

## Minutes of Planning and Development

Meeting Date: Thursday, 25 August 2022, starting at 6.30 pm  
Present: Councillor A Brown (Chair)

Councillors:

T Austin	K Fletcher
I Brown	M French
S Brunskill	S O'Rourke
S Carefoot	J Rogerson
J Clark	R Sherras

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

Also in attendance: Councillor J Alcock

### 221 APOLOGIES FOR ABSENCE

Apologies for absence for the meeting were received from Councillors B Buller, L Edge, B Holden and K Horkin.

### 222 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 23 June 2022 were approved as a correct record and signed by the Chairman.

### 223 DECLARATIONS OF DISCLOSABLE PECUNIARY, OTHER REGISTRABLE AND NON REGISTRABLE INTERESTS

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

### 224 PUBLIC PARTICIPATION

There was no public participation.

### 225 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

### 226 PLANNING APPLICATION 3/2022/0448 - YU AND YOU, LONGSIGHT ROAD, COPSTER GREEN, BB1 9EU

RESOLVED: That the application be approved subject to the following conditions for a one-year temporary period:

1. The development shall be permitted for one year from the date of this use being first brought into use. The use hereby approved shall then cease unless and until a further application is sought.

REASON: In order to assess any potential impact from noise nuisance to adjacent residential properties.

2. The development shall be carried out in strict accordance with the following plans:

2231-P01 Proposed Sketch Site Plan Rev B rec'd 24/6/22  
2231-P02 Proposed Elevations Rev A rec'd 24/6/22  
2231-P03 Proposed Holistic Site Plan Rev B rec'd 24/6/22  
2231-P04 Proposed 3D Views Rev A rec'd 24/6/22  
2231-P05 Existing Parking Layout only  
2225-L01 Existing Location Plan

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The area of timber decking and tepee hereby approved shall only operate between the hours of:

12 noon and 10pm on any day.

After 10pm all customers will vacate the tepee premises and no service shall operate beyond that time.

REASON: In order to ensure that the use of the premises does not lead to any unacceptable impact on nearby residential properties.

4. The development hereby approved shall be carried out in accordance with the materials detailed on the submitted forms and plans

REASON: These materials have been assessed and are considered acceptable in this location.

5. The development shall be undertaken in strict accordance with the submitted construction traffic management plan received on the 23rd August 2022.

The development shall thereafter be completed in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious materials (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 parking problems in the area.

6. Prior to the first use of the decking area and tepee hereby approved the access arrangements shall have been fully implemented in strict accordance with the details submitted on plan 2231-P03 Rev B.

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 highway safety.

7. Prior to the first use of the decking area and tepee hereby approved the agreed on-site highways works including traffic signs for the "in and "out" access formation; road marking symbolising the one-way internal road system; internal pedestrian crossing submitted on plan 2231-P03 Rev B shall have been constructed and completed in accordance with scheme to be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in strict accordance with the approved detailed prior to decking area and tepee first being brought into use.

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

8. Prior to the first use of the decking area and tepee hereby approved the parking and turning facilities shall have been fully implemented in accordance with the details submitted on plan 2231-P03 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 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.

9. Prior to the first use of the decking area and tepee the cycle parking provision shall have been fully implemented in accordance with the details submitted on plan 2231-P03 Rev B. The area shall thereafter be kept free of obstruction and available for the parking of cycles only at all times.

REASON: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport.

10. No live music/entertainment or recorded music or amplified sound be permitted on the deck/tepee area or outside area of the existing restaurant at any times.

REASON: In order to ensure that the increased use of the premises does not lead to any unacceptable impact on nearby residential properties.

11. Prior to the first use of the decking area and tepee hereby approved details of the bat and bird boxes to be provided on the site in accordance with the Preliminary Roost Assessment (Bates by Ecology Services Ltd dated April 2002 shall have been fully implemented in accordance with details to be submitted and approved in writing by the Local Planning Authority. Thereafter the bat boxes shall be retained on the site.

REASON: To ensure that adequate on-site provision is made for bats in the vicinity in the interests of biodiversity.

12. The development shall be carried out in strict accordance with the Arboricultural Impact Assessment by Bowland Tree Consultancy dated May 2022 and all trees shall be retained.

REASON: To ensure that the existing trees are retained on site in the interests of visual and residential amenity.

(Debbie Love spoke in favour of the above application)

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PLANNING APPLICATION 3/2022/0469 - THE WARREN, WARREN FOLD, HURST GREEN, BB7 9QH

RESOLVED: That committee be minded to approve the application due to the local need for over 55 bungalows in this area. Application to be returned to a subsequent Committee with appropriate conditions and S106 obligations.

(Mrs Quinn-Jones spoke in favour of the above application. Cllr J Alcock was given permission to speak on the above application)

## HURST GREEN VILLAGE GREEN - S106 MONIES

The Director of Economic Development and Planning submitted a report seeking authority to release Section 106 contributions to Aughton, Bailey and Chaigley Parish Council to facilitate improvement works at the village green in Hurst Green.

The Section 106 monies were secured when planning permission was granted to erect 30 new dwellings on land north of Whalley Road. The agreement secured £25,000 in respect of improvement and maintenance of the existing village green area in the village of Hurst Green.

The Parish Council favoured improving the playground and quotes had been received for two towers, bridge and slide (steel and rope), small slide, relacing plastic trail and children's area.

## RESOLVED THAT COMMITTEE

Authorise payment of £25,000 to Aughton, Bailey and Chaigley parish council for the completion of the play area improvements as set out in the report, once completed.

## CONSULTATION ON CUERDALE GARDEN VILLAGE PROPOSAL

The Director of Economic Development and Planning submitted a report asking committee to consider the consultation from a neighbouring authority on the Cuerdale Garden Village proposal.

The report outlined the key points of the proposal, highlighted potential cross-boundary issues and reminded members of the general duty to co-operate.

The consultation had been discussed at the Development Plan working group and members had agreed that it would be appropriate to object to the proposal in relation to the impact upon the designated Green Belt and that the application had not adequately demonstrated that it had met the test of 'very special circumstances'.

It was also thought that the response should include observations on the economic impacts and that the council supports the National Highways approach of seeking further highway evidence to be satisfied that there would be no adverse impacts upon the strategic network in relation to Ribble Valley. The Environment Agency objection and its reasons should also be highlighted as a concern given that there is further evidence required to ensure that water resources were protected.

Members discussed the consultation further and requested that the loss of valuable agricultural land, and the fact that South Ribble do not have either a housing or employment land need to justify the proposals.

The Director of Economic Development and Planning informed committee that officers would continue to develop a dialogue with South Ribble BC to ensure the opportunity to fully explore outstanding issues and address the relevant local planning issues.

## RESOLVED THAT COMMITTEE:

1. Endorse the conclusions set out in summary in the report and officers be instructed to submit a holding objection in response to the consultation reflecting the matters discussed in the report concerning Green Belt and Highway concerns and advising South Ribble Council of the wider concerns held by this Council including economic impact, environmental impact with

loss of valuable agricultural land and the fact that South Ribble do not have either a housing or employment land need to justify the proposals, and

2. Officers to be asked to continue discussions relating to wider concerns identified and to keep the committee informed of progress as any further work that may help resolve those concerns undertaken by the applicants.

## 230 PLANNING ENFORCEMENT UPDATE

The Director of Economic Development and Planning submitted a report for information on planning enforcement.

The report outlined that 150 new complaints had been received since 20 November 2021 as well as having a substantial number of ongoing matters all of which had been investigated. Weekly meetings take place between legal and planning officers to ensure progress.

Members were reminded that planning enforcement was discretionary and that the Council does not act unless it is expedient to do so. 48 matters had been closed with no further action, planning applications had been received for 41 matters where requested and 16 formal notices had been served in that period. A prosecution had also commenced in relation to demolition of a listed building.

The Head of Legal and Democratic Services gave an update on progress with the prosecution.

## 231 REVENUE OUTTURN 2021/22

The Director of Resources submitted a report for information on the outturn for the financial year 2021/22 in respect of the revenue budget for this committee.

There had been a number of variations in both income and expenditure during the year that given rise to an overall underspend of £202,792 on the net cost of services. After transfers to and from earmarked reserves there was an overall overspend of £82,510. Details of the variations were outlined in the report.

## 232 REVENUE MONITORING 2022/23

The Director of Economic Development and Planning submitted a report for information on the position for the period April 2022 to July 2022 of this year's original revenue budget for this committee.

The comparison between actual and budgeted expenditure showed an overspend of £63,946 to July 2022 of the financial year 2022/23. After allowing for transfers to/from earmarked reserves there was an overspend of £67,726. The report outlined the variations by cost centre.

## 233 CAPITAL MONITORING 2022/23

The Director of Resources submitted a report for information on the progress of this committee's capital programme for the period April to June 2022. There had been no spend on the Introduction of Planning Portal Link to the Planning Application System and Planning System Update scheme as it was currently on hold and it was unclear whether there would be any spend on the scheme in 2022/23.

## APPEALS

3/2021/0879 – Erection of four garages and four car ports at The New Drop, Stoneygate Lane, Ribchester, PR3 2XE – appeal dismissed.

2/2021/0239 – Listed building consent for conversion and reuse of the building for an ice cream parlour at 35A King Street, Whalley, BB7 9SP – appeal dismissed.

3/2021/0411 and 3/2021/0412 – Extension and conversion of existing outbuildings to create additional residential floorspace at Blackhouse Farm, Hole House Lane, Slaidburn, BB7 4TS – appeals dismissed.

Application for costs relating to two applications at Blackhouse Farm, Hole House Lane, Slaidburn, BB7 4TS – refused.

3/2021/0783 – extension of an existing driveway; creation of a carport with a balcony above at York House, York Road, Wilpshire, BB1 4AE – appeal dismissed.

3/2021/1079 – conversion of barn into one residential dwelling at Barn adjacent to Shay House Farm, Catlow Road, Slaidburn, BB7 3AQ – appeal dismissed.

3/2021/0369 – refurbishment of the existing roof finish at 14 Church Lane, Whalley, BB7 9SY – appeal dismissed.

3/2021/0887 – proposed holiday cottage within the curtilage of Bramley Croft, Clitheroe Road, Whalley, BB7 9AQ – appeal allowed with conditions.

3/2021/0788 – partial demolition of an existing stable complex and erection of new building. Conversion of the retained building to provide a wellbeing centre at Pendle View, Primrose Lane, Mellor, BB2 7EQ – appeal allowed with conditions.

3/2022/0118 – proposed single storey rear extension and side dormer at 5 Grindleton Road, West Bradford, BB7 4TE – appeal dismissed.

3/2021/0989 – proposed annexe within the residential curtilage at Cliveden, Sandy Bank, Chipping, PR3 2GA – appeal allowed.

## 235 MINUTES OF WORKING GROUPS

## 236 MINUTES OF LOCAL DEVELOPMENT PLAN WORKING GROUP - 14 APRIL 2022

The minutes of the Development Plan working group held on 14 April 2022 were circulated for information.

## 237 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

## 238 EXCLUSION OF PRESS AND PUBLIC

There were no items under this heading.

The meeting closed at 7.10 pm

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