL2887 108 shall not commence until the new community building including shop, café and post office shown on Plan references KL2887 106 A and 107 A has been completed and occupied.

REASON; In the interest of safeguarding employment opportunities and community benefit.

16. The proposed medical/therapy rooms within the Chapel Building shall be used for Medical/Therapy rooms on an appointment only basis and for no other purpose (including any other purpose in Class E of Part 11 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification)

REASON; In the interest of highway safety and residential amenity.

17. The operation of the activities associated with the Chapel Building shall be restricted to the hours of 0800 TO 1900 hours Monday to Friday and 0800 to 1700 Saturday and Sunday and the hub building 0800 to 2300 hours Monday to Saturday and 0800 to 1700 on Sunday.

REASON; In the interest of safeguarding residential amenity.

(Councillor Simon Hore was given permission to speak on the above application)

22

PLANNING APPLICATION 3/2022/0139 - EAST VIEW, CHAPEL LANE, NEWTON

RESOLVED that the application be approved subject to the following conditions:

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

1305-1001: Location Plan
1305-03: Proposed Ground Floor Plan
1305-04: Proposed First Floor Plan
1305-05: Existing Elevation
1305-08: Proposed Site Plan

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

2. The annexe accommodation hereby approved shall not be occupied or used for any other purposes than those ancillary to the residential use of the

dwelling known as East View (BB7 3DY) and shall only be occupied as an extended family unit in conjunction with the property to which it is related.

The annex shall not be used as a separate unit of living accommodation nor be divided by way of sale or sub-letting to form a unit or units of separate residential accommodation.

REASON: To define the scope of the permission hereby approved and prevent the use of the building for purpose(s) that would cause direct conflict with the adopted development plan.

3. Notwithstanding the submitted details, precise specifications and details of replacement windows/doors on the north-east facing elevation of the storage building (indicated as 'white u.p.v.c' on drawing' 1305-05) shall be submitted within two months from the date of this consent.

The submitted details shall include a programme of works for the installation of the approved replacement doors/windows, the installation of which shall not exceed a period of 6 months from the date of the approval of the submitted details. The development shall be carried out in strict accordance with the approved details and timings.

REASON: To ensure that the replacement windows/doors respond positively to the inherent character of the original building and the defined Newton in Bowland Conservation Area.

23

PLANNING APPLICATION 3/2022/0140 - EAST VIEW, CHAPEL LANE, NEWTON

RESOLVED that the application be approved subject to the following conditions:

4. 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:

1305-1001: Location Plan
1305-03: Proposed Ground Floor Plan
1305-04: Proposed First Floor Plan
1305-05: Existing Elevation
1305-08: Proposed Site Plan

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

5. The annexe accommodation hereby approved shall not be occupied or used for any other purposes than those ancillary to the residential use of the dwelling known as East View (BB7 3DY) and shall only be occupied as an extended family unit in conjunction with the property to which it is related.

The annex shall not be used as a separate unit of living accommodation nor be divided by way of sale or sub-letting to form a unit or units of separate residential accommodation.

REASON: To define the scope of the permission hereby approved and prevent the use of the building for purpose(s) that would cause direct conflict with the adopted development plan.

6. Notwithstanding the submitted details, precise specifications and details of replacement windows/doors on the north-east facing elevation of the storage building (indicated as 'white u.p.v.c' on drawing' 1305-05) shall be submitted within two months from the date of this consent.

The submitted details shall include a programme of works for the installation of the approved replacement doors/windows, the installation of which shall not exceed a period of 6 months from the date of the approval of the submitted details. The development shall be carried out in strict accordance with the approved details and timings.

REASON: To ensure that the replacement windows/doors respond positively to the inherent character of the original building and the defined Newton in Bowland Conservation Area.

24 PLANNING APPLICATION 3/2022/0217 - MEMORIAL HALL, CHIPPING

The Head of Planning Services reported that additional objections had been received from Chipping Parish Council along with the suggestion that the boards if granted should be designed to allow them to be closed when football games are not being played.

RESOLVED that the application be minded to refuse on the grounds that the signage will be detrimental to the visual amenity of the area and the AONB

(Councillor Simon Hore was given permission to speak on the above application)

25 PLANNING APPLICATION 3/2022/0278 - TALBOT HOTEL, 5 TALBOT STREET, CHIPPING

RESOLVED that the application be approved subject to the following conditions:

Time Scale for Implementation of Consent

1. The development hereby permitted must be begun not later than three years from the date of this permission.

REASON: Required to be imposed by 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 unless prohibited by any other condition:

Plans

6251-E10 Location Plan
6251-E01 Existing Plans and Elevations
6251-E02 Existing Barn Plans and Elevations
6251-E03 Existing Site Plan

6251-P01B Proposed Plans and Elevations
6251-P02A Proposed Barn Plans and Elevations
6251-P03 Proposed Barn Sections

6251-P04A Proposed Site Plan

Reports

Structural Inspection – Reid Jones Partnership Ltd
Planning Statement – MacMarshalls
Viability Report – Westlake & Co
Tree Survey – Lakeland Tree Consultancy
Arboricultural Impact Assessment – Lakeland Tree Consultancy
Flood Risk Assessment – PSA Design
Heritage Appraisal – Sunderland Peacock and Associates Ltd
Preliminary Bat Roost Assessment Report – Dave Anderson

Materials and Construction

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

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 conversion of this Grade II* heritage asset.

4. Precise specifications of proposed windows and doors including elevations cross – sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation.

The approved windows shall be implemented within the development in strict accordance with the approved details and thereafter retained.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings the character and appearance of the conservation area and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

5. Prior to any development taking place details of the following shall be submitted to and agreed in writing by the Local Planning Authority:

- Details of any replacement rainwater goods
- Details of any repairs to stonework
- Details of the replacement staircase in the Hotel from ground to first floor including materials, design, siting and methodology
- Details of staircases to access the first floor of the Barn including materials, design, siting and methodology
- Details of existing fireplaces and chimney breasts to be retained with details of any repairs and methodology
- Details of the amount of internal fabric in the Barn to be removed and internal walls to be formed including materials and methodology
- Details of repairs or replacement of any roof trusses

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 conversion of this Grade II* heritage asset.

6. Notwithstanding the details shown upon the approved plans, the proposed roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal does not undermine the character and appearance of the Listed Buildings.

7. Notwithstanding the details shown upon the approved plans, no approval is given for the three roof lights on the Barn to be converted. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the detailed design of the proposal does not undermine the character and appearance of the Listed Buildings.

8. 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:

- 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;
- Wheel washing facilities;
- Construction vehicle routing;
- Delivery and construction working hours.

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

8. Details of the proposed access drive, turning area and parking spaces including materials shall be submitted to and approved in writing by the Local Planning Authority prior to any works being undertaken and shall thereafter be carried out strict accordance with the approved details and shall thereafter be maintained in perpetuity.

REASON: In order to ensure an acceptable form of development for the setting of these Listed Buildings.

9. The setts to the frontage shall be repaired in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority prior to any works being undertaking and shall thereafter be carried out strict accordance with the approved details and retained and maintained in perpetuity. No parking of any motor vehicles shall be allowed in this area at any time.

REASON: To ensure that the setts along the frontage of these Listed Buildings are protected and in the interests of highway safety.

10. No development, site clearance/preparation, or demolitions shall take place on site until the applicant, or their agent or successor in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creating of a record of the building to Level 3 as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full description of the building, inside and out, a drawn plan, elevations and at least one section and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute of Archaeologists. A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Report prior to the any of the dwellings consented being first occupied.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

Boundary Treatments

11. Notwithstanding the submitted plans no approval is given for the proposed timber fence in terms of materials and position. Details of the boundary treatments shall be submitted to and approved in writing by the Local Planning Authority prior to any works being undertaken and shall thereafter be implemented in strict accordance with the approved details.

REASON: In order to ensure an acceptable form of development for the setting of these Listed Buildings.

(Richard Maudsley spoke in favour of the above application. Councillor Simon Hore was given permission to speak on the above application)

26 PLANNING APPLICATION 3/2021/1248 - DUKE OF YORK INN, GRINDLETON BROW, GRINDLETON

RESOLVED that the application be REFUSED for the following reason:

1. The proposed development has a harmful impact upon the special architectural and historic interest and setting of the Duke of York Hotel listed building and the character and appearance of Grindleton Conservation Area because of the loss of important historic use, the unduly prominent and incongruous form of proposed extensions, incongruous and conspicuous rooflights, the loss and alteration of important historic fabric, the enclosure of the curtilage by walling and gates and excavation and ground lowering of the rear plot. This is contrary to Key Statement EN5 and Policy DME4 and DMG1 of the Ribble Valley Core Strategy.

27 PLANNING APPLICATION 3/2021/1249 - DUKE OF YORK INN, GRINDLETON BROW, GRINDLETON

RESOLVED that the application be REFUSED for the following reason:

1. The proposals have a harmful impact upon the special architectural and historic interest and setting of the Duke of York Hotel because of the unduly prominent and incongruous form of proposed extensions,

incongruous and conspicuous rooflights and the loss and alteration of important historic fabric.

28 PLANNING APPLICATION 3/2022/0279 - TALBOT HOTEL, 5 TALBOT STREET, CHIPPING

RESOLVED that the application be deferred and delegated to the Director of Economic Development and Planning for appropriate conditions including a two year start date.

(Richard Maudsley spoke in favour of the above application. Councillor Simon Hore was given permission to speak on the above application)

Councillor J Rogerson declared an interest in the next item of business and left the meeting.

Councillor B Holden declared an other registerable interest in the next item of business, spoke on the item then he left the meeting and took no part in the debate or vote)

29 PLANNING APPLICATION 3/2021/0556 - 74 HIGHER ROAD, LONGRIDGE

The Head of Planning Services reminded members that outline planning permission had been allowed on appeal by a Planning Inspector.

He also reported that as the comments from the Lead Local Flood Authority had now been received which resulted in the recommendation changing to Approval as opposed to defer and delegate

RESOLVED that the application be approved subject to the following conditions:

1. The development must be begun not later than the expiration of two years from the date of this reserved matters consent.

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchasing 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:

Proposed Site Layout 2022	Ref: 20126-01 Rev P6	Received: 26 th April
Site Location Plan April 2022	Ref: 20126-00_A	Received: 26 th
Ecological Mitigation Plan April 2022	Ref: P21-1399_005 Rev B	Received: 26 th
Surface Water Catchment Plan P02 Received 29th April 2022	Ref: HIG-AJP-ZZ-00-DR-C-1040	Rev:
Proposed Drainage Layout P05 Received 29th April 2022	Ref: HIG-AJP-ZZ-00-DR-C-1000	Rev
Proposed Drainage Layout P02 Received 29th April 2022	Ref: HIG-AJP-ZZ-00-DR-C-1001	Rev
SuDS Basin 1 P02 Received 29th April 2022	Ref: HIG-AJP-ZZ-00-DR-C-1070	Rev
SuDS Basin 2 P02 Received 29th April 2022	Ref: HIG-AJP-ZZ-00-DR-C-1071	Rev

Delivery Timescales Strategy	Ref: S2002-01-03-001 Rev A		
Received: 26th April 2022			
Waste Management Plan	Ref: 20216-08 Rev B	Received:	26th
April 2022			
Boundary Treatment Details	Ref: 20216-04 Rev A	Received:	26th
April 2022			
Boundary Treatment Layout	Ref: 20216-03 Rev B	Received:	26th
April 2022			
House Type D1	Ref: 20216_HT_16 Rev A	Received:	26th
April 2022			
House Type D	Ref: 20216_HT_17	Received:	26th
April 2022			
House Type J	Ref: 20216_HT_09 Rev: A	Received:	26th
April 2022			
House Type K	Ref: 20216_HT_10 Rev: A	Received:	26th
April 2022			
House Type L	Ref: 20216_HT_11 Rev: A	Received:	26th
April 2022			
House Type L	Ref: 20216_HT_12	Received:	26th
April 2022			
House Type H2	Ref: 20216_HT_08 Rev: A	Received:	26th
April 2022			
House Type H1	Ref: 20216_HT_07 Rev: A	Received:	26th
April 2022			
House Type F/E	Ref: 20216_HT_05 Rev: A	Received:	26th
April 2022			
House Type G	Ref: 20216_HT_06 Rev: A	Received:	26th
April 2022			
House Type C	Ref: 20216_HT_03 Rev: A	Received:	26th
April 2022			
House Type B	Ref: 20216_HT_02 Rev: A	Received:	26th
April 2022			
House Type A	Ref: 20216_HT_01 Rev: A	Received:	26th
April 2022			
House Type E	Ref: 20216_HT_04	Received:	26th
April 2022			
House Type A1	Ref: 20216_HT_13	Received:	26th
April 2022			
House Type A1	Ref: 20216_HT_14 Rev A	Received:	26th
April 2022			
House Type C1	Ref: 20216_HT_15 Rev A	Received:	26th
April 2022			
Affordable Housing Plan	Ref: 20216-07 Rev B	Received:	26th
April 2022			
Plot Landscape Details	Ref: P21-1399_003 Rev: D	Received:	26th
April 2022			
Plot Landscape Details	Ref: P21-1399_002 Rev: D	Received:	26th
April 2022			
Plot Landscape Details	Ref: P21-1399_001 Rev: D	Received:	26 th
April 2022			
POS and Play Area	Ref: P21-1399_004C	Received:	26th
April 2022			
Proposed Site Layout Site Lines	J1401/SIGHTLINE/FIG1	Received:	
26th April 2022			
Proposed Site Layout Traffic Calming	J1401/TRAFFICCALMING/FIG2		
Received: 26th April 2022			

Proposed Site Layout Tracking 26th April 2022	J1401/TRACKING/FIG3	Received:
Proposed Site Layout Tracking 26th April 2022	J1401/TRACKING/FIG4	Received:
Vehicle Restraint Risk Assessment April 2022	2022/S/1579	Received: 26th April 2022

REASON: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent hereby approved.

3. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s).

REASON: To protect the appearance of the locality and in the interests of the amenities of local residents.

4. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details.

The Local Highway Authority require the 1.1m high railing provided at Plots 1, 2, 5, 6, 7, 8, 9, 10, 22 and 23 is reduced in height to 0.9m to maintain suitable visibility splays.

Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

REASON: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.

5. Prior to the occupation of any of the dwellings hereby approved full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.

REASON: To ensure the satisfactory management of the communal landscape areas, the footpath link between Plots 92-99; the footpath link to Hollin Hall Drive and areas of play space

6. The materials to be used on the external surfaces of the development as indicated within the approved details shall be implemented in accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

7. For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.

8. Prior to the above ground construction of any of the dwellings hereby approved full details of the electric motor vehicle charging points to be provided within the development shall be submitted to and approved in writing by the Local Planning Authority. At least one charging point per dwelling shall be provided. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently. Thereafter the charging point at each dwelling shall be installed in accordance with the approved details and made available for use prior to the occupation of the dwelling to which the charging point is associated.

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

9. Prior to the occupation of any of the dwellings hereby approved the car parking areas shall have been surfaced or paved in accordance with the approved plans and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

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

10. No development shall not 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 in writing 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

11. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details.

REASON: In the interest of highway safety; to ensure a satisfactory appearance to the highway's infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

12. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.6 metres located in the front gardens of Plots 104 and 32 which would obstruct the visibility splays provided on DTPC drawing number J1401/SIGHTLINE/Fig1. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

13. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with DTPC drawing number J1401/ TRAFFIC CALMING/ Fig 2. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

14. Prior to the above ground construction of any of the dwellings hereby approved a cycle storage plan for the residential units shall be submitted to and approved in writing by the Local Planning Authority. These cycle facilities shall thereafter be provided in accordance with the approved details prior to the occupation of the dwelling(s) to which they are associated, kept free of obstruction and available for the parking of bicycles only at all times.

REASON: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

15. Prior to the above ground construction of any of the dwellings hereby approved full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and shall be completed in all respects before the final completion of the development and thereafter retained.

REASON: To ensure a satisfactory form of development in the interest of the visual amenity of the area.

16. 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, and any trees or plants which within a period of 10 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.

To ensure the visibility splays are not obstructed at Plots 104 and 32 nothing shall be planted above 0.6m within the garden of these two plots to be maintained in perpetuity.

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.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2, Part 1, Classes A, B, C, D, E) or any subsequent re-enactment thereof no extension to the dwelling(s), porch, garden shed, greenhouse, garage or car port shall be erected nor any hardstanding area extended other than those expressly authorised by this permission on the following plots:

1, 2, 4-11 (inclusive), 15-21 (inclusive), 22-27 (inclusive), 32-103 (inclusive), 105, 106, 109-111 (inclusive), 116-121 (inclusive), 123

REASON: In the interests of neighbour amenity.

18. Notwithstanding the submitted plans prior to the above ground construction of any of the dwellings hereby approved a scheme for the provision of public open space and play areas within the site, including the trim trail, shall have been submitted to and approved in writing by the Local Planning Authority. The scheme to be submitted to include full details of all play and other equipment to be provided along with a timetable for implementation. The public open space shall thereafter be implemented in accordance with the approved plans and approved timetable.

REASON: To ensure adequate provision for public open space and play areas within the development

19. The central equipped play space and public open space shall be implemented and made available for use in accordance with the approved details prior to the occupation of the following plots: 21/ 59/ 60/ 61/ 62/ 63/ 64/ 11/112/113/ 122.

REASON: In the interests of neighbour amenity and to ensure the future purchasers are aware of the location of the play area in advance of occupation

20. The trim trail and associated public open space be implemented and made available for use in accordance with the approved details prior to the occupation of the following plots: 34-48 (inclusive).

REASON: In the interests of neighbour amenity and to ensure the future purchasers are aware of the location of the play area in advance of occupation

21. Prior to the completion of the footpath link to Hollin Hall Drive bollards shall be erected and a section of the existing hedge shall be removed to enable pedestrian access.

REASON: The footpath links the development site to the wider area and will enable connectivity through the site however bollards are required to avoid unauthorised access by vehicles.

22. Prior to any above ground construction of the dwellings hereby approved full details of the retaining walls shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the retaining walls shall be constructed in accordance with the approved details.

REASON: In the interests of the visual amenities of the area to ensure that the design of the retaining wall structures does not adversely impact on the character of the development.

INFORMATIVES:

PLEASE NOTE: It should be ensured that the proposal is provided with suitable provision Of Fire Fighting water. Any provisions should comply with National Guidance, details of which can be found: <http://www.water.org.uk/publications/water-industry-guidance/%E2%80%A8nationalguidance-document-provision-water-fire-fighting-3rd>

PLEASE NOTE: ACCESS - DOCUMENT B, PART B5: It should be ensured that the scheme fully meets all the requirements of Building Regulations Approved Document B, Part B5 'Access and facilities for the Fire Service'.

PLEASE NOTE:

Landscaping

- Any landscaping should be at least 3 metres away from a Public right of way that is either within the proposed development site or in the vicinity – this is to prevent encroachment of roots onto or through a Right of Way surface, overhanging branches or foliage that could cause a health and safety risk to users of the Right of Way or cause an obstruction.

Ground level/drainage

- Any changes in ground level should ensure that any Public Rights of Way in the vicinity of the development site are not subject to water surface run off creating the potential for flooding of the Right of Way concerned.
- Drainage within the proposed development should be adequate enough to prevent surface water being drained onto or near a Public Right of Way to prevent potential flooding of a Public Bridleway or footpath

Temporary closure/diversion

- If work relating to the proposed development is likely to cause a health and safety risk to users of Public Rights of Way in the vicinity of the site a temporary closure will need to be in place prior to work commencing.
- Planning permission does not provide the applicant with the legal right of obstruct a Public Right of Way and should not be used to store materials, machinery or vehicles – if an obstruction is identified without a certified Diversion the applicant would be liable to enforcement proceedings.

PLEASE NOTE: The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 38), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number

PLEASE NOTE: The Lead Local Flood Authority strongly advises the applicant to include an allowance for urban creep within the design of the development so as to best plan for future of the development without causing flooding onsite or elsewhere.

The Lead Local Flood Authority expects the applicant to adequately assess the condition, capacity and discharge point of the intended surface water sewer on Tarn Yard Lane which leads to the culverted watercourse south of Blackburn Road, as outlined in the LLFA's comments on planning application 3/2016/1082, in order to prevent flooding both onsite and elsewhere.

(Paul Walton spoke in favour of the above application)

Councillors J Rogerson and B Holden returned to the meeting.

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TPO - HIGH BEECH HOUSE, 8A CROWTREES BROW, CHATBURN

The Director of Economic Development and Planning submitted a report asking committee to consider whether the High Beech House, 8A Crowtrees Brow, Chatburn Tree Preservation Order 2022 should be confirmed.

The report outlined the background to the making of the Temporary Order and the evaluations that had taken place to protect T1 and T2. Following a survey by an arborist T1 had been found to have significant defects and a Tree Work application had been submitted for the felling of the tree. However, as it was covered by a TPO, the Council had been able to condition replacement planting. T2 was considered to be an important feature within the village and of visual amenity value.

Members considered the request taking into account the comments made by the public participant earlier in the meeting.

RESOLVED THAT COMMITTEE:

Do not confirm the High Beech House, 8A Crow Trees Brow, Chatburn TPO 2022 on T2.

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APPEALS (IF ANY)

3/2021/1022 – conversion of and single storey extension to agricultural barn to form one dwelling and erection of a detached garage at Loft Shay Farm, Clitheroe Road, Ribchester, PR3 2YQ – appeal dismissed.

Enforcement appeal – erection of an open sided timber shelter with timber decking floor attached to the eastern elevation of an existing barn at Bolton Peel Farm, Bolton-by-Bowland Road, Bolton-by-Bowland – appeal dismissed and enforcement upheld.

3/2021/0899 – proposed two-storey extension to rear and single storey extension to side at 12 Beech Drive, Whalley, BB7 9RA – appeal dismissed.

3/2021/0928 – proposed creation of a car port to the rear of the property at The Old Police Station, 13 Accrington Road, Whalley, BB& 9TD – appeal dismissed

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REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

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EXCLUSION OF PRESS AND PUBLIC

There were no items under this heading.

The meeting closed at 8.05 pm

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