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Ribble Valley
Borough Council

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Dear Councillor

The next meeting of the **PLANNING AND DEVELOPMENT** Committee will be held at **6.30 pm** on **THURSDAY, 23 JUNE 2022** in the **Council Chamber**.

I do hope you can be there.

Yours sincerely

M. H. Scott

CHIEF EXECUTIVE

AGENDA

1. **APOLOGIES FOR ABSENCE**
2. **TO APPROVE THE MINUTES OF THE PREVIOUS MEETINGS** (Pages 3 - 24)
3. **DECLARATIONS OF DISCLOSABLE PECUNIARY, OTHER REGISTRABLE AND NON REGISTRABLE INTERESTS**

Members are reminded of their responsibility to declare any disclosable pecuniary, other registrable or non-registrable interest in respect of matters contained in the agenda.

4. **PUBLIC PARTICIPATION**

ITEMS FOR DECISION

5. **PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990** (Pages 25 - 26)

Report of the Director of Economic Development and Planning – copy enclosed

- i) Planning Application 3/2022/0217 - Memorial Hall, Chipping (Pages 27 - 32)
 - ii) Planning Application 3/2022/0200 - Land at Woodfields, Knowles Brow, Hurst Green (Pages 33 - 38)
 - iii) Planning Application 3/2022/0468 - Land adjacent Fairfield Farm (Pages 39 - 42)
6. **APPOINTMENT TO WORKING GROUPS** (Pages 43 - 44)

Report of Chief Executive enclosed.

ITEMS FOR INFORMATION

7. **MINUTES OF DEVELOPMENT WORKING GROUP - 10** (Pages 45 - 48)
JANUARY AND 14 APRIL 2022

Copies enclosed.

8. **APPEALS (IF ANY)** (Pages 49 - 60)

Appeals update.

3/2022/0471 – variation to condition 2 of 3/2020/1017 to allow change of house type at 2 Whiteacre Lane, Barrow, BB7 9BJ – appeal allowed.

3/2021/0827 – demolition of existing vacant private dwelling and construction of new dwelling at 1 Mitton Hall Cottage, Mitton Road, Mitton, BB7 9PQ – appeal dismissed.

9. **REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES**

None.

10. **EXCLUSION OF PRESS AND PUBLIC**

None.

Electronic agendas sent to members of Planning and Development – Councillor Alison Brown (Chair), Councillor Anthony (Tony) Austin, Councillor Ian Brown, Councillor Stella Brunskill JP, Councillor Robert (Bob) Buller, Councillor Stuart Carefoot, Councillor Judith Clark (Vice-Chair), Councillor Louise Edge, Councillor Kerry Fletcher, Councillor Mark French, Councillor Brian Holden, Councillor Kevin Horkin MBE, Councillor Simon O'Rourke, Councillor James (Jim) Rogerson and Councillor Richard Sherras.

Contact: Democratic Services on 01200 414408 or committee.services@ribblevalley.gov.uk

Minutes of Planning and Development

Meeting Date: Thursday, 12 May 2022, starting at 6.30 pm
Present: Councillor A Brown (Chair)

Councillors:

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

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

Also in attendance: Councillors M Hindle, G Mirfin, G Scott and R Walsh

9 APOLOGIES FOR ABSENCE

Apologies for absence for the meeting were received from Councillors S Carefoot, J Clark and B Holden.

10 DECLARATIONS OF DISCLOSABLE PECUNIARY, OTHER REGISTRABLE AND NON-REGISTRABLE INTERESTS

There were no declarations of disclosable pecuniary, other registrable or non-registrable interests.

11 PUBLIC PARTICIPATION

There was no public participation.

12 LOCAL DEVELOPMENT SCHEME UPDATE

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

The LDS is a statutory document that the Council has to have in place and is a public statement of the programme that the Council intend to take forward to deliver the Local plan for the area.

The Core Strategy was formally adopted in December 2014 and the Housing and Economic Development – Development Plan Document (HED DPD) was adopted in October 2019. The Core Strategy reached its 5-year anniversary in December 2019 and the council undertook a review of the strategy and concluded that several policy areas needed to be updated. Work had commenced on this process but was stalled by the pandemic and the publication of the Government's White Paper on the plan making system which means the programme is now almost 12 months behind schedule.

To ensure that the Local Plan updates remains on track for an updated plan to be in place by the end of 2023 it was important to move forward with the process as soon as possible.

The timetable to produce the plan was set out for members approval.

RESOLVED THAT COMMITTEE:

Authorise the Director of Economic Development and Planning to publish the Local Development Scheme and keep committee informed of progress.

13 RIBBLE VALLEY LOCAL PLAN SUSTAINABILITY APPRAISAL - SCOPING REPORT

The Director of Economic Development and Planning submitted a report informing members of the Sustainability Appraisal process as part of the ongoing Ribble Valley Local Plan.

The Planning and Compulsory Purchase Act 2004 requires local authorities to carry out a Sustainability Appraisal (SA) of proposals within a plan throughout its preparation. The role of the SA was to promote sustainable development by assessing the impacts of the plan on environmental, economic, and social sustainability objectives. The appraisal runs alongside the plan-making process.

The Council had commissioned work to JBA Consultants to undertake the SA process on behalf of the Council and they had prepared an initial scoping report as part of the SA which proposed and agreed the technical scope of the appraisal, the objectives against which the emerging plan would be measured against and the framework through which the appraisal would be undertaken.

The draft scoping report was subject to a consultation with the statutory consultation bodies and the comments received had been reviewed and the scope of the assessment revised where relevant.

RESOLVED THAT COMMITTEE:

1. Approve the publication of scoping report as part of the initial stage of the SA and invite comment as part of the evidence base for the Local Plan, and
2. Agree that the Sustainability Appraisal of the Local Plan continues, and future outcomes reported to members where appropriate.

14 RIBBLE VALLEY LOCAL PLAN REVIEW - REGULATION 18 CONSULTATION

The Director of Economic Development and Planning submitted a report asking committee to consider the consultation report on Strategy Matters and agree to undertake consultation in line with Regulation 18 as part of the ongoing Ribble Valley Local Plan.

Committee were informed that work was progressing on the production of the new local plan for the borough, and one of the key stages the council was required to carry out was to promote the opportunity to discuss and debate the key issues and options to be considered in forming its plan.

The proposed consultation on the document would generate stakeholder input to the plan making process and was intended as a vehicle upon which to base the engagement giving an opportunity to raise issues the council had not identified that they considered important.

Members were asked to consider the issues raised in the document which included strategic issues that would need to be tested and developed in order to inform the plan. The key issues related to the level of housing requirement, affordable housing issues to be considered and the approach to planning for employment and growth together with options for the Development Strategy.

The Head of Regeneration and Housing reported that to date the analysis indicated that based on the government's Standard Methodology approach there was a very limited need to plan for additional housing over and above what was currently committed within the short term. However, there were some factors that needed to be tested in relation to the reality that commitments were being used up which may drive a need for an early review or an option to make some additional but phased allocations as part of this plan to help smooth the transition from high housing numbers to a lower level of housing.

The key issue to be tested in relation to Employment and Jobs growth was the approach to supporting the local economy and planning for new land.

The consultation and subsequent reporting of the outcomes would demonstrate that the Council had provided the opportunity to have input to the plan and how it had responded. The consultation would run over a 6-week period from publication and would include a range of statutory consultees, neighbouring authorities under the duty to cooperate, parish councils and the public. It would be a digital based consultation through the website, but paper copies would also be made available.

A focused meeting would be held for the parish councils to ensure they had an opportunity to discuss issues in a forum setting. The proposed date for this was 6 June 2022.

RESOLVED THAT COMMITTEE:

1. Endorse the content of the Regulation 18 Strategic Matters Consultation Document and agree that the matters be published for 6 weeks statutory consultation and the Director of Economic Development and Planning be authorised to prepare the necessary consultation materials to satisfy the requirements for Regulation 18 of the Development Plan Regulations and to undertake appropriate stakeholder consultation, and
2. Agree that the outcome of the consultation is considered by the Development Plan working group before reporting back to this committee.

15 EXCLUSION OF PRESS AND PUBLIC

There were no items under this heading.

The meeting closed at 7.40 pm

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

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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 re1enacting 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.

Archaeology

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.

30 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.

31 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

32 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

33 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.

DECISION

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

meeting date: THURSDAY, 23 JUNE 2022
 title: PLANNING APPLICATIONS
 submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

<u>INDEX OF APPLICATIONS BEING CONSIDERED</u> <u>MEETING DATE: THURSDAY, 23 JUNE 2022</u>				
	<u>Application No:</u>	<u>Officer:</u>	<u>Recommendation:</u>	<u>Site:</u>
A	APPLICATIONS REFERRED BACK TO COMMITTEE FOR APPROPRIATE CONDITIONS/REASONS FOR REFUSAL			
	3/2022/0217	JM	M/R	MEMORIAL HALL, CHIPPING
B	APPLICATIONS WHICH THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING RECOMMENDS FOR APPROVAL:			
	3/2022/0200	LE	AC	WOODFIELDS, KNOWLES BROW, HURST GREEN
	3/2022/0468	BT	AC	LAND ADJ FAIRFIELD FARM, LONGSIGHT ROAD, CLAYTON-LE-DALE
C	APPLICATIONS WHICH THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING RECOMMENDS FOR REFUSAL:			
			NONE	
D	APPLICATIONS UPON WHICH COMMITTEE DEFER THEIR APPROVAL SUBJECT TO WORK DELEGATED TO DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING BEING SATISFACTORILY COMPLETED			
			NONE	
E	APPLICATIONS IN 'OTHER' CATEGORIES:			
			NONE	

LEGEND

AC Approved Conditionally	AD Adrian Dowd	KH Kathryn Hughes
REF Refused	JM John Macholc	SK Stephen Kilmartin
M/A/R Minded to Approve / Refuse	LE Laura Eastwood	BT Ben Taylor
	MW Mark Waleczek	

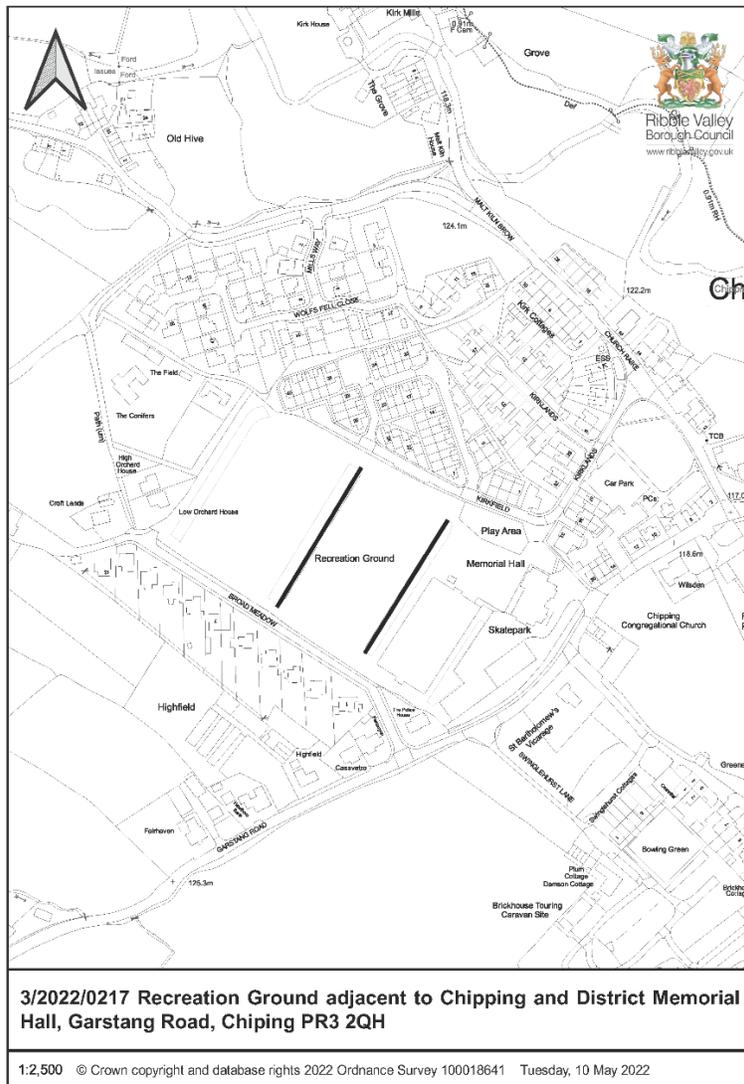
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APPLICATION REF: 3/2022/0217

GRID REF: SD

DEVELOPMENT DESCRIPTION:

PROPOSED UP TO 40 2500MM X 750MM ALUMINIUM/COMPOSITE BOARDS TO SURROUND A FOOTBALL PITCH ON TWO ADJACENT SIDES AT RECREATION GROUND ADJACENT CHIPPING AND DISTRICT MEMORIAL HALL, GARSTANG ROAD, CHIPPING PR3 2QH



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Chipping Parish Council originally stated that they support the proposal and whilst they have considered the location within the AONB the revenue from the advertising will benefit the club and the community.

Further comments were received from the Parish Council as follows:

Chipping Parish Council notes the letters from residents objecting to Chipping FC's application for 40 x permanent advertising boards on the playing fields at Chipping Memorial Hall. The letters of objection highlight that the playing fields are a public open space available for the general public to use, they are not owned by Chipping FC. There are also concerns that permanent advertising boards are not appropriate for the location in a small rural village and would cause undesirable urbanisation.

The Parish Council also recognises the good work that the Chipping FC volunteers do to facilitate boys and girls from around the district to play football in a safe, well-organised setting as well as running senior football teams.

On balance the Parish Council is of the opinion that a compromise should be implemented to allow Chipping FC to gain revenue from advertising to help run their club but does not have the permanent visual impact that the current application proposes. It has been suggested that advertising boards are designed and fabricated like a book so that they can be 'opened' on match days but remain 'closed' at other times. When closed they will be unobtrusive because only the backs of the adverts (coloured green) would be visible.

The Parish Council believes that approving the application with the above condition for advertising only visible on match days is a reasonable compromise compatible with the aims of the Football Club and addressing the concerns of local residents.

ADDITIONAL REPRESENTATIONS:

4 representations have been received objecting to the application on the following grounds:

- The playing fields are for the benefit of all residents not just the football club
- The boards will detract from the AONB landscape
- The boards are not in keeping with the character of the village

A ward councillor has requested that this application is determined by Planning and Development Committee for the following reasons:

- The advertising will have an urbanising effect on the area
- The proposal would be harmful to the AONB
- The area is not enclosed

1. Site Description and Surrounding Area

- 1.1 The site the subject of the application is a playing field within a larger recreational area including two playing pitches and a MUGA located to the rear of Chipping and District Memorial Hall. The site is surrounding by dwellings and located in the heart of the village. The three pitches step upwards from the rear of the Hall and the lower pitch is the proposed location for the sign boards. The long sides of this pitch are already demarcated by a post and rail fence and the one to the west side abuts the rising land.

2. **Proposed Development for which consent is sought**

- 2.1 The application seeks advertisement consent for the display of up to 40 advertising boards along the long sides of the playing field. Each board will measure 750mm high by 2250mm width.

3. **Relevant Planning History**

None relevant.

4. **Relevant Policies**

Ribble Valley Core Strategy

Policy DMG1 – General Considerations

Town and Country Planning (Control of Advertisement) Regulations 2007

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

5.1.1 The proposed advertisements are intended to advertise local businesses to bring in revenue to support the football club which is a well-attended facility for the community.

5.1.2 As this is an application for advertisement consent the regulations only allow local authorities to have regard to considerations of 'amenity' and 'public safety'.

5.2 **Impact upon Amenity:**

5.2.1 The signs will be located along either side of the football pitch where there is already a fence in situ. Those located on the Western side will be set against the backdrop of the embankment and they are only 75 cm in height.

5.2.2 The site is a playing field located in the centre of the village surrounded by dwellings and whilst it is a rural village it is not considered that the proposal is out of place at a sports club. Similar advertising boards are often seen around playing fields. The signs will be non-illuminated and the rear of them will be painted green to reduce their impact.

5.2.3 The signs will be along the long sides of the pitch and will not affect the use of the pitch by other members of the public.

5.2.4 The concerns with regards to the length of time proposed for the display of the boards are noted. The regulations only permit their display for 5 years after which the authority may require them to be removed unless a further consent has been granted. Adverts are also subject to other standard conditions to ensure that they are kept in a safe and tidy manner.

5.3 Impact upon Public Safety:

5.3.1 The signs will be set back from the highway within the site boundary and will not be an obstruction of the highway or distraction to motorists. They will be located along the boundary of the playing field and will not interfere with public access to the area. As such there are no safety concerns raised providing the adverts are kept in a tidy and safe condition.

6. **Observations/Consideration of Matters Raised/Conclusion**

6.1 The display of advertisements for a temporary period is acceptable for the reasons discussed above and therefore it is recommended accordingly.

RECOMMENDATION 1

That the application be APPROVED subject to conditions:

1. The permission shall relate to the development as shown on:

Advertisement Location Plan
Site Plan
Board Details

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

2. The advertisements hereby permitted shall be removed from the site on or before 21st June 2027 and the site restored to its former condition to the full satisfaction of the Local Planning Authority unless a further advertisement consent has been granted by the Authority.

REASON: In the interests of visual amenity.

3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

REASON: In the interests of visual amenity.

4. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

REASON: In the interests of visual amenity.

5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: In the interests of visual amenity.

6. Prior to the installation of the advertisement boards hereby approved the rear of the advertising boards shall be painted dark green and this colour shall be maintained in perpetuity.

REASON: In the interests of visual amenity of the area and to ensure the advertisement boards blend into the surrounding area.

RECOMMENDATION 2: UPDATE FOLLOWING 19 MAY PLANNING AND DEVELOPMENT COMMITTEE MEETING:

On 19 May 2022 Committee were Minded to refuse the application on the basis of the visual impact and requested that the application be brought back to committee with an appropriate reason for refusal.

Following the resolution at 19th May Committee the agent for the application has provided the following additional information in an attempt to address Members concerns and propose a compromise:

- We are aware of a letter which has been submitted by a member of the local parish council suggesting a folding 'book-like' design which would allow any boards to be folded shut following each event. After consulting several manufacturers about such a design I have found someone who had suggested they may possibly be able to make a bespoke sign like this, however the cost to the customer more than doubles.
- This alteration to design and the substantial increase in cost it brings would mean that the price of using these boards as advertising space would be undesirable to most businesses. Especially as the target market to whom the sale of this advertising space would be focussed, would be small, local businesses who may directly benefit from someone seeing their advertisement pitch-side and subsequently using their nearby business. It is our hope that local companies wish to advertise their goods/services with us whilst helping to support a volunteer run sports organisation in the process.
- It is my conclusion that the suggested folding design is not a realistic compromise.
- Taking on board feedback and working within the boundaries of what would be both realistically achievable and would still yield the financial gain anticipated, the football club would be happy to only display any advertisement hoardings during the football season. The club would then remove them all and place them into storage annually where they could remain throughout the close season. An average football season at our level of the amateur football pyramid spans Aug-May.
- We would also ensure that all the back sides of every board are Green to help to in-keep with the surrounding area [**NOTE THIS WAS ALREADY SECURED BY CONDITON 6**]
- We feel these compromises would help to minimise the visual impact as much as is possible whilst still allowing the project to remain financially viable and worthwhile.

If Members consider this is a suitable compromise the following additional condition would be attached to **RECOMMENDATION 1**

7. The advertisement boards hereby permitted shall only be displayed during the football season (August to May inclusive) and shall be removed from site and placed into storage during June and July each calendar year.

REASON: In the interests of visual amenity and to reduce the impact on the AONB by removing the signage when the pitch is not in use by the football club.

Notwithstanding the above suggested compromise should Committee wish to refuse the application the following reason is suggested:

The proposal by virtue of its size and location would be detrimental to visual amenity of the area and have an adverse impact on the Area of Outstanding Natural Beauty and as such be contrary to Policy DMG1 of the Core Strategy

BACKGROUND PAPERS

https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0217

APPLICATION REF: 3/2022/0200

GRID REF: SD 369788 439302

DEVELOPMENT DESCRIPTION:

CONSTRUCTION OF A STEEL PORTAL FRAMED AGRICULTURAL BUILDING TO PROVIDE A SHEEP ISOLATION FACILITY; STORAGE AND ROOFING OVER LIVESTOCK GATHERING AREA AT LAND AT WOODFIELDS; KNOWLES BROW, HURST GREEN, BB7 9PW



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

LCC HIGHWAYS:

Discussed verbally and highways have no objections, the junction to Knowles Brow is wide with good visibility and even if there is a slight increase in vehicular movements this would not be detrimental to highway safety.

PARISH COUNCIL:

- The Parish Council object to the proposal for the following reasons:
- Do not consider the building is justified
- Impact on the landscape
- Residential development should not be permitted
- Works have been carried out without consent
- Damage to private road

ADDITIONAL REPRESENTATIONS:

11 representations have been received objecting to the application on the following grounds:

- Inadequate publicity and insufficient time to make comments
- Inaccurate address
- Applicant has not discussed plans with neighbours
- Impact on quality of life
- Visual impact
- Additional traffic and nuisance
- The proposal is not justified
- Works already been carried out
- Damage to private lane
- Impact on trees and watercourses
- Highway safety

A ward Councillor requested that the application be determined by the Planning Committee for the following reasons:

- It's significant due to scale
- It's significant due to impact on area
- Residents of nearby properties were not notified

However, this request fell outside the 14 day period after which the application appeared on the weekly list.

1. Site Description and Surrounding Area

- 1.1 The site is an agricultural field adjacent to the lane leading to Hodder Court off Knowles Brow. There is an existing hardstanding and gate into the field.

2. Proposed Development for which consent is sought

- 2.1 The application seeks consent for the construction of an agricultural building. The dimensions of the building are 18.4m length x 14.3m width and 4.3m to eaves and overall height of 6.4m. The plans indicate that it will be partially open sided with windbreak netting. The materials proposed are concrete panels with goosewing grey cladding to walls and roof.

3. **Relevant Planning History**

None relevant.

4. **Relevant Policies**

Ribble Valley Core Strategy

Policy DS1: Development Strategy

Policy DS2: Sustainable Development

Policy EN2: Landscape

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DME1: Protecting Trees and Woodlands

Policy DME2: Landscape and Townscape Protection

Policy DMB1: Supporting Business Growth and The Local Economy

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

5.1.1 The site lies in open countryside and within the forest of Bowland AONB. New development in open countryside must meet at least one of a list of criteria set out in policy DMG2 one of which is;

2. THE DEVELOPMENT IS NEEDED FOR THE PURPOSES OF FORESTRY OR AGRICULTURE.

The supporting information submitted with the application explains that the site is centrally located within the 98 acres of farmland occupied by the applicant and the applicant has a herd of 98 sheep at present. The field where the building is to be located is grazed by these sheep and the building will serve as a covered area to the existing hardstanding, provide an isolation facility for new animals and also a lockable storage area all which will allow for a more practical use of the land and reduction in the need to travel from other parts of the holding. As such it is considered that the proposal meets the criteria in DMG2.

5.1.2 The policy goes on to say that:

WITHIN THE OPEN COUNTRYSIDE DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AREA BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIALS, LANDSCAPING AND SITING.

and

IN PROTECTING THE DESIGNATED AREA OF OUTSTANDING NATURAL BEAUTY THE COUNCIL WILL HAVE REGARD TO THE ECONOMIC AND SOCIAL WELL BEING OF THE AREA. HOWEVER THE MOST IMPORTANT CONSIDERATION IN THE ASSESSMENT OF ANY DEVELOPMENT PROPOSALS WILL BE THE PROTECTION, CONSERVATION AND ENHANCEMENT OF THE LANDSCAPE AND CHARACTER OF THE AREA

AVOIDING WHERE POSSIBLE HABITAT FRAGMENTATION. WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD. DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AONB BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIAL, LANDSCAPING AND SITING.

The AONB is shaped by the interaction between people and the land and agricultural activities make an important contribution to the special character of the landscape. There are no existing buildings on the site that could be reused and it is accepted that modern farming practices require buildings of this type. The applicant has explained that to operate their business effectively that a building is required in this location. It has been sited in the corner of the field close to the lane and is of a functional appearance typical of agricultural buildings found in rural areas. Subject to the other material planning considerations and having special regard to the character of the landscape the proposal is acceptable in principle.

- 5.1.3 Policy DMB1 is generally supportive of the expansion of businesses subject to compatibility with the other local plan policies

5.2 Visual Impact / Landscape:

- 5.2.1 The building will be located in the corner of the field on an existing hardstanding. Its scale is not considered excessive for an agricultural building, and it will be partially enclosed and partially open sided. The materials proposed are concrete block work with steel cladding and netting to the open sections and it will be a goosewing grey colour. The land is fairly flat and there are trees to the field boundaries which will soften the impact.
- 5.2.2 It is noted that 3 trees have been removed from the site and the applicant states that these were in a dangerous condition, these are not protected by a tree preservation order, and it is considered that adequate tree cover remains in the vicinity.
- 5.2.3 The proposal will introduce built form into an area largely devoid of structures however it is considered to be needed for the purposes of agriculture and will not be out of place in a rural area. It will be sited close to field boundaries on an existing hardstanding on low lying land and as such it is considered that it will be assimilated into the landscape and will maintain the character of the AONB.
- 5.2.4 A condition will be imposed that the building may only be used for the purposes of agriculture and if it is to become redundant then it shall be removed from the site.

5.3 Impact upon Residential Amenity:

- 5.3.1 The nearest dwellings to the proposed building are Bankhurst and Bankhurst Cottage approx. 260m to the northeast; Bradhurst Farm approx. 130m southeast and Woodfields 225 metres southwest. Hodder Court lies over 600m to the northeast.

5.3.2 11 objections have been received and most relate to the use of the private lane by the applicant. Private rights are not a material planning consideration however residential amenity can include noise and disturbance, loss of privacy and overshadowing. Notwithstanding this the field is used for farming activities at present which is wholly appropriate to a rural area. Given the existing use of the land and the distance to neighbouring dwellings, it is not considered that the proposal would be of detriment to residential amenity.

5.4 Impact upon Highway Safety:

5.4.1 The applicant states that the siting of a building in this location will allow more efficient use of the land and reduce the numbers of trips which result from transporting animals and machinery from other parts of the holding. The site is served via Knowles Brow and is approx. 70 metres from this road whilst there is some potential for vehicles to meet on the lane it is likely that these would be able to see each other, there are passing places and vehicle speeds are likely to be slow. The lane is private but the junction to Knowles Brow is wide with good visibility. The applicant also states that they have been using this lane and the land in connection with farming activities since 1985. The building is connected with an existing use, and it is not considered that even if there were a slight increase in vehicular movements that it would result in conditions prejudicial to highway safety.

5.5 Ecology:

5.5.1 There are no identified ecological constraints, the building will be located on an existing hardstanding adjacent to semi improved agricultural land and there are no concerns raised with regard to impacts on protected species.

6. Observations/Consideration of Matters Raised/Conclusion

6.1 The material planning considerations are discussed in the appraisal and the development is assessed against these and the Council's core strategy policies. Comments relating to private rights of way and the description of the site location are noted but are not material planning considerations. The site location plan is considered to adequately depict the location of the proposed building, any disputes over ownership would be a private matter. Furthermore, the publicity of the proposed development is considered appropriate and proportionate to the scale of it, in accordance with the council's practices

6.2 Having had regard to the material planning considerations and the representations made by third parties the development is considered acceptable, and it is not considered that there are any planning reasons to warrant a refusal of consent.

RECOMMENDATION: That the application be APPROVED subject to conditions:

1. The permission shall relate to the development as shown on Plan Reference;

Location Plan
Proposed Plan – amended 17.5.2022

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

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:

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

3. 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.

4. The building hereby approved shall be used for agricultural purposes only (as defined in Section 336(1) of the Town and Country Planning Act 1990); in conjunction with the remainder of the holding as identified in the supporting information submitted with the application.

For the avoidance of doubt, should the building at any time cease to be used for this purpose or cease to be part of the holding as defined within the submitted/approved information then the building shall be removed, and the site reinstated to its original condition in accordance with a methodology and timings to be agreed with the Local Planning Authority.

REASON: To define the scope of the permission hereby approved and to ensure that the building is used solely for agricultural purposes connected with the activities/functions associated with the existing holding.

BACKGROUND PAPERS

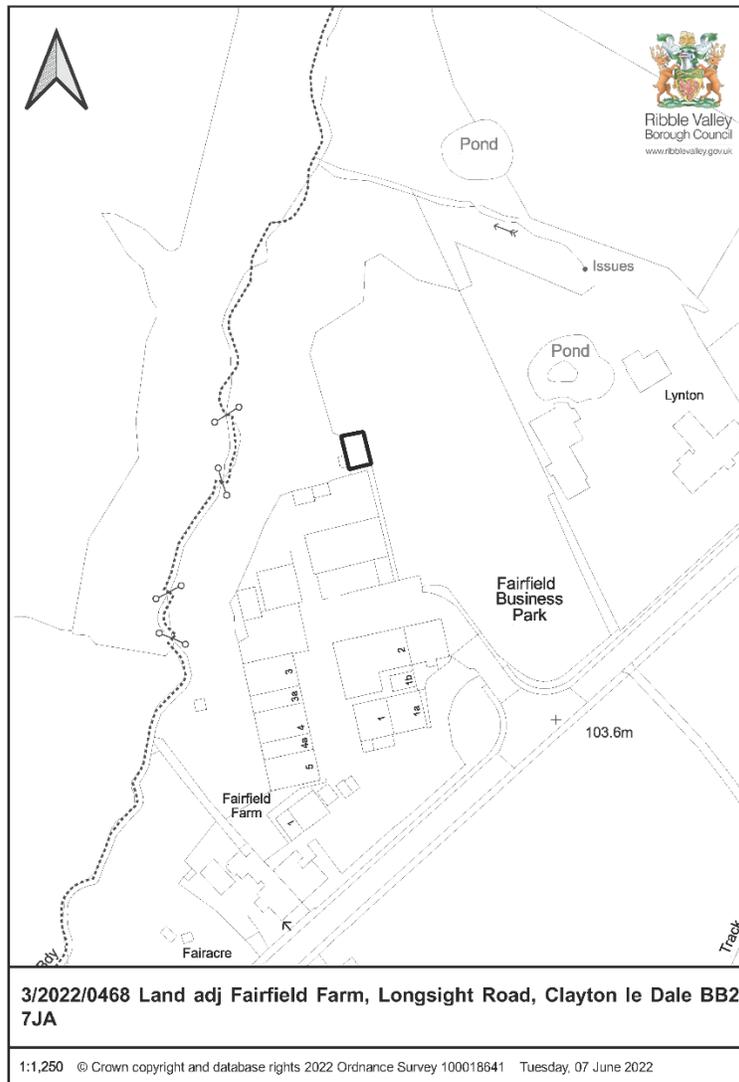
https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0200

APPLICATION REF: 3/2022/0468

GRID REF: SD 365160 432224

DEVELOPMENT DESCRIPTION:

CONSTRUCTION OF A NEW STORAGE BUILDING ON AN EXISTING STORAGE AREA AT FAIRFIELD FARM, LONGSIGHT ROAD, CLAYTON-LE-DALE, BB2 7JA



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Clayton-le-Dale Parish Council consulted – no comments received at the time of preparing the report.

LANCASHIRE FIRE AND RESCUE SERVICE:

No objections subject to adherence with standing advice provided within response.

ADDITIONAL REPRESENTATIONS:

None.

1. Site Description and Surrounding Area

- 1.1 The application site is situated within the Northern extents of Fairfield Business Park which is located between Osbaldeston and Salesbury on the A59 highway. The application site comprises numerous commercial units of varying size with the residential properties of Fairfield Farm and Fair Acre lying within the South-western corner of the site. The surrounding area comprises a mixture of woodland, open countryside, agricultural land interspersed with residential and commercial dwellings.

2. Proposed Development for which consent is sought

- 2.1 Consent is sought for the construction of a proposed storage building within the North-western corner of the application site which is currently utilised as a storage area.

3. Relevant Planning History

3/2005/0228 - Remove existing modern agricultural buildings and replace with new building for B1/B8 and processing building - Approved with conditions.

3/2005/0757 - Remove existing modern buildings and replace with new building for B1/B8 use – Approved with conditions.

3/2006/1051 - Replacement building within same use class B1/B8 – Approved with conditions.

3/2009/0628 - Removal of redundant agricultural buildings and replacement with three small units with B1/B8 usage – Approved with conditions.

3/2011/0823 - Proposed small B1/B8 unit to be positioned between existing units 1 and 2 – Approved with conditions

3/2015/0309 - Proposed office building (Class A2) adjacent to existing B1/B8 buildings – Refused

3/2015/0795 - To erect an office building (Class A2) adjacent to existing B1/B8 buildings – Approved with conditions

3/2017/1178 - Resubmission of planning application 3/2009/0628 to allow re-siting of previously approved unit to provide B1 business use including office space and B8 storage – Approved with conditions

4. Relevant Policies

Ribble Valley Core Strategy (Adopted Version)

Key Statement DS1 – Development Strategy
Key Statement DS2 – Presumption in Favour of Sustainable Development
Key Statement EC1 – Business and Employment Development
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMB1 – Supporting Business Growth and the Local Economy

National Planning Policy Framework

National Planning Practice Guide

5. **Assessment of Proposed Development**

5.1 Principle:

5.1.1 The principle for development on this site has been established through the ongoing expansion of the business park therefore the main considerations relate to the impact of the proposed development upon the residential and visual amenities of the area in addition to considerations with regards to highway safety and ecology.

5.2 Residential amenity:

5.2.1 The proposed storage building would be sited approximately 130 metres away from the nearest neighbouring residential dwellings therefore it is not envisaged that there would be any additional noise and disturbance to any near neighbours over those normal activities associated with the existing use of the site.

5.3 Visual amenity:

5.3.1 The footprint of the storage building would measure 6m x 10m with an eaves and roof pitch height of 3 and 4.5 metres respectively therefore the building would not appear over dominant in comparison to the larger buildings on site.

5.3.2 The storage building would be set well back from the A59 highway and sited to the rear of a considerably larger building on the business park therefore the proposed development would carry a minimal visual impact.

5.3.3 The proposal would be sited close to the existing commercial units on site and would be of a similar external appearance comprising green profile sheeting therefore the proposed storage building would share an acceptable relationship with the existing buildings on site.

5.3.4 Accordingly, it is not considered that the proposal would be harmful to the visual amenities of the area.

5.4 Ecology:

5.4.1 No ecological constraints were identified in relation to the proposal.

5.5 Highways:

5.5.1 Lancashire County Council Highways have not been consulted on the proposal however the proposal is associated with the existing use of the site and as such there would be minimal change to vehicular movements.

5.6 Observations/Consideration of Matters Raised/Conclusion:

5.6.1 The proposal would have not any undue impact upon the amenity of any neighbouring residents, nor is it considered that the proposal would be harmful to the visual amenities of the area, surrounding ecology or existing highway network.

5.6.2 The proposed development would be a modest addition to the site and utilised in relation to an existing commercial operation and as such would be in accordance with the aims and objectives of Policies DMG2 and DMB1 of the Ribble Valley Core Strategy.

RECOMMENDED: That planning permission be granted subject to the following conditions:

Time Scale for Implementation of Consent

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.

Approved Plans and Documents

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:

- 22 0468 Floor Plans and Elevations
- 22 0468 Location Plan
- 22 0468 Site Plan

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

Materials

3. The materials to be used on the external surfaces of the development as indicated on 22 0468 Floor Plans and Elevations 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.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0468

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

DECISION

meeting date: 23 June 2022
title: APPOINTMENT TO WORKING GROUPS 2022/23
submitted by: Chief Executive
principal author: Olwen Heap

1 PURPOSE

1.1 To appoint members to any working groups under the remit of the Planning & Development committee and their membership.

1.2 Relevance to the Council's ambitions and priorities

- Community Objectives – to be a well managed council providing effective services.
- Corporate Priorities - to protect and enhance the existing environmental quality of our area; to help make people's lives healthier and safer.
- Other Considerations – to work in partnership with other bodies in pursuit of the Council's aims and objectives.

2 BACKGROUND

2.1 Working groups are set up by a parent committee to aid them in reaching a decision on specific aspects of their remit. Working groups have no powers and decisions are always made ultimately by the parent committee.

2.2 Working groups are usually made up of members from the parent committee unless another member has an expertise that could be useful to the group or in the case of a small political group availability is an issue.

3 ISSUES

3.1 The following working group comes under the remit of the Planning & Development committee and is an active working group. The membership of this working group for 2022/23 needs to be decided and committee may wish to consider if numbers need reviewing to approximate political balance on the Council.

Local Development Plan	5 Conservatives + 1 Lib Dem
------------------------	-----------------------------

3.2 Working groups meet when there is a need to move an issue forward in between committee meetings. For some, this is on an annual basis and for others it can be as often as monthly.

3.3 Agendas, reports and minutes are done by the officers that serve on the working group. The minutes of each meeting are reported back to the parent committee once approved by the working group so that they are kept informed of progress.

4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications

- Resources – the costs associated with working groups is included in the budget for 2022/23.
- Technical, Environmental and Legal – no significant risks identified
- Political - no significant risks identified
- Reputation – no significant risks identified
- Equality & Diversity - no significant risks identified

5 RECOMMENDED THAT

5.1 Committee approve the continuance of the working group under the remit of this committee as suggested and decide upon it's membership.

Marshal Scott
CHIEF EXECUTIVE

Olwen Heap
ADMINISTRATION OFFICER

BACKGROUND PAPERS

REF: CE/OMH/P&D/23.6.22

For further information please ask for Olwen Heap, extension 4408

MINUTES OF THE DEVELOPMENT PLAN WORKING GROUP HELD ON MONDAY 10 JANUARY 2022 @ 2.00pm

PRESENT:

Councillor Alison Brown (Chair)	Nicola Hopkins
Councillor Judith Clark	Colin Hirst
Councillor Richard Sherras	John Macholc
Councillor Louise Edge	

APOLOGIES - None received.

MINUTES OF LAST MEETING

The minutes of the meeting held on 14 June 2021 were approved as a correct record.

CURRENT POSITION

There was no draft consultation paper yet as there were consultancy reports outstanding that were being chased up. This was a critical year and we cannot afford to get too far behind with the timetable.

EVIDENCE BASE

Some documents have been to committee and been signed off already. The following ones are still required –

- Open Space – quite close to completion. We have not lost any space but gained some sites. We are looking to add ‘open space standard’. This paper often gets challenged by Sport England as a statutory objection. We don’t want to spend on an extensive survey.
- Economic Study/Employment Land undertaken by Litchfields. Still assessing this paper – the pressure point is employment land. There are suggestions of sites in the document that members need to see before the consultation document is pulled together. It supports the view of the Turleys report on strategic housing land supply that we may need more housing to reflect economic activity.
- Sustainability study – this was finished before Christmas by JBA but has not been received yet. There are 4 statutory consultee responses that need to be included.
- SHELA – still required. We know we don’t have a massive shortfall of land – need to watch the timeframe.

ISSUES AND DISCUSSIONS

- Housing numbers – scenarios – National Policy says to use standard methodology which means we still have a significant land supply – but anticipate challenges will bring forward other sites which will need to be evidenced by challenger and considered by the Council. If we get challenged in the consultation, then we know we have sites to look at. From a land capacity viewpoint we are also aware that sites may come forward as planning application sites through developer activity.
- Transport issues – patterns and sustainability – not much opportunity to move away from settlement hierarchy – other than exceptions.

- Climate Change – limited mitigation measures to be taken if expanding places that aren't accessible or sustainable.

Members expressed the desire to build more flexibility in to enable expanding some villages. Also, to consider the expectation of energy efficiency measures (although there is no legislation to back this up as a requirement in planning terms).

The view was expressed that it would be good to see something about increasing transport to villages via bus services rather than extension of the rail line to Hellifield.

Questions were asked about a proposed tram link from Preston to Longridge; how the 'call for sites' was conducted; and more details about the timetable for the Plan.

Colin Hirst informed members that he intended to get the Reg 18 draft document for consultation to committee in February 2022 for members approval meaning slippage against programme would be minimal.

DATE OF NEXT MEETING

The next meeting would be scheduled when required.

The meeting closed at 3.00pm

**MINUTES OF THE
DEVELOPMENT PLAN WORKING GROUP
HELD ON MONDAY 14 APRIL 2022 @ 2.30pm**

PRESENT:

Councillor Alison Brown (Chair)	Colin Hirst – Head of Regeneration and Housing
Councillor Judith Clark	Mark Waleczek – Planning Officer
Councillor Richard Sherras	Tom Maddox – Assistant Economic Development Officer
Councillor Jim Rogerson	
Councillor Stephen Atkinson	
Councillor Simon Hore	

APOLOGIES – Received from Cllr Louise Edge and Nicola Hopkins

MINUTES OF LAST MEETING

The minutes of the meeting held on 10 January 2022 were approved as a correct record. There were no matters arising from these minutes.

LOCAL PLAN PROGRAMME

The intention was still to go out to consultation on Reg 18 in May 2022. This would enable us to still adhere to the programme as planned and aim for examination and adoption by end of 2023. The revised timetable was deliverable but optimistic and within the overall Government timetable.

The results of the Reg 18 consultation will impact on what happens next in terms of delivery because we will need to respond to submissions.

STAFFING UPDATE

Colin gave an update on the current staffing within his section.

SA DOCUMENT

The final version had now been received from the consultants giving a position statement. All statutory consultees had responded positively. This document would go out alongside the Reg 18 although it runs on a separate legislative process.

HOUSING POSITION

If standard methodology is followed the housing number is 137pa and gives the Council a 13.5-year housing land supply. However, the advice given by Turleys is to stay with the number currently in the Core Strategy of 280pa due to historic take up and economic impacts.

Consideration needs to be given to the rate of completions and delivery rate of developments currently with permissions as this may affect being able to prove a 5-year housing supply at any given point in the 15 years following adoption of the plan. A credible figure needs to be used to keep ahead of the supply figure taking into account the assumed shortage based on current average delivery rates. Careful consideration will need to be given to the requirement and it is likely to be a main issue in the consultation.

The Infrastructure Delivery plan also needs updating to take into account the action taken with S106 monies eg improvements to sewage works; school extensions which can take up to 8 or 9 years to come to fruition. Lots of infrastructure has been delivered in the last few years.

The Levelling Up agenda also needs to be considered when supporting our neighbours.

EMPLOYMENT LAND

The consultant's report identifies levels of economic growth and the need to identify sites. A call for sites has brought in 61.8ha of land across Ribble Valley which need to be refined. This will be tested through the consultation process.

It was suggested that as an approach a level of housing should be decided upon that the subsequent business growth could then be related to. Balancing these two areas is important to developing a sound plan.

DISCUSSION NOTES

- Vision and objectives – generally ok
- Development Strategy – agree with the options to be explored to address identified requirements. Colin would brief parishes at the appropriate time.
- Strategic Housing Numbers – the Standard Methodology may have an impact on economics and how we influence it. We need to acknowledge build out rates that will affect our 5-year supply figures. An option is to have a safety net that would be kept under review.
- Employment Land requirements – take on board the figures produced by Lichfields initially at the lower end of the range.

CALL FOR SITES

The outcome of the exercise was discussed with many sites being suggested. Colin would consider how best to present this to committee.

EXTRA P&D COMMITTEE

Colin felt there was a need for an extra meeting – date to be confirmed to fit with the programmed timetable for Reg 18 consultation.

DATE OF NEXT MEETING

The next meeting would be scheduled when required.

The meeting closed at 4.30pm

Agenda Item 8

APPEALS UPDATE 23 June 2022

Application No and reason for appeal	Date Received/App eal Start Date	Site Address	Type of Appeal Procedure	Costs application received	Date of Inquiry or Hearing if applicable	Progress
3/2021/0208 R	15/09/2021	4 King Henry Mews, Bolton by Bowland BB7 4HR	HH			Awaiting Decision
3/2021/0239 R	18/01/2022	35a King Street, Whalley BB7 9SP	WR			Awaiting Decision
3/2021/0471 R	12/01/2021	2 Whiteacre Lane, Barrow BB7 9BJ	WR			Appeal Allowed 12/05/2022
3/2021/0411 R	18/01/2022	Black House Farm, Hole House Lane, Slaidburn BB7 4TS	WR	Yes		Awaiting Decision
3/2021/0412 R	18/01/2022	Black House Farm, Hole House Lane, Slaidburn BB7 4TS	WR	Yes		Awaiting Decision
3/2021/0621 R	21/12/2021	Angram Green Cottage, West Lane, Worston BB7 1QB	WR			Appeal Dismissed 16/05/2022
3/2021/0827 R	12/01/2022	1 Mitton Hall Cottages, Mitton Road, Mitton BB7 9PQ	WR			Appeal Dismissed 18/05/2022
3/2021/0369 R	25/04/2022	14 Church Lane, Whalley BB7 9SY	WR			Awaiting Decision
3/2021/0879 R	08/03/2022	The Newdrop, Stoneygate Lane, Ribchester PR3 2XE	WR			Awaiting Decision
3/2021/0783 R	18/03/2022	York House, York Road, Wilpshire BB1 4AE	HH			Awaiting Decision
3/2021/0788 R	25/04/2022	Pendle View, Primrose Lane, Mellor, BB2 7EQ	WR			Awaiting Decision
3/2021/0887 R	21/04/2022	Bramley Croft Clitheroe Road Whalley BB7 9AQ	WR			Awaiting Decision
3/2021/1098 R	Awaiting start date from PINS	Land rear of Pimlico House, Gisburn Road, Gisburn BB7 4ES	WR (to be confirmed by PINS)			
3/2021/0989 R	09/03/2022	Cliveden, Sandy Bank, Chipping PR3 2GA	HH			Awaiting Decision
3/2021/1028 R	Awaiting start date from PINS	11 Railway View Road, Clitheroe BB7 2HE	WR (to be confirmed by PINS)			
3/2021/1079 R	07/04/2022	Barn Adj Shay House Farm, Catlow Road, Slaidburn BB7 3AQ	WR			Awaiting Decision
3/2021/0648 R	Awaiting start date from PINS	Land at Scridbles Croft, Smalden Lane, Grindleton BB7 4RX	WR (to be confirmed by PINS)			

3/2021/1040 R	Awaiting start date from PINS	Beacon Holme, Whalley Road, Simonstone BB12 7HT	WR (to be confirmed by PINS)			
3/2021/0768 R	Awaiting start date from PINS	21 Church Street, Ribchester PR3 3XP	WR (to be confirmed by PINS)			
Enforcement Appeal	06/04/2022	Punch Bowl Inn, Hurst Green BB7 9QW	Hearing		To be confirmed	Awaiting Hearing
3/2021/0979 R	26/05/2022	The Newdrop, Stoneygate Lane, Ribchester PR3 2XE	WR			Statement due 30/06/2022
3/2021/1020 R	Awaiting start date from PINS	Eaves Hall, Eaves Hall Lane, West Bradford BB7 3JG	WR (to be confirmed by PINS)			
3/2021/0720 R	Awaiting start date from PINS	Twyn Ghyll Caravan Site, Settle Lane, Paythorne BB7 4JD	Hearing (to be confirmed by PINS)		To be confirmed	
3/2022/0118 R	Awaiting start date from PINS	5 Grindleton Road West Bradford BB7 4TE	HH (to be confirmed by PINS)			
3/2021/1155 R	Awaiting start date from PINS	Pendle View, Lovely Hall Lane, Copster Green BB1 9EQ	WR (to be confirmed by PINS)			
3/2020/0960 R	Awaiting start date from PINS	Royal British Legion, Towneley Road, Longridge PR3 3EA	WR (to be confirmed by PINS)			
3/2021/0944 R	31/05/2022	145 Whalley Road, Wilpshire BB1 9NE	HH			Awaiting Decision
3/2022/0387 R	Awaiting start date from PINS	Garth Cottage, Clitheroe Road, Mitton BB7 9PH	WR (to be confirmed by PINS)			
3/2022/0031 R	Awaiting start date from PINS	Tanner House Farm, Higher Ramsgreave Road, Ramsgreave BB1 9DH	WR (to be confirmed by PINS)			



Appeal Decision

Site visit made on 27 April 2022

by R Morgan BSc (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 May 2022

Appeal Ref: APP/T2350/W/21/3278899

2 Whiteacre Lane, Barrow, CLITHEROE, BB7 9BJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
- The appeal is made by Mr Westell against the decision of Ribble Valley Borough Council.
- The application Ref 3/2021/0471, dated 30 April 2021, was refused by notice dated 4 June 2021.
- The application sought planning permission for the construction of one new two storey dwelling and associated works without complying with a condition attached to planning permission Ref 3/2020/1017, dated 1 February 2021.
- The condition in dispute is No 2 which states that:

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 1337-PL01C

Existing Site Layout 1337-PL02C

Existing Storage Building 1337-PL03

Proposed Site layout 1337-PL04E received 25.01.2021

Proposed Ground Floor Plan 1337-PL05B received 25.01.2021

Proposed First Floor Plan 1337-PL06D received 25.01.2021

Elevations (Sheet 1 of 2) 1337-PL07D received 25.01.2021

Elevations (Sheet 2 of 2) 1337-PL08D received 25.01.2021

Indicative Site Sections 1337-PL11B received 25.01.2021

- The reason given for the condition is:
For the avoidance of doubt and to clarify which plans are relevant to the consent.

Decision

1. The appeal is allowed and planning permission is granted for the construction of one new two storey dwelling and associated works at 2 Whiteacre Lane, CLITHEROE, BB7 9BJ in accordance with the terms of the application, Ref 3/2021/0471, dated 30 April 2021, subject to the attached schedule of conditions.

Preliminary Matter

2. The Council granted planning permission on 1 February 2021 for the construction of a new dwelling on land to the rear of 2 Whiteacre Lane, subject to conditions (ref 3/2020/1017). The appeal proposal seeks to alter the design of the approved dwelling to allow the incorporation of a turret feature; the

removal of an existing outbuilding, and the construction of a new double garage, which would be linked to the house. These changes are sought through the variation of condition 2 of the consent scheme, which specifies plans. No changes are proposed to the other conditions.

Main Issue

3. The main issue is the effect of varying the condition on the character and appearance of the area.

Reasons

4. The appeal site is located on land to the rear of 2 Whiteacre Lane in a residential area. The site is enclosed by the surrounding properties and has no direct frontage onto the road.
5. Many of the nearby dwellings are of a simple form characteristic of a rural area, such as the large, detached stone houses nearby on Whalley Road, and the rows of terraced properties on the other side of Whiteacre Lane. Similarly, the new development of bungalows on Stonewater Close, which back onto the appeal site, are uniform and unfussy in appearance. However, this simplicity of form is by no means universal, and the houses currently under construction on the west side of Whalley Road are more suburban in appearance, with prominent gable features and hipped roofs.
6. Indeed, the overall impression of the surrounding area is that there is considerable variation in the age and appearance of properties, with no single style or type predominating. That said, turrets are not a commonly found design feature within the surrounding or wider area.
7. The consented dwelling on the appeal site would be built over two storeys with accommodation in the roof space. The materials would reflect those found in the surrounding area, but the design of the approved dwelling, with its angled plan form and significant glazing in the central section, would be different in appearance from the properties that surround the site. This would be further accentuated by the proposed turret feature. However, the surrounding area already displays significant variation, so is capable of accommodating different design approaches without necessarily causing harm to the character of the area.
8. The proposed turret would be sited within the central courtyard area, partially enclosed by the two arms of the building. The feature would not be excessively large or out of scale with the host dwelling, with the top point of the roof only slightly higher than the main ridge.
9. Owing to the enclosed nature of the appeal site, the proposed dwelling and turret would not be widely visible from the surrounding streets. It would not be seen from Whiteacre Lane, and from Whalley Road, the house would be well set back behind Hill House. Only the very tip of the roof would be visible from Whalley Road, and then only in glimpse views.
10. The consented scheme provides for access to the new house via a gap between the recently constructed bungalows on Stonewater Close. The house and proposed turret feature would be visible through this gap, but the development would be well set back from the street, with adjacent buildings and trees

providing a reasonable amount of screening. As a result, views from Stonewater Close would be brief and restricted.

11. One of the new bungalows on Stonewater Close backs onto the appeal site and faces directly towards the proposed house, in close proximity to it. The turret would be visible from that property, but the existing boundary fence provides screening from the rear windows. In as far as it would be visible from the adjacent bungalow, the turret feature would not be seen as an isolated feature, rather it would be viewed in the context of the building which it would be contained within.
12. Given the variety of building types in the area, and the restricted degree to which the proposed turret would be visible in the wider area, any harm to the character of the area would very limited, and would not justify dismissing the scheme.
13. The Council has confirmed that the proposed garage and link would be acceptable, and I have no reason to disagree.
14. I conclude that the proposed variation to condition 2 would not cause undue harm to the character and appearance of the area. As such, it would not conflict with the design requirements of Policy DMG1 of the Core Strategy 2004.

Other Matters

15. The proposed turret and link formed part of a scheme which was previously refused by the Council (3/2020/0566), in part on the grounds of design. The appellant could have appealed against that decision but chose not to, and instead pursued an amended scheme which was subsequently granted permission.
16. The legislation allows for an application to vary conditions on an existing grant of planning permission, and the appellant were within their rights to take this course of action. Although the application has been submitted under a different part of the legislation, this does not alter the main issue against which the proposal has been assessed, namely the effect on the character and appearance of the area. For the reasons given above, I have found the scheme to be acceptable.

Conclusion

17. I conclude that the appeal should be allowed and condition 2 varied, as set out in the attached schedule. None of the other conditions are disputed, and as they are still necessary, I have restated them in the interests of clarity.

R. Morgan

INSPECTOR

Schedule of Conditions

1. The development hereby submitted 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:

Location Plan 1337-PL01C
Existing Site Layout 1337-PL02C
Existing Storage Building 1337-PL03
Proposed Site layout 1337-PL04F
Proposed Ground Floor Plan 1337-PL05D
Proposed First Floor Plan 1337-PL06F
Elevations (Sheet 1 of 2) 1337-PL07F
Elevations (Sheet 2 of 2) 1337-PL08F
Proposed Garden Areas 1337-PL10E
Proposed Site Layout – Interface Distances 1337-PL09E
Indicative Site Sections 1337-PL11C

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

3. Notwithstanding the submitted details, precise specifications or samples of external facing and roofing materials shall have been approved before their use in the proposed development. The materials shall be implemented within the development in strict accordance with the approved details submitted to and approved by the Local Planning Authority.

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

4. Prior to the commencement of any development, full details of the alignment, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development and to protect the amenities of occupiers of nearby property.

5. The garage shown on the approved plans shall be maintained as such and shall not be converted to or used for living accommodation or any trade or business purposes unless otherwise agreed to in writing by the Local Planning Authority.

Reason: In order to safeguard the residential amenity and character of the area.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents.

7. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees to be retained (as identified in the Arboricultural Impact Assessment Overview by Bowland Tree Consultancy Nov 2020) shall be protected in accordance with the BS5837:2012 [Trees in Relation to Demolition, Design & Construction].

The protection zone must cover the entire branch spread of the trees, [the area of the root soil environment from the trunk to the edge of the branch spread] and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble. During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary is in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

Reason: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development.

8. Any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive].

Any removal of vegetation outwith the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds.

9. Before the first occupation of the dwelling hereby permitted, the ground floor windows in the south-facing elevation of the existing ancillary garden building associated with 2 Whiteacre Lane shall be fitted with non-opening, obscure glazed units and shall be retained as such at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the local planning authority.

Reason: To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential amenity.

10. The parking and garaging and associated manoeuvring facilities shown on the plans hereby approved shall be surfaced or paved, drained and marked out and

made available in accordance with the approved plan prior to the occupation of any of the buildings.

Reason: To ensure provision of adequate off-street parking facilities within the site.

11. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme 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; (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); and (iii) A timetable for its implementation. The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

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

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

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

13. The first-floor windows on elevations C and H of the dwelling hereby permitted (as identified on the approved plans) shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the local planning authority.

Reason: In the interests of the privacy of occupiers of neighbouring property.



Appeal Decision

Site visit made on 27 April 2022

by R Morgan BSc (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 May 2022

Appeal Ref: APP/T2350/W/21/3286994

1 Mitton Hall Cottage, Mitton Road, Mitton, CLITHEROE, BB7 9PQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Miss Jenni Taylor against the decision of Ribble Valley Borough Council.
 - The application Ref 3/2021/0827, dated 20 August 2021, was refused by notice dated 17 September 2021.
 - The development proposed is demolition of existing vacant private dwelling and construction of new dwelling.
-

Decision

1. The appeal is dismissed.

Background

2. Planning permission has previously been granted for a replacement dwelling at 1 Mitton Hall Cottage (No. 1) under application ref. 3/2020/0471, and work is currently underway on site. During the construction period, the approved first floor layout has been found to be impractical, with some of the rooms being too small. The appellant wishes to overcome this by providing additional living area in the roof space. To achieve this, the dwelling has been built with a steeper roof pitch compared with the approved plans. As a result, the ridge height has been increased by around 1.5 metres, and the position of a window has been changed.
3. The appeal proposal seeks to regularise the situation by obtaining planning permission for a revised scheme which reflects the situation on the ground. The new building, including the roof frame, is substantially completed. The proposal is therefore partly retrospective.

Main Issues

4. The main issues are the effect of the proposal on i) the setting of the Grade II* listed Mitton Hall, and ii) the character and appearance of the area.

Reasons

Setting of the listed building

5. The appeal site is directly opposite the entrance to the Grade II* listed Mitton Hall, which is now in use as a hotel. In accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act), I have had special regard to the desirability of preserving the setting of the listed building in the determination of this appeal.

6. Paragraph 194 of the National Planning Policy Framework (the Framework) requires appellants to provide information about the significance of any heritage assets, including any contribution made by their setting. However, there is very little heritage information before me. From what has been provided, and from my observations at my visit, I have made my assessment on the basis that the Grade II* listed Hall was formerly a grand country house, set in extensive grounds in a riverside location.
7. Internally, the building contains a timber framed hall which dates back to around 1500. Since that date, Mitton Hall has been significantly extended and altered, with evidence of 17th and 19th century additions and alterations.
8. The Hall has historic and evidential value, both in representing changing architectural styles, and the socio-economic hierarchy that underpinned the functioning of large country estates. Aesthetic value is derived from the design of the Hall and its attractive rural position.
9. The significance of Mitton Hall is therefore derived from its intact historic fabric, both internal and external. As a former country manor house, the spatial relationship between the Hall and any nearby ancillary buildings will also contribute to its significance.
10. It is not clear what, if any, relationship the appeal property and 2 Mitton Hall Cottage (No. 2), had with the Hall. No information has been provided on this matter, but given their original size and scale, it seems likely that these traditional rural cottages, located immediately opposite the main entrance, may have formed part of a larger estate connected with the Hall at some point. If so, the cottages may retain value in illustrating the extent and wider setting of the estate.
11. The original house at the appeal site has now been demolished. I note the appellant's comments that the former dwelling and No. 2 shared few similarities, but from the submitted plans it appears that they would have appeared as a pair of simple rural cottages. The dwellings would have been of a comparable height and width, with a similar form and pitch of roof. The approved drawings show that the replacement dwelling, approved under application 3/2020/0471, would have wider frontage, but would be of a similar overall height and roof pitch to both the original house and the adjacent cottage.
12. The combined effect of the enlarging the frontage and roof plane at No. 1 has been to increase the prominence of the appeal building within the streetscene. The result has been to accentuate the differences in the appearance of the two cottages. Rather than reading as a pair of similar dwellings, as was previously the case, the alterations have introduced an uncomfortable relationship between the cottages, which now appear quite different.
13. In the absence of information to the contrary, it seems probable that the pair of cottages may have formed part of the Mitton Hall estate. As such, they may form part of its wider setting and contribute to its significance. Assuming that this is the case, the appeal proposal, which has significantly altered the appearance of the building and its relationship with its immediate neighbour, causes harm to the setting of the listed building.

14. For the above reasons, I am unable to conclude that the development would not have an adverse effect on the Hall's setting. In the context of Framework paragraph 202, the harm to the setting of the Grade II* listed building would be less than substantial. Nevertheless, in accordance with Framework paragraph 199, this is a matter to which I afford great weight.
15. The enlarged roof space would help to overcome problems with the internal layout of the previously approved scheme, which would undoubtedly be of benefit to the family. However, there are no public benefits which would outweigh the harm to the setting of the listed building. Nor is there anything before me to indicate that, if the appeal was dismissed, the dwelling would not continue in residential use.
16. As such, the proposal conflicts with section 16 of the Framework and section 66(1) of the Act. It also conflicts with Policy DME4 of the Ribble Valley Core Strategy 2014, which protects heritage assets.

Character and appearance

17. The appeal site is located in an area of attractive countryside, close to the River Ribble. The site fronts directly onto Mitton Road, which has the character of a country lane which twists and turns along a route lined with mature trees and hedgerows. Sporadic built development is evident along Mitton Road, including the appeal property and No. 2.
18. Properties in the surrounding area vary in style and appearance, and there are many examples of buildings with steeper roof pitches than that of the approved dwelling. However, the appeal property is viewed alongside its immediate neighbour, and does not appear as an isolated building. As built, the deeper roof and higher ridgeline of the appeal property visually jars against the shallower roof form of its neighbour. This awkward relationship is exacerbated by the close proximity of the two buildings, and their prominent roadside position.
19. Mature trees and the curvature of the road restrict longer distance views, but over the short distance that they are visible, the pair of dwellings form prominent features in the streetscene. From where they are visible, the awkward juxtaposition between the cottages which results from the altered roof is clearly apparent.
20. The resultant harm to the character of the area is exacerbated by the sensitivity of the location, immediately opposite the entrance to Mitton Hall. The distance between the appeal property and the Hall prevents shared views of the two buildings from the road, but the appeal site is viewed alongside the grounds of the listed building. The overly steep form of the roof compared with its neighbour appears incongruous, and detracts from the attractively landscaped entrance to the grand Hall.
21. From the area to the front of the Hall, mature trees restrict views out to the appeal property, but this screening effect will be less in the winter, when the trees are not in leaf. During those months, the appeal property will be visible, and will be viewed alongside No. 2. The awkward relationship between the two cottages will therefore be apparent when viewed from the grounds of the listed building.

22. The use of materials in the house currently under construction is appropriate within this rural setting, and the pattern of fenestration, including the altered window position, retain the simple appearance of a rural cottage. However, this is not sufficient to overcome the harm I have identified. I appreciate that this will be disappointing to the appellant, particularly given the work that has already been done on site, but I have determined the appeal based on its planning merits.
23. I conclude that the revisions to the approved scheme cause harm to the character and appearance of the area. Consequently, the proposal conflicts with Core Strategy Policy DMG1, which requires development to be sympathetic to existing land uses and to consider the relationship between buildings, which is of major importance. There is further conflict with Policy DMH3, which allows for replacement dwellings, provided that there is no adverse impact on the landscape.

Conclusion

24. The proposal would conflict with the development plan, the Framework and s66(1) of the Town and Country Planning Act 1990. I have identified no other considerations which outweigh this finding. The appeal is therefore dismissed.

R Morgan

INSPECTOR