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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, 16 FEBRUARY 2023** 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 MEETING** (Pages 5 - 10)
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 11 - 12)

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

- i) Planning Application 3/2022/0632, Pendle Mill, Pendle Road Clitheroe
- ii) Planning Application 3/2022/1128, Church Raikes, Chipping
- iii) Planning Application 3/2022/1164, Mardale Pavillion, Longridge

- i) APP-0632 - PENDLE MILL

(Pages 13 - 32)

- ii) APP-1128 6 CHURCH RAIKE (Pages 33 - 38)
- iii) APP-1164 MARDALE PAVILION (Pages 39 - 42)

ITEMS FOR INFORMATION

6. **NATIONAL PLANNING POLICY FRAMEWORK CONSULTATION** (Pages 43 - 60)

Report of the Director of Planning and Development enclosed

7. **PLANNING ENFORCEMENT UPDATE** (Pages 61 - 64)

Report of Chief Executive enclosed.

8. **LOCAL PLAN - REGULATION 18 CONSULTATION OUTCOMES** (Pages 65 - 72)

Report of the Director of Planning and Development enclosed

9. **APPEALS (IF ANY)** (Pages 73 - 76)

Appeals updated enclosed

10. **MINUTES OF WORKING GROUPS** (Pages 77 - 80)

- Local Plan Working Group minutes – 8 December 2022
- Local Plan Working Group minutes – 11 January 2023

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

12. **EXCLUSION OF PRESS AND PUBLIC**

ITEMS FOR DECISION

ITEMS FOR INFORMATION

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

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Minutes of Planning and Development

Meeting Date: Thursday, 12 January 2023, starting at 6.30 pm
Present: Councillor A Brown (Chair)

Councillors:

T Austin	M French
I Brown	B Holden
B Buller	K Horkin
J Clark	J Rogerson
L Edge	R Sherras
K Fletcher	

In attendance: Director of Economic Development and Planning, Director of Resources, Head of Development management and Building Control, Head of Legal and Democratic Services and Senior Accountant

568 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 1 December 2022 were approved as a correct record and signed by the Chairman.

569 APOLOGIES FOR ABSENCE

Apologies for absence for the meeting were received from Councillors: S. Carefoot, S. O'Rourke and S. Brunskill.

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

Councillor K. Horkin declared ownership of businesses in Clitheroe.

571 PUBLIC PARTICIPATION

There was no public participation.

572 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

573 PLANNING APPLICATION 3/2022/0879 - LAND SOUTH OF LUDLOW ROAD, CLITHEROE, BB7 2RJ

RESOLVED that the application be DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval subject to the receipt of acceptable revised landscaping details, the receipt of an acceptable legal linking agreement and 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:
 - Location Plan: HR-BTP-00-LP-DR-A-3537-100
 - Site Layout Plan: HR-BTP-00-SP-DR-A-3537-105
 - Boundary Treatment Plan: HR-BTP-00-D-DR-A-3537-113
 - Drainage layout: C-0897-01 Rev X

- Plot 1 elevations: HR-BTP-00-E-DR-A-3537-191
- Plots 6 and 7 elevations: 11-2019 Rev A 06-12-21
- Grizedale elevations and floor plans: HR-BTP-23-ZZ-DR-A-3537-145
- Plots 1 and 2 garage elevations and floor plan: 11-2019 Rev B 08-10-21
- Plot 3 garage elevations and floor plan: 11-2019 Rev B 08-10-21
- Plot 8 garage elevations and floor plan: 11-2019 Rev B 08-10-21
- Plots 12 and 13 garage elevations and floor plan: 11-2019
- Plot 14 garage elevations and floor plan: 11-2019 Rev A 07-10-21
- Plot 21 garage elevations and floor plan: 11-2019 Rev A 14-04-21
- Site cross sections (turning head): HR-BTP-00-ZZ-DR-A-3537-181-C
- Site cross sections (houses): HR-BTP-00-S-DR-A-3537-160-H
- Comparison street elevation: HR-BTP-00-E-DR-A-3537-183
- Public open space reference plan: C-0897-31
- Public open space cross sections: C-0897-30

REASON: To clarify the nature of the details relating to the development hereby approved.

2. The landscaping proposals hereby approved, including the replacement tree planting indicated on drawing: **TBC** shall be implemented in the first planting season following the issuing of this consent, and shall be maintained thereafter for a period of not less than 15 years to the satisfaction of the Local Planning Authority.

This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

All trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.

REASON: To ensure the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of the development.

3. The materials to be used on the external surfaces of the development as indicated on the drawing hereby approved and within the submitted information 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 drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing C-0897-01, Rev X - Dated 05.09.2022 which was prepared by Hamilton Technical Services. For the avoidance of doubt no surface water will be permitted to drain directly or indirectly into the public sewer. Prior to any further occupation of any of the dwellings hereby approved, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

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

REVIEW OF FEES AND CHARGES 2023/24

The Director of Resources submitted a report seeking members approval on proposals to increase this Committee's fees and charges with effect from 1 April 2023.

Members were reminded that:

- The annual review of the Council's fees and charges had been undertaken as part of the budget setting process for the forthcoming 2023/24 financial year.
- The Council's budget forecast allowed for a 5% inflationary increase in the level of income for the 2023/24 financial year.
- Following a further review of the forecast by Policy and Finance Committee in September 2022 it was recommended that fees and charges income should be increased by the rate of September's CPI (10.1%).
- This review therefore has aimed to increase budgeted fees and charges income for 2023/24 by 10.1% as a minimum when compared with this year's original budget estimate.

The Report noted that:

- As planning application fees are set by Central Government they fall outside of the remit of this review and at this time no increases are anticipated for the 2023/24 financial year.
- Pre-application advice fees are however set by RVBC as the relevant Local Planning Authority and have therefore been included in the annual review set out in Annex 1.
- Building control fees are calculated in accordance with The Building (Local Authority Charges) Regulations 2010 on a cost recovery basis, with any surplus or deficit from the service being held in a separate earmarked reserve and that fees were last increased in April 2022.
As a non-statutory function this service is in competition with other providers of building control services, both from other local authorities and from within the private sector. Following a review of budgeted costs and expected demand levels for next year and of neighbouring authority charges, the section had proposed that building control fees and charges are not increased in April 2023.

RESOLVED THAT COMMITTEE:

Approved the proposed fees and charges as set out in the Annex to the report.

REVISED REVENUE BUDGET 2022/23

The Director of Resources submitted a report outlining the revised Revenue Budget for 2022/23 for this Committee.

Members were reminded that:

- The original estimate for this current financial year was set in March 2022
- There can be numerous variations to the budget as the year progresses, particularly through the budget monitoring process.
- At this time of year, the Council revise the estimates for the current financial year to predict the likely outturn. In essence the Revised Estimate is the Council's latest forecast for the outturn on the current financial year's budget.

The Report noted that:

- The Council was facing significant increases in costs due to inflation and pay increases. For this committee this extra cost was estimated at £50,770. The Original Estimate was therefore restated from £597,620 to £648,39
- The difference between the Revised and Adjusted Original Estimate is a further increase in net expenditure of £92,880 after allowing for transfers to and from earmarked reserves. This means that the total movement from the true Original Estimate to the Revised Estimate is £281,420, or £143,650 after movements in earmarked reserves.

RESOLVED THAT COMMITTEE:

Agreed the revenue revised estimate for 2022/23.

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ORIGINAL REVENUE BUDGET 2023/24

The Director of Resources submitted a report seeking agreement to a draft Revenue Budget for 2023/24 for consideration at Special Policy and Finance Committee.

Members were reminded that:

A budget forecast was presented to Policy and Finance Committee in September 2023. At the time the forecast considered the impact of COVID-19, changes to key funding streams, the cost-of -living crisis, the impact of demand on the Council's services and the fast-moving rate of inflation.

The Report noted that:

- The Council had recognised early in the 2022/23 financial year that it was facing significant increases in costs due to inflation and pay increases and that for this committee this extra cost was estimated at £50,770. The Original Estimate was therefore restated from £597,620 to £648,390.
- The difference between the Original Estimate 2023/24 and Adjusted Original Estimate 2022/23 is a further increase in net expenditure of £110,890 after allowing for transfers to and from earmarked reserves. This means that the total movement from the true Original Estimate 2022/23 to the Original Estimate 2023/24 is £245,190, or £161,660 after movements in earmarked reserves.

RESOLVED THAT COMMITTEE:

Approved the revenue original estimate for 2023/24 and approved its submission to the Special Policy and Finance Committee.

577

REVISED CAPITAL PROGRAMME 2022/23 AND FUTURE CAPITAL PROGRAMME REVIEW AND NEW BIDS

The Director of Resources submitted a report which sought approval of the 2022/23 revised estimate for this Committee's capital programme and set out the outcome of the review of this Committee's future capital programme for 2023/24 to 2027/28.

Members were reminded that:

- One capital scheme for this Committee's 2022/23 original estimate budget, totalling £26,420, was approved by the Policy and Finance Committee and Full Council at their meetings in February 2022 and March 2022 respectively.
- The above scheme had been moved from the 2021/22 capital programme to the 2022/23 capital programme. As a result, the total approved budget for this Committee's capital programme of one scheme was £26,420.

The Report noted that:

- The revised estimate for this Committee's 2022/23 capital programme is nil, which is a £26,420 reduction from the previously approved capital budget.
- For this Committee's future capital programme, there were no already approved capital schemes for 2023/24 and 2024/25 to review, no previously submitted capital scheme bids for 2025/26 and 2026/27 to review and no new capital scheme bids were submitted for 2027/28.

RESOLVED THAT COMMITTEE:

1. Approved the 2022/23 revised estimate of nil for this Committee's capital programme.
2. Approved a move of £26,420 capital budget from 2022/23 to 2023/24 for the Introduction of Planning Portal Link to the Planning Application System and Planning System Update scheme.

578

ALSTON WETLAND NATURE RESERVE

The Director of Economic Development and Planning submitted a report seeking authority to release a Section 106 contribution to the Royal Society for the Protection of Birds (RSPB), to facilitate improvements at the Alston Wetland nature reserve.

Members were reminded that:

- When planning permission was granted for the erection of 34 dwellings and associated works at Spout Farm Preston Road, Longridge, the associated Section 106 Agreement included an offsite contribution of £17,000 for a predator fence around the Alston Wetland nature reserve.
- Ten dwellings have now been occupied at the development, as a result the trigger has been reached and the developer has been invoiced for the £17,000.

The Report noted that:

- Alston Wetland is a small (7.5 hectare) site which provides a refuge for a broad range of wildlife from surrounding intensively managed farmland and encroaching development. The entire site is designated as a Biological Heritage Site for its bird and botanical interest.
- The predator fence is primarily designed to exclude foxes from the Wetland as research has identified these as the primary cause of breeding failure of ground nesting waders.

RESOLVED THAT COMMITTEE:

Authorised payment of £17,000 to the RSPB for the construction of a predator fence, following receipt of the contribution and on completion of the works.

579

INFRASTRUCTURE FUNDING STATEMENT 2021/22

The Director of Economic Development submitted a report updating members on Section 106 Agreements and their implementation, as shown through the annual Infrastructure Funding Statement.

The report noted that:

- The Council has continued to contribute successfully to the implementation of Section 106 Agreements across the borough, including the delivery of affordable housing, public open-space and leisure facilities both on and off site.

- The Council is continuing to develop strategies for delivery to ensure that the contributions within the total balance are spent within the specific time limit as set out within each legal agreement, though commonly this is set as 5 years. Members of relevant committees will be kept informed of the Council's progress on this as works are identified for Affordable Housing, Off-Site Leisure or Open Space and the Longridge Loop.

580 APPEALS (IF ANY)

There were no appeals.

581 MINUTES OF WORKING GROUPS

There were no working group minutes presented.

582 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

583 EXCLUSION OF PRESS AND PUBLIC

There were no items for exclusion.

The meeting closed at 7.20 pm

If you have any queries on these minutes please contact the committee clerk, Jenny Martin on 01200 414408 jenny.martin@ribblevalley.gov.uk.

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

meeting date: THURSDAY, 16 FEBRUARY 2023
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, 16 FEBRUARY 2023</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			
B	APPLICATIONS WHICH THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING RECOMMENDS FOR APPROVAL:			
	3/2022/0632	KH	AC	PENDLE MILL, CLITHEROE
	3/2022/1128	LH	AC	CHURCH RAIKE, CHIPPING
	3/2022/1164	LH	AC	MARDALE PAVILLION, LONGRIDGE
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
REF Refused
M/A/RMinded to Approve / Refuse

LH Lyndsey Hayes
MW Mark Waleczek

KH Kathryn Hughes
SK Stephen Kilmartin
BT Ben Taylor

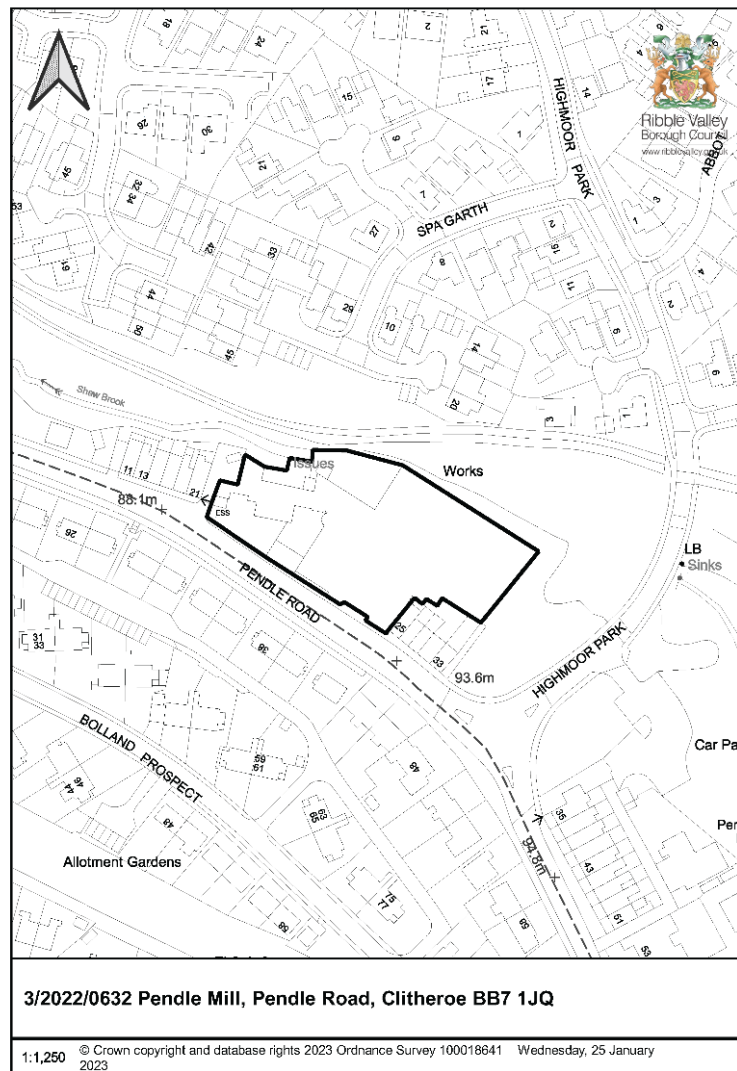
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APPLICATION REF: 3/2022/0632

GRID REF: SD 374909 441549

DEVELOPMENT DESCRIPTION:

DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A CARE HOME (USE CLASS C2) OF UP 70 BEDS. ALL MATTERS RESERVED APART FROM ACCESS AT PENDLE MILL, PENDLE ROAD, CLITHEROE



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

CLITHEROE TOWN COUNCIL:

No objections.

LOCAL HIGHWAY AUTHORITY (LHA) - LANCASHIRE COUNTY COUNCIL HIGHWAYS:

Further information was requested and subsequently provided, and the scheme has been assessed on this basis.

The site currently has two accesses from Pendle Road which is a C classified road subject to a 30mph speed limit. These accesses are proposed to be stopped up and replaced with a new access to serve the site.

The LHA are aware of the level difference between the site and the highway with the proposed access. The access would be no greater than 1 in 20 in accordance with LHA guidance, however, a retaining wall will need to be altered which abuts the footway fronting Pendle Road. Therefore, a technical drawing is required in order to ensure that the stability of the adopted highway is not unduly affected.

Details of the access arrangements and visibility splays including a swept path analysis have been submitted and are acceptable.

No objection subject to conditions relating to construction management plan, site access and off-site works, structural report, reinstatement of footway, access arrangements, visibility splays and surface water run-off.

UNITED UTILITIES:

No objection subject to the imposition of conditions.

ENVIRONMENT AGENCY:

The previous discrepancy has now been rectified and therefore the objection has been removed subject to the proposed development proceeding in strict accordance with the submitted Flood Risk Assessment (FRA) and the mitigation measures identified.

The previous use of the site as a mill presents a high risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the site is adjacent to a surface watercourse and is isolated on a primary aquifer. Therefore a condition is recommended requiring a remediation strategy to be submitted and approved.

LEAD LOCAL FLOOD AUTHORITY:

No objection subject to appropriate conditions.

LANCASHIRE COUNTY COUNCIL ARCHAEOLOGY:

The original building was built as a brewery in c 1788 and was converted into a printworks in 1809 and then became a sizing works after 1826. In 1834 the site was sold and a seven storey spinning mill and weaving shed known as Brewery Mill. The Mill is shown on the 1844 Ordnance Survey fronting Pendle Road with the weaving shed to the rear and lave mill pond to the south east. The spinning block was destroyed by fire in 1896 although the weaving shed was saved. Textile manufacture ended at the site in 1966.

The premises currently occupying the site appear to incorporate some significant elements of the different phases of the mill which are recorded in historical documents and the successive editions of the Ordnance Survey maps. There is a possibility that remains of the early use as a brewery and textile works will have required significant water supplies and facilities for handling chemicals and dyestuffs.

Therefore prior to their demolition, request that the buildings on the site should be the subject of detailed archaeological survey and analysis together with an assessment of the potential for the survival of below ground remains with proposals for a further phase of archaeological excavation and recording if this is deemed necessary. This can be controlled by an appropriate condition.

CADENT GAS:

No objections subject to an informative relating to damage to assets or inference with rights of access.

EAST LANCASHIRE HOSPITALS NHS TRUST:

Request a contribution of £51,937 towards the NHS Trust.

LANCASHIRE FIRE AND RESCUE SERVICE:

Comments relating to access and Building Regulations.

ADDITIONAL REPRESENTATIONS:

Six letters of representation have been received objecting to the application on the following grounds:

- Concerns about the land level differences;
- New entrance is inappropriate especially with football match parking;
- Flooding and ground water is an issue;
- The project is too large for the site with limited parking to accommodate visitors and staff;
- Surely the building in places is a listed building? Where the old bath house was;
- The road has heavy traffic;
- Where will people park when visiting Clitheroe?;
- Is the height and steep roof pitch necessary?
- The plans fail to show the rear dormer roof extensions on the existing properties;
- The proposed development could have a significant impact on Pendle Road with increased construction traffic and noise;
- The number of parking spaces proposed are a concern;
- The existing soil pipe access should be maintained;
- The proposed height of the building would affect sunlight to the rear of properties on Pendle Road; and
- There is a likelihood of bats roosting in the building.

1. Site Description and Surrounding Area

- 1.1 The application site consists of an existing single/two storey structures constructed in pebble-dash render located within the settlement of Clitheroe and is split into different units. Three of the units are currently occupied.
- 1.2 The building has been in use as a commercial building with unrestricted operating times for some years and currently accommodates a retail showroom as well on-line distribution.
- 1.3 The site is served by two established accesses off Pendle Road.

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

- 2.1 The application seeks outline consent for the demolition of existing buildings and erection of a 70 bed care home. All matters are reserved except for access, with a new vehicular access proposed to be formed from the western side of the site frontage.
- 2.2 The site is within the settlement with other commercial premises and housing within close proximity. The indicative plan submitted suggests the proposed development would front onto Pendle Road with parking to the western side close to the new access.

3. **Relevant Planning History**

None.

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy
Key Statement DS2 – Sustainable Development
Key Statement DMI2 – Transport Considerations
Key Statement EN3 – Sustainable Development
Key Statement EC1 – Business and Employment Development

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport & Mobility
Policy DME4 – Protecting Heritage Assets
Policy DMB1 – Supporting Business Growth and the Local Economy
Policy DMI1 – Planning Obligations

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

- 5.1.1 The application site lies within the defined settlement limits of Clitheroe (Tier 1 Settlement) where Key Statement DS1 directs the majority of new development (alongside Longridge and Whalley). The development of the site for a care home does not raise any strategic conflicts with the development strategy for the borough

subject to other policy requirements being met. The site has an existing unrestricted commercial use, although is not a designated employment site.

- 5.1.2 Policy DMB1 of the Ribble Valley Core Strategy requires proposals involving the redevelopment of sites with employment generating potential for alternative uses to be assessed against a number of criteria. The proposed C2 care home use does not fit the term 'employment use' and so the policy is still relevant to apply albeit the applicant claims 70 full time equivalent (FTE) jobs will be created, which does carry some weight. Criteria 1 and 2 requires the proposal to be compatible with other relevant local plan policies including policy DMG1 in terms of design, access, amenity and environment. This will be considered in subsequent sections of this report. Criteria 3 requires environmental benefits to be gained by the community. This is considered satisfied as the proposal will require large-scale demolition of existing dilapidated buildings and will be a more compatible use with surrounding residential properties. Criteria 4 requires the economic and social impact caused by the loss of employment opportunities to the borough to be considered. The existing site does not operate at full capacity and the existing premises are said to currently provide 10 FTE jobs, The applicant claims the existing businesses within the mill site are proposed to be relocated within the Borough although there is no evidence to support this and therefore there could be some impact. Criteria 5 requires evidence submitted demonstrating attempts made to secure alternative employment generating uses. No such evidence has been submitted.
- 5.1.3 Whilst the proposal cannot be said to be fully compliant with policy DMB1 because of the potential loss of existing business on the site and the lack of efforts to secure an alternative employment use, when weighed against the benefits to development including the environmental benefits of removing dilapidated buildings, the social benefits of providing older persons accommodation in a sustainable location, and the economic benefits of creating up to 70 FTE jobs, this policy conflict is not in itself a reason to refuse the application.

5.2 Impact upon Residential Amenity:

- 5.2.1 Whilst an outline proposal, indicative plans have been submitted illustrating how a 70-bed care home could be accommodated on the site. These carry some weight at this stage in terms of assessing the impact on residential amenity, as it is likely that a reserved matters proposal would follow a similar scale and form in order to accommodate 70 bedrooms, should this outline application be approved.
- 5.2.2 The proposal has a direct interface and relationship with a number of nearby residential dwellings, as such consideration must be given in respect of the potential for the proposal to result in undue impacts upon existing or future residential amenities.
- 5.2.3 No 21 Pendle Road is located to the west of the proposed development closest to the existing and proposed access points. The amount of built form here is proposed to be less than existing due to having to accommodate the new access and car park. Whilst the resulting vehicles entering and leaving the site is likely to be more than at present, the site is not operating at full occupancy with limited opening times and online sales facilities. The use of the site as a care home would change the nature of comings and goings in terms of staff and visitors numbers

although this is unlikely to be more than if the existing use was occupied at full capacity. Therefore the proposal would not result in an unacceptable amenity impact upon nearby residents from use of the proposed access.

- 5.2.4 Nos 30 - 46 Pendle Road are detached and semi-detached residential properties located opposite the site frontage with a minimum separation distance of 21m.
- 5.2.5 Nos 25 - 33 Pendle Road are located immediately adjacent the site on its south east side and will be the nearest residential properties to the proposed built development as shown on the indicative plan. These properties are orientated in a manner whereby their rear elevations and rear garden areas are likely to face onto a front elevation of a rear wing of the proposed development. Whilst siting is not applied for at this stage, the illustrative section indicates a distance of 19m between the new development and the rear elevations of the existing dwellings at their closest point, and a distance of approximately 10.3m between the new development and the northern boundary of the existing garden areas.
- 5.2.6 This is further than at present, however the existing building is lower to the rear of these properties with the existing ridge height approximately 1m below that of the existing rear boundary wall to no. 25 Pendle Road. In comparison the illustrative plan suggests the eaves height of the new building would be approximately 2.6m above the existing building parapet and the ridge height would be 8.7m above the existing ridge/parapet height.
- 5.2.7 Whilst appearance is not applied for at this stage, it is reasonable to assume that this new elevation would benefit from windows at ground and elevated floor level. Taking into account the interface distances, the rear garden areas associated with Nos 25 - 33 Pendle Road would experience significant direct overlooking from facing windows in elevated positions, which would significantly compromise and undermine the sense of privacy afforded to their private garden areas.
- 5.2.8 Furthermore new elevated level windows in this facing elevation could also result in direct overlooking into habitable rooms of these existing dwellings (Nos 25 – 33) which have rear dormer windows, which would also result in a significantly compromised sense of privacy for existing residents but also future residents of the care home.
- 5.2.9 Additionally, whilst scale is not applied for at this stage, the indicative plans show a three storey building, which due to its proximity is likely to result in some overbearing impact on the aforementioned existing dwellings, despite the ground floor being set at a lower land level.
- 5.2.10 Taking the potential impact of the indicative proposal on these residential properties into account, there is concern about the height and siting of the proposal as suggested in its current form. Therefore to ensure an appropriate development comes forward at reserved matters stage, a condition is necessary on any outline planning permission granted to limit the building height and proximity to Nos 25 – 33 Pendle Road. It is considered that a suitably worded condition is possible which would still enable a 70 bed care home to be designed at reserved matters stage with an acceptable relationship with these properties. Subject to this condition no conflict with Policy DMG1 of the Ribble Valley Core Strategy is identified.

5.3 Visual Amenity/External Appearance

- 5.3.1 The illustrative details indicate the erection of a three-storey detached, 70 bed care homes on an existing commercial site. The amount of built form would be significantly more than at present with an increase in footprint and height required in order to accommodate the amount of development.
- 5.3.2 The indicative plans show that the proposed building would front onto Pendle Road with a 'T-shaped' footprint designed to follow the parameters of the site. Should outline planning permission be granted then the elevational details including window formations and materials proposed would be considered as part of the reserved matters application for appearance.
- 5.3.3 The indicative plans show that the proposed development when viewed from Pendle Road would be read as a two storey building, due the ground floor level and part of the first floor level being situated below the road level.
- 5.3.4 As such, the general scale and form of development indicated is considered to be in accordance with Policy DMG1 of the Ribble Valley Core Strategy insofar that the proposed development as shown in outline form would be visually appropriate in this location. Details of the design and materials can be considered as part of a future Reserved Matters application to ensure this is sympathetic to the characteristics of the streetscene.

5.4 Drainage, Noise and Contamination

- 5.4.1 A drainage strategy has been submitted together with a Flood Risk Assessment (FRA) which sets out the surface and foul drainage provision for the site. The drainage scheme and FRA have been assessed by the appropriate bodies and are considered acceptable subject to appropriate conditions.
- 5.4.2 A Construction Method Statement will be required which can control aspects of working hours and noise restrictions taking account of the nearby receptors. This can be achieved by an appropriate condition.
- 5.4.3 A Phase 1 assessment submitted with the applications states that the former activities at the site could result in contamination of the ground. Further investigations will be required to identify the potential risks including a pre-demolition asbestos survey. This can be controlled by an appropriate condition.

5.5 Landscape and Ecology:

- 5.5.1 The application has been accompanied by an Arboricultural Impact Assessment which identifies a total of 19 individual trees and one group of trees on and adjacent to the site. These consist of one graded Category A tree of high value and six Category B trees of moderate value. The rest are low value Category C trees. Two trees are unsuitable for retention, however, there is no requirement for any trees to be removed in order to facilitate the development.

- 5.5.2 The trees within and adjacent to the site will need to be retained and protected during demolition and construction works. This can be achieved by an appropriately worded condition.
- 5.5.3 Should outline permission be granted, details of proposed landscaping will be considered as part of the reserved matters at a later stage. This would need to satisfy the requirements of Key Statement EN4 which requires a net enhancement in biodiversity. A Biodiversity Net Gain (BNG) Statement has been submitted which uses the BNG Metric 3.0 tool to calculate baseline habitats. However until details of the proposed landscaping are submitted at the Reserved Matters stage the exact details of BNG are unknown. Therefore this is appropriate to deal with by way of conditions.
- 5.5.4 An ecology survey has been submitted which has identified bat roosts within the site. The report sets out the requirement for a Natural England (NE) Licence to be obtained to deal with their removal as well as proposed mitigation in the form of a bat roost within the building and the addition of two bat boxes close by in order to compensate for the loss of the building as a bat roost.
- 5.5.5 In order for the NE license to be granted, NE requires 3 tests for the development to be met: (a) Preserving public health or public safety or other imperative reasons of overriding public interest; (b) there is no satisfactory alternative; and (c) the action will not be detrimental to maintaining the population of the species concerned at a favourable conservation status in its natural range. As competent authority the Habitats Directive places a duty on local planning authorities to consider whether there is a reasonable prospect of a license being granted and apply the three tests.
- 5.5.6 In terms of the first test, there would be some economic and social benefit in the provision of a care home development as well as an environment benefit in demolition of existing buildings which could be considered of overriding public interest. In terms of the second test, retention of the existing buildings would not be practical nor feasible and there are few if any alternative sites available within proximity to Clitheroe town centre, therefore there is no satisfactory alternative. The final test is an ecological one, which the submitted ecology survey says will be met as appropriate compensation / mitigation is possible. Therefore all three tests are considered to be met and there is a reasonable prospect that NE would grant a license for this development.
- 5.6 Highway Safety and Accessibility:
- 5.6.1 The site is currently accessed from Pendle Road with two separate accesses. The scheme proposes to close these and create a new access still from Pendle Road.
- 5.6.2 The internal layout and parking details will be submitted as part of the Reserved Matters application
- 5.6.3 The Local Highways Authority has no concerns in respect of the proposed development insofar that the access arrangements are acceptable and that sufficient parking could be accommodated together with the safe manoeuvring of

vehicles within the site subject to further details being submitted as part of the Reserved Matters application.

- 5.6.4 This outline proposal satisfies Policy DMG3 of the Ribble Valley Core Strategy as a suitable and safe access into the site will be provided subject to appropriate conditions.

5.7 Heritage

- 5.7.1 LCC Archaeology have identified potential non designated archaeology on the site by way of underground mill remains which can be suitably dealt with by way of a condition requiring further analysis and recording if necessary. This is in accordance with policy DME4 of the Ribble Valley Core Strategy.

5.8 Contributions:

- 5.8.1 The East Lancashire NHS Trust has requested contributions towards additional facilities and services. However Ribble Valley Core Strategy Policy DMI1 does not specifically identify health care contributions to be sought and the Trust has no adopted policy document in place that evidences a direct need arising from developments, as such their request is not considered to be compliant with the Community Infrastructure Levy (CIL) Regulations. Therefore this request by the NHS is not upheld as part of this application.

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

- 6.1 For the reasons outlined above the proposed outline development is considered to be in general accordance with the Ribble Valley Core Strategy. Whilst a conflict with Policy DMB1 is identified, the economic, social and environmental benefits to development outweigh the harm resulting in the loss of the existing employment uses / businesses on the site. A subsequent Reserved Matters application would ensure matters such as design, appearance and landscaping are appropriately considered. A number of conditions are considered necessary to attach to any outline permission as outlined below.

RECOMMENDATION: That the application be APPROVED subject to the following conditions:

Time Scale for Implementation of Consent

1. An application(s) for approval of all outstanding reserved matters (namely appearance, layout, scale and landscaping) must be made to the Local Planning Authority not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
 - a) The expiration of three years from the date of this permission; or
 - b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: Required to be imposed in accordance with the provisions of Section 51 of the Planning and Compulsory Act, 2004.

Approved Plans and Documents

2. The development hereby permitted shall be carried out in full conformity with the following submitted plans and details received by the Local Planning Authority:

Plans:

1:1250 Location Plan H.21.78 (9-) 1 A
Proposed Demolition Plan H.21.78 (9-) 5 B
Proposed Site Plan H.21.78 (9-) 3 B (in respect of site access only)
Proposed Site Plan with Topographical Survey H.21.78 (9-) 2 F (in respect of site access only)

Reports:

Bat Survey dated October 2022 – bEk Enviro Ltd
Baseline Biodiversity Net Gain Assessment Report dated May 2022 – bEk Enviro Ltd
Preliminary Ecology Appraisal & Potential Bat Roost Survey dated May 2022 – bEk Enviro Ltd
Planning Statement dated June 2022 – Walsingham Planning
Design & Access Statement dated June 2022 – ADG Architects
Flood Risk Assessment & Drainage Strategy dated May 2022 – bEk Enviro Ltd
Geo-environmental Phase 1 Preliminary Risk Assessment dated May 2022 – bEk Enviro Ltd
Transport Assessment and Appendices dated May 2022 – Sanderson Associates Ltd
Technical Note response to LCC Highways dated August 2022 – Sanderson Associates Ltd
Travel Plan dated May 2022 – Sanderson Associates Ltd
Arboricultural Impact Assessment dated May 2022 – e3p Report Ref: 80-759-R1-2

Use / Limits

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (as amended or re-enacted) the development hereby approved shall only be used for the purposes of a Residential Care Home (C2) and for no other purpose, including any other purpose within Use Class C2.

REASON: To define the scope of the permission hereby approved and to ensure that the development remains compatible with the character of the area.

4. Any Reserved Matters application submitted relating to scale and/or layout shall be limited to 70 bedrooms (maximum); shall propose an overall building height which does not exceed the existing ridge height of neighbouring property 25 Pendle Road; and shall demonstrate an interface distance of not less than 21m between facing windows with Nos 25 – 33 Pendle Road.

REASON: To define the scope of the permission hereby approved and to ensure that the development has an acceptable impact on residential amenity.

Drainage

5. The development permitted by this planning permission shall be carried out in accordance with the mitigation measures set out within Section 8 of the site-specific flood risk assessment (May 2022 / BEK-22035-3 / bEk Enviro Ltd).

The approved measures shall be fully implemented prior to occupation of the development and/or in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

6. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the site specific flood risk assessment (May 2022 / BEK-22035-3 / bEk Enviro Ltd) and indicative surface water sustainable drainage strategy submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control for the:
- i. 100% (1 in 1-year) annual exceedance probability event;
 - ii. 3.3% (1 in 30-year) annual exceedance probability event + [40%](#) climate change allowance, with an allowance for urban creep;
 - iii. 1% (1 in 100-year) annual exceedance probability event + [50%](#) climate change allowance, with an allowance for urban creep

Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
- i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
 - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;

- iv. Drainage plan showing flood water exceedance routes in accordance with
 - v. Defra Technical Standards for Sustainable Drainage Systems;
 - vi. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
 - vii. Details of proposals to collect and mitigate surface water runoff from the development boundary;
 - viii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
- c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.
 - d) Evidence of an assessment of the existing on-site culverted watercourse to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.
 - e) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.
 - f) Evidence of an agreement in principle with the third-party asset owner to connect to the on-site surface water body.

The sustainable drainage strategy shall be implemented in accordance with the approved details prior to occupation of the development hereby approved and shall be retained thereafter for the lifetime of the development.

REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

- 7. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.
- b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

REASON: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the National Planning Policy Framework.

8. The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;
- b) Details of SuDS components and connecting drainage structures, including watercourses and their ownership, and maintenance, operational and access requirement for each component;
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- h) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

REASON: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework.

9. The occupation of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

REASON: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

Contamination

10. Prior to the commencement of development the applicant shall have submitted to and have agreed in writing by the Local Planning Authority a method statement which sets out in detail the method, standards and timing for the investigation and subsequent remediation of any contamination which may be present on site. The method statement shall detail how: -
- a) an investigation and assessment to identify the types, nature and extent of land contamination affecting the application site together with the risks to receptors and potential for migration within and beyond the site will be carried out by an appropriately qualified geotechnical professional (in accordance with a methodology for investigations and assessments which shall comply with BS 10175:2001) will be carried out and the method of reporting this to the Local Planning Authority; and
 - b) A comprehensive remediation scheme which shall include an implementation timetable, details of future monitoring and a verification methodology (which shall include a sampling and analysis programme to confirm the adequacy of land decontamination) will be submitted to and approved in writing by the Local Planning Authority.

All agreed remediation measures shall thereafter be carried out in accordance with the approved implementation timetable under the supervision of a geotechnical professional and shall be completed in full accordance with the agreed measures and timings, unless otherwise agreed in writing by the Local Planning Authority.

In addition, prior to commencing construction of any building, the developer shall first submit to and obtain written approval from the Local Planning Authority a report to confirm that all the agreed remediation measures have been carried out fully in accordance with the agreed details, providing results of the verification programme of post-remediation sampling and monitoring and including future monitoring proposals for the site.

REASON: In order to protect the health of the occupants of the new development and/or in order to prevent contamination of the controlled waters.

Highways

11. 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.

12. No part of the development hereby approved shall commence until a scheme for the construction of the approved site access (Sanderson drawing number 300828-001 Rev B) and the off-site works of highway mitigation, namely:-
- *Tactile paving provided on the footways adjacent to the proposed access and the footway opposite number 21 Pendle Road;*
 - *Stopping up all redundant accesses including the access serving the furniture company and the access serving JPA Sports and RE Dawson adjacent to number 21 Pendle Road and erecting full height kerbs in these locations;*
 - *Erecting full height kerbs at the dropped kerb located opposite the existing furniture showroom;*
 - *Bus stop improvements to the bus stops located adjacent to the site on both sides of Pendle Road*

has been submitted to, and approved by, the Local Planning Authority. The approved access and off-site highway works shall be carried out and completed prior to first occupation of the development hereby approved, unless an alternative programme of implementation is first submitted to and approved in writing by the Local Planning Authority.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and the works are completed in a timely manner in the interests of general highway safety.

13. No part of the development shall commence until a structural survey of the retaining structure (as shown on the Proposed Demolition Plan H.21.78 (9-) 5 B) demonstrating any excavation, construction or strengthening works necessary to secure its longevity has been submitted to and approved in writing by the Local Planning Authority, and the works shall be carried out in accordance with the approved details.

REASON: In order to satisfy the Local Planning Authority that this particular structure that abuts the existing highway network is not undermined and that the structure is maintained accordingly.

14. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 43 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.9 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

15. 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 car park 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.

Levels

16. Details of the existing and proposed site levels and finished floor levels, and existing and proposed building heights including cross-section details shall be included as part of the first Reserved Matters application to be submitted relating to scale and/or layout.

REASON: In order to enable full assessment of the proposal in terms of visual and residential amenity.

Ecology/Biodiversity Net Gain

17. No part of the development, including demolition of buildings, shall take place unless and until an updated survey for the presence of bats has been carried out, the details of which shall be submitted to and improved in writing by the local planning authority. The survey shall include details of the survey assessment findings, mitigation measures and a method of monitoring i.e compliance checks, period of time and personnel carrying out the monitoring including the licensing authority. The approved mitigation shall then be implemented in full during the demolition / construction phase and prior to first occupation of the development hereby approved.

Should the updated survey confirm that a Protected Species Mitigation License (PSML) is required from Natural England, or in the event that bats are disturbed during the works triggering the need for a PSML, then confirmation from Natural England that such a licence has been obtained shall be provided to the Local Planning Authority prior to the development works commencing or continuing.

REASON: The possibility that bats use the buildings for hibernation during winter months cannot be discounted. To ensure that there are no adverse effects on the favourable conservation status of a bat population and in order to protect the bat population from any damaging activities and reduce or remove the impact of development

18. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites, to be informed by the updated survey for the presence of bats being carried out, have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall be submitted on a building dependent bird/bat species development site plan and include details of the actual wall and roof elevations into which the above provisions shall be incorporated [north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats]; and Include details of any individual trees which would be suitable for the attachment of bat and bird boxes.

The approved artificial bird/bat boxes shall be attached before the building is demolished and an appropriate bat roost incorporated into the development before it is first brought into use.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development

19. Details of the Biodiversity Net Gain shall be included as part of the first Reserved Matters application to be submitted relating to landscaping. The submitted details shall include the existing baseline and proposed improvements to the site.

REASON: In the interests of biodiversity and to enhance opportunities for species of conservation concern and to mitigate the potential impacts resultant from the proposed development.

20. Prior to their installation details of a scheme for any external building or ground mounted lighting/illumination, shall have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

The approved lighting schemes(s) be implemented in accordance with the approved details prior to the occupation of the development hereby approved and retained as approved.

REASON: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development.

Archaeology

21. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and approved in writing by the Local Planning Authority.

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

Tree Protection

22. All tree works/tree protection shall be carried out in strict accordance with the recommendations set out in the submitted Arboricultural Impact Assessment and Method Statement dated 13th May 2022.

The specified tree protection measures shall remain in place throughout the demolition and construction phases of the development and the methodology hereby approved shall be adhered to during all site preparation/construction works.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved.

Electric Vehicle Charging Points

23. Prior to any approved car parking scheme being brought into use, details of electric vehicle charging points, their location and appearance shall be submitted to and approved in writing by the Local Planning Authority. The development shall there after carried in accordance with the approved details and retained thereafter.

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

INFORMATIVES:

1. The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.
2. The programme of archaeological recording should comprise the analysis and recording of the buildings on the site to Level 3 as set out in Understanding Historic Buildings (Historic England 2016). An assessment of the potential for below ground remains to survive should be made and a further written scheme of investigation for work considered necessary to record these areas which might be damaged or destroyed by the proposed development should be drawn up and carried out after approval by the LPA. This work should be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists in accordance with NPPF (2021).
3. Cadent Gas Ltd own and operate the gas infrastructure within the area of the development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent Assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and/or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. Prior to carrying out works please submit details of the planned works for review.
4. The applicant will require an environmental permit from the Environment Agency to discharge to the main river. Information on environmental permits is available at: <https://www.gov.uk/topic/environmental-management/environmental-permits>
5. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), 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.

6. Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage.
7. This consent does not give approval to a connection being made to Lancashire County Council's highway drainage system.

BACKGROUND PAPERS

https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0632

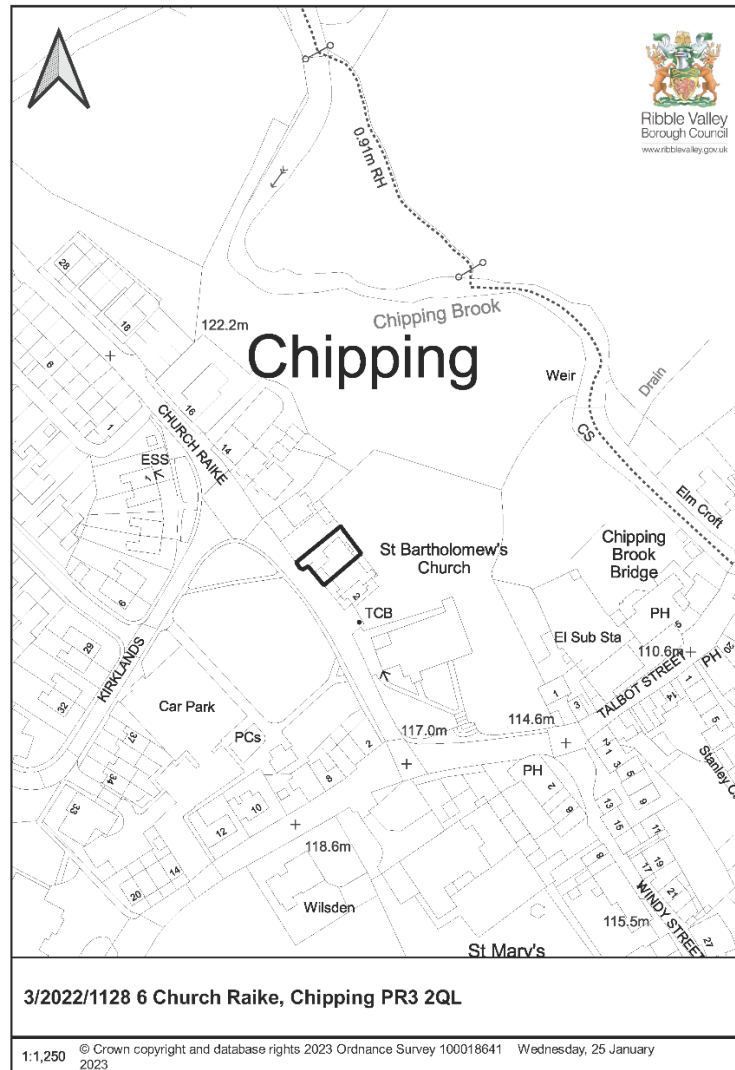
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APPLICATION REF: 3/2022/1128

GRID REF: SD 362179 443352

DEVELOPMENT DESCRIPTION:

PROPOSED NEW WINDOW OPENING TO NEW INTERNAL GROUND FLOOR SHOWER ROOM AT 6 CHURCH RAIKE, CHIPPING



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

No comments received.

ADDITIONAL REPRESENTATIONS:

No representations received in respect of the application.

1. **Site Description and Surrounding Area**

- 1.1 The application relates to a two-storey stone-built cottage with a single storey side lean-to, single storey rear extension, and garden with detached garage to the side. The cottage adjoins no's 2 and 4 Church Raikes (Grade II Listed) to the south, beyond which is St Bartholomew's Church (Grade II* Listed and a focal building within the village). The churchyard adjoins the eastern boundary of the site. To the north is a detached bungalow. The property is located at the northern extent of Chipping Conservation Area and is noted as a building of townscape merit.
- 1.2 This application is brought before Planning and Development Committee as the property is owned by a Local Councillor.

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

- 2.1 The application seeks planning consent for the erection of a new window opening in the single storey side addition (north elevation). This new opening would replicate an existing opening in that same elevation with matching stone head, cill and jamb detailing. It would serve a new shower room as such it would have obscure glazing.

3. **Relevant Planning History**

3/2013/0097: Proposed single storey extension of utility space and including removal of NW facing roof slope and door. (Approved)

3/2001/0568: Certificate of Lawfulness for a proposed conversion of garage to a dining area, WC and lobby. Parking area in front garden. (Is Lawful)

4. **Relevant Policies**

Planning (Listed Buildings and Conservation Areas) Act 1990

66. In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
72. Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Ribble Valley Core Strategy

Key Statement EN5 – Heritage Assets
Policy DMG1 – General Considerations
Policy DME4 – Protecting Heritage Assets
Policy DMH5 – Residential and Curtilage Extensions
National Planning Policy Framework (NPPF)

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

5.1.1 The proposed alteration is within the curtilage of a dwelling and is acceptable in principle.

5.2 **Impact upon the character and appearance of Chipping Conservation Area and the setting of No's 2 and 4 Church Raikes**

5.2.1 The LPA must accord with their duties at sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 'Preservation' of conservation areas means "doing no harm to" (South Lakeland DC v. Secretary of State for the Environment [1992]).

5.2.2 This legislation is consistent with Key Statement EN5 of the Core Strategy which states there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. Policy DME4 of the Core Strategy supports development which makes a positive contribution and conserves and enhances the character, appearance and significance of conservation area in terms of its location, scale, size, design and materials.

5.2.3 The Chipping Conservation Area Appraisal identifies the stone historic buildings of traditional construction being one of the positive features of the Chipping Conservation Area. This appraisal identifies key unlisted buildings – buildings of townscape merit - which have been judged as making a positive contribution to the character and appearance of the conservation area and should be protected. The application property is one of these key buildings.

5.2.4 The proposed window would be located on the north elevation of the application property, facing away from No's 2 and 4 Church Raikes, a pair of C17th Grade II Listed cottages. The affected elevation is set back approximately 9 metres from the road and well screened by garden planting, some of which sits at a higher level than the property. The side window is modest in scale and would be read in the same frame as an existing window which it is replicating.

5.2.5 Due to its modest scale and discreet location on the side elevation of the property, the window would not be harmful to the setting of the adjoining Grade II Listed cottages or Church, or harmful to the character and appearance of the conservation area.

5.3 **Visual Impact and Impact upon Residential Amenity**

5.3.1 Policy DMG1 of the Ribble Valley Core Strategy states that all development must 'be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials' and 'not adversely affect the amenities of the surrounding area'.

5.3.2 Due to its discreet location on the side elevation of the property, the window is not readily visible in the streetscene. Due to its sympathetic design it would not be harmful to the character of the existing building. Due to its distance from the neighbouring bungalow to the north and obscure glazed design, the window would not adversely affect the amenities of the neighbouring bungalow property to the north in terms of loss of privacy.

5.4 Other Matters:

5.4.1 No ecology impacts identified.

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

6.1 For the reasons outlined above, the proposal is considered to be in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and Key Statement EN5 and Policies DMG1, DME4 and DMH5 of the Ribble Valley Core Strategy.

RECOMMENDATION: That the application be APPROVED subject to the following conditions:

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

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Site Location Plan Drawing A3948/PL02

Existing and Proposed Plans and Elevations Drawing A3948/PL01 Rev B

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

3. The materials to be used on the external surfaces of the development as indicated on the application form and approved plans (Drawing A3948/PL01 Rev B) 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.

4. The window hereby approved shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale). For the avoidance of doubt the window shall be installed as such prior to first occupation of the room to which it relates and shall be retained as such in perpetuity.

REASON: To protect nearby/neighbouring residential amenities from overlooking.

BACKGROUND PAPERS

https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F1128

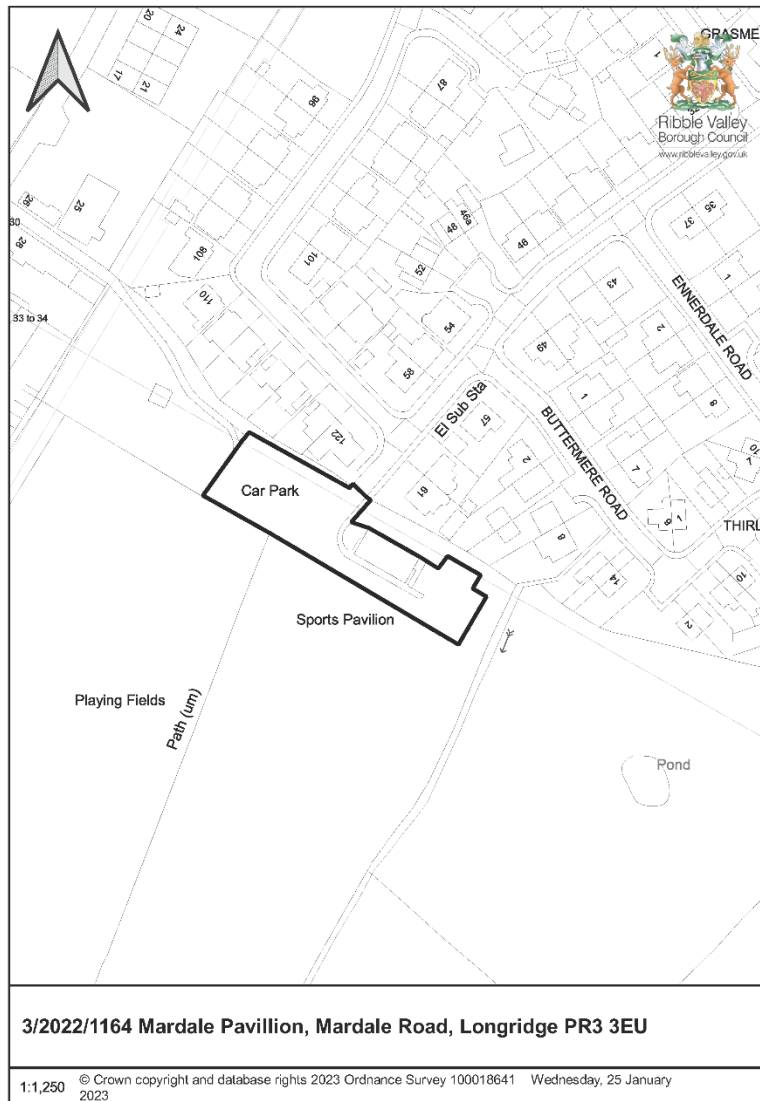
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APPLICATION REF: 3/2022/1164

GRID REF: SD 359757 436154

DEVELOPMENT DESCRIPTION:

PROPOSED TWO SINGLE STOREY EXTENSIONS SITUATED ON THE SIDE ELEVATIONS OF THE EXISTING CHANGING PAVILION, MARDALE PAVILION, LONGRIDGE



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

No comments received.

ADDITIONAL REPRESENTATIONS:

No representations received in respect of the application.

1. Site Description and Surrounding Area

- 1.1 The application site relates to a single-storey building used for changing facilities and associated car park at Mardale Playing Fields, Longridge. The playing fields extend to the south of the building. To the north is the site access, leading directly from Mardale Road, and a number of residential properties situated along Mardale Road, Hacking Drive and Buttermere Road. A public footpath runs across the western portion of the site.
- 1.2 This application is brought before Planning and Development Committee as the applicant is Ribble Valley BC.

2. Proposed Development for which consent is sought

- 2.1 The application seeks planning consent for the erection of two single storey extensions, one at each end of the pavilion building. The extensions would have very modest footprints of 4.4m x 2.26m. Each would be set back from the front of the building and run flush with the rear wall, with shallow sloping roofs to match the existing roof. They would be finished with white rendered walls and green tin roof to match the existing building, with green painted metal doors on the western elevation and roller shutter door on the eastern elevation. The extensions together with internal re-configuration of the existing building, will facilitate improved changing facilities for use in association with the playing field sports pitches.

3. Relevant Planning History

3/1998/0350: Construction of Changing Rooms (Approved)

3/1995/0240: Extension to existing car park (Approved)

4. Relevant Policies

Ribble Valley Core Strategy

Policy DMG1 – General Considerations

Policy DMG2– Strategic Considerations

Policy DMB4 – Open Space Provision

Ribble Valley Housing & Economic Development - Development Plan Document (DPD)

Policy OS1 – Open Space

Longridge Neighbourhood Development Plan

Policy LNDP12 – Protecting and Enhancing Local Green Spaces

Policy LNDP13 – Protecting and Enhancing Local Open Spaces

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

5. Assessment of Proposed Development

5.1 Principle of Development:

5.1.1 The proposed development is outside of the defined settlement boundary of Longridge but meets the relevant criteria for development in rural areas outlined in policy DMG2 of the Ribble Valley Core Strategy being for small scale recreational development, and so is acceptable in principle.

5.1.2 The proposed extensions would not result in the loss of any playing field land nor impact on its use, therefore protecting important recreational and sporting land. Moreover, the proposal is to provide enhanced changing facilities to support the continued use of the sports pitches. Therefore, the proposal satisfies policy DMB4 of the Ribble Valley Core Strategy, Policy OS1 of the Ribble Valley Housing & Economic Development DPD, the Longridge Neighbourhood Plan and the NPPF and NPPG in respect of protecting open space and playing field provision.

5.2 Visual Impact and Impact upon Residential Amenity

5.2.1 Policy DMG1 of the Ribble Valley Core Strategy states that all development must 'be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials' and 'not adversely affect the amenities of the surrounding area'.

5.2.2 Due to their discreet location, modest scale and sympathetic design, the extensions would be of an appropriate design and visual impact and blend in with the existing building. There would be no impact on a nearby public footpath which runs across a portion of the car park away from the pavilion.

5.2.3 A number of residential properties adjoin the northern boundary of the site with their rear elevations and gardens facing the existing building or car park, with the exception of No. 61 Mardale Road which has a side gable elevation and driveway adjoining the site access / boundary.

5.2.4 The proposed extensions would not exceed the height of the existing building nor project closer to these properties than the existing building. Due to their modest scale and intervening distance in between, the extensions would not adversely affect the amenities of these neighbouring properties in terms of being overbearing or overshadowing.

5.2.5 The proposed extensions and internal reconfiguration of the existing building would improve the existing facilities but would not directly result in an increase in the number of changing rooms. There is no proposal for the use of the site – including

comings or goings - to intensify the proposals relate to the provision of suitable changing facilities for all users of the associated playing pitch. As such the proposal is not anticipated to directly result in any additional noise or disturbance to neighbouring properties.

5.3 Parking and Highway Safety

5.3.1 The proposed extensions would not result in the loss of any parking spaces nor generate the need for additional spaces, therefore there is no unacceptable impact on parking within the site nor highway safety on the wider highway network.

5.4 Other Matters:

5.4.1 No flood risk or ecology impacts identified. Part of the site is included within an area at risk of surface water flooding. The small area of grass that would be removed to accommodate the western extension is not considered to exacerbate this issue.

6. Observations/Consideration of Matters Raised/Conclusion

6.1 For the reasons outlined above, the proposal is considered to be in accordance with Policies DMG1, DMG2, DMB4 and OS1 of the Ribble Valley Core Strategy and Housing & Economic Development DPD.

RECOMMENDATION: That the application be APPROVED subject to the following conditions:

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

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Site Location Plan
Proposed Floor Plans Drawing MARDALE 16/12/2022
Proposed Elevations Drawing MARDALE 16/12/2022

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

3. The materials to be used on the external surfaces of the development as indicated on the application form 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://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F1164

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

meeting date: THURSDAY 10 FEBRUARY 2022
title: LEVELLING-UP AND REGENERATION BILL: REFORMS TO NATIONAL PLANNING POLICY
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING
principal author: NICOLA HOPKINS – DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

1 PURPOSE

1.1 To update Members on the consultation on changes to the National Planning Policy Framework.

1.2 Relevance to the Council's ambitions and priorities:

Community Ambitions-

- To sustain a strong and prosperous Ribble Valley
- To protect and enhance the existing environmental quality of our area
- To match the supply of homes in our area with the identified housing needs.

2 BACKGROUND

2.1 The National Planning Policy Framework (the Framework) was introduced in 2012 to consolidate the government's planning policies for England. It guides local decision makers on our national policy objectives, providing a framework within which locally prepared plans are produced, and clear national policies to be taken into account when dealing with planning applications and some other planning decisions. When a local planning authority brings forward a plan, they have a statutory duty to have regard to these national policies, and the Framework is therefore drafted with the expectation that plans will be consistent with the policies contained within it. The Framework is also a 'material consideration' in decision-taking.

2.2 On 22nd December 2022 the Department for Levelling Up, Housing, and Communities (DLUHC) published a consultation on their proposed approach to updating to the National Planning Policy Framework. The department are also seeking views on their proposed approach to preparing National Development Management Policies, how they might develop policy to support levelling up, and how national planning policy is currently accessed by users. The consultation runs until 2nd March 2023.

2.3 The purpose of this consultation exercise is to immediately make changes to the Framework to allow the Department to swiftly deliver the government's commitments to building enough of the right homes in the right places with the right infrastructure, ensuring the environment is protected and giving local people a greater say on where and where not to place new, beautiful development. the suggested changes also relate to cheaper, cleaner, more secure power in the places that communities want to see onshore wind. The Government intend to respond to this consultation in Spring 2023, publishing the Framework revisions as part of this, so that policy changes can take effect as soon as possible.

2.4 The proposed changes give Local Authorities incentives to get an upto date Local Plan adopted. The suggested changes will mean that for the 5 year period following the

adoption of a Local Plan which includes a housing requirement Local Authorities will not have to demonstrate a 5 year deliverable supply of housing.

- 2.5 It is also important to note that a fuller review of the Framework will be required in due course, and its content will depend on the implementation of the government's proposals for wider changes to the planning system, including the Levelling-up and Regeneration Bill.

3 CURRENT PROPOSED CHANGES

- 3.1 The Government remains committed to 300,000 homes per year by the mid-2020s and no changes are proposed to the Standard Method formula of calculating housing need through this consultation; this will be reviewed once the Census 2021 based household projections have been considered, which are planned to be published by the Office for National Statistics in 2024.

- 3.2 The consultation document sets out specific changes that the Government propose to immediately make to the Framework (subject to and following consultation- the relevant tracked changed paragraphs subject to this consultation are appended to this report). These changes intend to:

- make clear how housing figures should be derived and applied so that communities can respond to local circumstances;
- address issues in the operation of the housing delivery and land supply tests;
- tackle problems of slow build out;
- encourage local planning authorities to support the role of community-led groups in delivering affordable housing on exception sites;
- set clearer expectations around planning for older peoples' housing;
- promote more beautiful homes, including through gentle density;
- make sure that food security considerations are factored into planning decisions that affect farm land;
- and enable new methods for demonstrating local support for onshore wind development.

- 3.3 There is an emphasis on "speeding up" plan making whilst also encourages more consultation.

- 3.4 Proposed changes to the five-year housing land supply rules in areas with up to date Local Plans and where communities have made neighbourhood plans. In this case means where the housing requirement as set out in strategic policies is less than 5 years old, to demonstrate continually a deliverable 5-year housing land supply. It is proposed that this change will take effect within the revised National Planning Policy Framework, expected in Spring 2023.

- 3.5 It is proposed to remove the 5-year housing land supply buffers from national planning policy in the future.

- 3.6 The changes include changes to the position on oversupply to bring them in line with that on undersupply, when calculating a 5-year housing land supply. This will enable a local planning authority to include historic oversupply in its five-year housing land supply calculations and to demonstrate it is meeting its community's overall housing requirements.

- 3.7 Changes are proposed to support local authorities to set local housing requirements that respond to demographic and affordability pressures while being realistic given local constraints.

3.8 The changes proposed, which are intended to be implemented in Spring, include the expectation that Local authorities will continue to use local housing need, assessed through the standard method, to inform the preparation of their plans; although the ability to use an alternative approach where there are exceptional circumstances that can be justified will be retained.

3.9 Three changes are proposed that will need to be considered when assessing whether a plan can meet all the housing need which has been identified locally:

- 1) If housing need can be met only by building at densities which would be significantly out-of-character with the existing area (taking into account the principles in local design guides or codes), this may be an adverse impact which could outweigh the benefits of meeting need in full
- 2) Local planning authorities are not required to review and alter Green Belt boundaries if this would be the only way of meeting need in full
- 3) Authorities may also take past 'over-delivery' into account, such that if permissions that have been granted exceed the provision made in the existing plan, that surplus may be deducted from what needs to be provided in the new plan. This is separate to the proposals described earlier which would allow oversupply to be taken into consideration for the purposes of calculating a five-year housing land supply.

3.10 Basically, a Local Authority can propose a plan with a housing requirement that is below their local housing need figure, so long as proposals are evidenced, the plan makes appropriate and effective use of land, and where all other reasonable options to meet housing need have been considered. This will, no doubt, result in endless debate at examinations.

3.11 The Government proposes "to simplify and amend the tests of 'soundness' through which plans are examined, so that they are no longer required to be 'justified'. Instead, the examination would assess whether the local planning authority's proposed target meets need so far as possible, takes into account other policies in the Framework, and will be effective and deliverable. Although authorities would still need to produce evidence to inform and explain their plan, and to satisfy requirements for environmental assessment, removing the explicit test that plans are 'justified' is intended to allow a proportionate approach to their local plan examination.

3.12 The 35% uplift to the urban areas is retained, expecting urban areas to meet this uplift rather than the surrounding areas.

3.13 Duty to co-operate is proposed to be removed until provision come into effect and replaced with an "alignment policy" as part of a future revised NPPF.

4 LOCAL PLAN

4.1 DHLUC expect every local authority to have a simple, clear local plan in place to plan for housing delivery in a sustainable way for years to come. However, only around 40% of local authorities have local plans adopted within the past 5 years.

4.2 Following the publication of the Levelling Up and Regeneration Bill last year several councils put their local plan work on hold to wait for the outcome of planning reforms. These councils include:

- 4.2.1 Basildon - members voted to withdraw its emerging local plan from examination due to concerns about the level of green belt release and the levelling up white paper.
- 4.2.2 Dacorum - the council approved a new plan timetable under which the draft document will not be submitted for examination until 2024, after the government's December 2023 adoption deadline.

4.2.3 Ashfield - has paused work on its local plan, while it waits for clarification on housing targets from the government.

4.3 Since the publication of this current consultation nine further Councils have paused their local plan work (it is believed that that 33 councils have halted or cut their housebuilding plans through delaying/ withdrawing their local plans in the past two years). It appears that Council's are halting their local plans as they perceive that the emerging NPPF will allow them scale back the number of homes they'd planned for. Areas where green belt release was required, for example, to meet housing needs have chosen to delay their local plans considering the changes suggested. For the Ribble Valley the standardised method of calculation results in 137 dwellings per year. There has been a continued oversupply of housing over the past few years and the changes to the Framework support the Council continuing with our Local Plan production.

4.4 As Members are aware we are continuing with our Local Plan work and whilst the process has been slightly delayed, we are still undertaking all the work necessary to produce a sustainable, deliverable draft Local Plan in Autumn 2023. The consultation on the Framework makes it clear that an upto date Local Plan is still expected by December 2023 and whilst we will not be in that position, we will be very advanced within the process and it is clear that numerous Councils countrywide will not have an upto date Local Plan by December 2023.

5 FURTHER CONSULTATIONS

5.1 Following the end of the current consultation period the Levelling Up, Housing and Communities Committee will examine this consultation on proposed changes to the National Planning Policy Framework (NPPF) and the wider approach to planning reform.

5.2 Scrutiny of the reforms is likely to open with an evidence session with planning, local authority and housing stakeholders. Proposed changes to the NPPF and the approach to developing national development management policies (NDMPs), alongside proposals for planning reform that arise from the levelling-up and regeneration bill, are expected to be considered.

5.3 Further consultations are expected to follow this year, including significant proposed changes to the Framework itself, depending "on the implementation of the government's proposals for wider changes to the planning system, including the Levelling Up and Regeneration Bill". Those anticipated within the document include:

- the first draft National Development Management Policies
- NPPF refocused on plan-making policies
- potential ways to improve developer accountability and, in particular, take account of past irresponsible behaviour in decision-making
- introduction of a financial penalty against developers who build out "too slowly"
- national policy on build out rates
- permitted development rights and design codes
- the design of the infrastructure levy
- increase to planning fees
- exploring how to do more through planning to measure and reduce emissions in the built environment, ahead of the wider NPPF review.
- Neighbourhood Priorities Statements (a formal input to a local plan) and Street Votes (will be 'supported' by the wider review of the NPPF (if the outcome is as consulted upon)
- review the implications on the standard method of new household projections data based on the 2021 Census, which is due to be published in 2024.
- the details of the "alignment policy" that will replace the duty to cooperate.

6 CONCLUSION

- 6.1 Note the proposed changes to the National Planning Policy Framework which continue to reference the standard method of calculating housing need as the appropriate tool. Based on this calculation we have approximately a 14-year housing land supply and the new Local Plan will be submitted for examination in advance of the transition into the new plan making process (Appendix 2).

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Appendix 1- Indicative changes to the Framework

1. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied¹. It provides a framework within which locally-prepared plans can provide for sufficient housing and other development in a sustainable manner, can be produced. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective.
7. The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes and other forms of development, including supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection⁵.

11. Plans and decisions should apply a presumption in favour of sustainable development.

For **plan-making** this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁶, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁷; ~~or~~
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole-; such adverse impacts may include situations where meeting need in full would mean building at densities significantly out of character with the existing area⁸; or
 - iii. there is clear evidence of past over-delivery, in terms of the number of homes permitted compared to the housing requirement in the existing plan-; in which case this over-delivery may be deducted from the provision required in the new plan.

14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided ~~all of~~ the following apply¹⁰:
- a) the neighbourhood plan became part of the development plan ~~two-five~~ years or less before the date on which the decision is made; and
 - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement; and
 - c) ~~the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and~~
 - d) ~~the local planning authority's housing delivery was at least 45% of that required¹¹ over the previous three years.~~

⁹ This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites ~~(with the appropriate buffer, as set out in paragraph 74 and its the relevant housing requirement set out in strategic policies is more than five years old, unless these strategic policies have been reviewed and found not to require updating); or where~~ the Housing Delivery Test indicates that the delivery of housing was ~~substantially below (less than 75% of)~~ the housing requirement over the previous three years ~~(unless permissions for housing in excess of 115% of the requirement over the same period have been granted, as set out in footnote 49).~~

¹⁰ Transitional arrangements are set out in Annex 1.

~~¹¹ Assessed against the Housing Delivery Test, from November 2018 onwards.~~

15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing-meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.
20. Strategic policies should set out an overall strategy for the pattern, scale and design quality of places; (to ensure outcomes support beauty and placemaking), and make sufficient provision¹⁴ for:
- a) housing (including affordable housing), employment, retail, leisure and other commercial development;
 - b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - c) community facilities (such as health, education and cultural infrastructure); and
 - d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

Examining plans

35. Local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are 'sound' if they are:
- a) **Positively prepared** – providing a strategy which, ~~as a minimum,~~ seeks to meet the area's objectively assessed needs so far as possible, taking into account the policies in this Framework²²; ~~and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;~~
 - b) ~~Justified~~ – ~~an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;~~
 - e)b) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
 - d)c) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

5. Delivering a sufficient supply of homes

60. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much housing need as possible with an appropriate mix of housing types to meet the needs of communities.
61. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. The outcome of the standard method is an advisory starting-point for establishing a housing requirement for the area (see paragraph 67 below). There may be —unless exceptional circumstances relating to the particular characteristics of an authority which justify an alternative approach to assessing housing need; in which case the alternative used which should also reflect current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for²⁹.
- 61-62. The Standard Method incorporates an uplift for those urban local authorities in the top 20 most populated cities and urban centres. This uplift should be accommodated within those cities and urban centres themselves unless it would conflict with the policies in this Framework and legal obligations³⁰.
- 62-63. Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to: those who require affordable housing; families with children; older people including for retirement housing, housing-with-care and care homes; students; people with disabilities; service families; travellers³¹⁻³²; people who rent their homes and people wishing to commission or build their own homes³³).

²⁹ Transitional arrangements are set out in Annex 1.

³⁰ In doing so, brownfield and other under-utilised urban sites should be prioritised, and on these sites density should be optimised to promote the most efficient use of land, something which can be informed by masterplans and design codes. This is to ensure that homes are built in the right places, to make the most of existing infrastructure, and to allow people to live near the services they rely on, making travel patterns more sustainable.

³² Planning Policy for Traveller Sites sets out how travellers' housing needs should be assessed for those covered by the definition in Annex 1 of that document.

~~66-67.~~ Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. The requirement may be higher than the identified housing need, if it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations³⁷. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan

Maintaining supply and delivery

~~74-75.~~ Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should monitor their deliverable land supply against their housing requirement as set out in adopted strategic policies⁴³. When the housing requirement set out in strategic policies becomes more than five years old⁴⁴, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies⁴⁵, or against their local housing need (taking into account any previous under or over-supply as set out in planning practice guidance) where the strategic policies are more than five years old⁴⁶. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- ~~a) 5% to ensure choice and competition in the market for land; or~~
- ~~b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan⁴⁷, to account for any fluctuations in the market during that year; or~~
- ~~c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply⁴⁸.~~

~~75-76.~~ A five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in an subsequent annual position statement which:

⁴² The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.

⁴³ For the avoidance of doubt, a five year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Traveller Sites – should be assessed separately, in line with the policy in that document.

⁴⁴ Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.

⁴⁵ For the avoidance of doubt, a five year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Traveller Sites – should be assessed separately, in line with the policy in that document.

⁴⁶ Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.

⁴⁷ For the purposes of paragraphs 74b and 75 a plan adopted between 1 May and 31 October will be considered 'recently adopted' until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year.

⁴⁸ This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

- a) has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and
- b) incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.

77. To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the following policy consequences should apply:

- a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years;
- b) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 9 of this Framework⁴⁹, in addition to the requirement for an action plan.

76-78. The Housing Delivery Test consequences set out above will apply the day following the annual publication of the Housing Delivery Test results by DLUHC.

77-79. To help ensure that proposals for housing development are implemented in a timely manner, local planning authorities should consider imposing a planning condition providing that development must begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability. For major development involving the provision of housing, local planning authorities should also assess why any earlier grant of planning permission for a similar development on the same site did not start.

Rural housing

78-80. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including development proposals from community-led housing groups. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

79-81. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

⁴⁹ The presumption is, however, not to be applied if permissions have been granted for homes in excess of 115% of the authority's housing requirement over the applicable Housing Delivery Test monitoring period.

92-94. Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of beautiful attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

120-122. Planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)⁵⁶; and
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers. They should also allow mansard roof extensions where their external appearance harmonises with the original building, including extensions to terraces where one or more of the terraced houses already has a mansard. Where there was a tradition of mansard construction locally at the time of the building's construction, the extension should emulate it with respect to external appearance. A condition of simultaneous development should not be imposed on an application for multiple mansard extensions unless there is an exceptional justification.

Achieving appropriate densities

~~124-126.~~ Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

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- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e) the importance of securing well-designed and beautiful, attractive and healthy places.

12. Achieving well-designed and beautiful places

~~13-135.~~ Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. The primary means of doing so should be through the preparation and use of local design codes, in line with the National Model Design Code. For assessing proposals there is a range of tools. These including workshops to engage the local community, design advice and review arrangements, and

so long as they fit in with the overall form and layout of their surroundings.

~~135-137.~~ Local planning authorities should ensure that relevant planning conditions refer to clear and accurate plans and drawings which provide visual clarity about the design of the development, and are clear about the approved use of materials where appropriate, to make enforcement easier. They should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

e) show how the Green Belt would meet the other objectives of the Framework.

~~140.~~142. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Green Belt boundaries are not required to be reviewed and altered if this would be the only means of meeting the objectively assessed need for housing over the plan period. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.

should reflect the Government's policy for national technical standards.

~~155.~~157. To help increase the use and supply of renewable and low carbon energy and heat, plans should:

- a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and maintenance, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);

~~158-160.~~ When determining planning applications⁶² for renewable and low carbon development, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to significant cutting greenhouse gas emissions;
- b) approve the application if its impacts are (or can be made) acceptable⁶³. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas; and
- c) approve an application for the repowering and life-extension of existing renewables sites, where its impacts are or can be made acceptable. The impacts of repowered and life-extended sites should be considered for the purposes of this policy from the baseline existing on the site.

⁶² Wind energy development involving one or more turbines can be granted through Local Development Orders, Neighbourhood Development Orders and Community Right to Build Orders, if it can be demonstrated that the planning impacts identified by the affected local community have been appropriately addressed and the proposal has community support.

⁶³ Except for applications for the repowering of existing wind turbines, a proposed wind energy development involving one or more turbines should not be considered acceptable unless it is in an area identified as suitable for wind energy development in either the development plan, or a supplementary planning document identifies an area as suitable for wind energy development (where the development plan includes policy on supporting renewable energy); and, following consultation it can be demonstrated that the planning impacts identified by the affected local community have been fully satisfactorily addressed and the proposal has their backing community support.

-
161. To support energy efficiency improvements, significant weight should be given to the need to support energy efficiency improvements through the adaptation of existing buildings, particularly large non-domestic buildings, to improve their energy performance (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Proposals affecting conservation areas and listed buildings should also take into account the policies set out in chapter 16 of this Framework.

225. For the purposes of the tests of soundness in paragraph 35 and the policy on renewable and low carbon energy and heat in plans in paragraph 156, these policies apply only to plans that have not reached Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (pre-submission) stage, or that reach this stage within three months , of the publication of this version. For Spatial Development Strategies, this applies to plans that have not reached consultation under section 335(2) of the Greater London Authority Act 1999, or are within three months of reaching this stage. For all other plans, the policy contained in the corresponding paragraph in the National Planning Policy Framework published in July 2021 will apply.
226. From the date of publication of this revision of the NPPF, for the purposes of changes to paragraph 61, for decision-taking, where emerging local plans have been submitted for examination or where they have been subject to a Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) consultation which included both a policies map and proposed allocations towards meeting housing need, and the housing requirement as set out

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in strategic policies has become more than five years old in the extant plan, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing against their local housing need instead of a minimum of five years as set out in paragraph 75 of this document. These arrangements will apply for a period of two years from the publication date of this version.

- ~~224. The Housing Delivery Test will apply the day following publication of the results, at which point they supersede previously published results. Until new Housing Delivery Test results are published, the previously published result should be used. For the purpose of footnote 8 in this Framework, delivery of housing which was substantially below the housing requirement means where the Housing Delivery Test results:~~
- ~~a) for years 2016/17 to 2018/19 (Housing Delivery Test: 2019 Measurement, published 13 February 2020), indicated that delivery was below 45% of housing required over the previous three years;~~
 - ~~b) for years 2017/18 to 2019/20 (Housing Delivery Test: 2020 Measurement, published 19 January 2021), and in subsequent years indicate that delivery was below 75% of housing required over the previous three years.~~

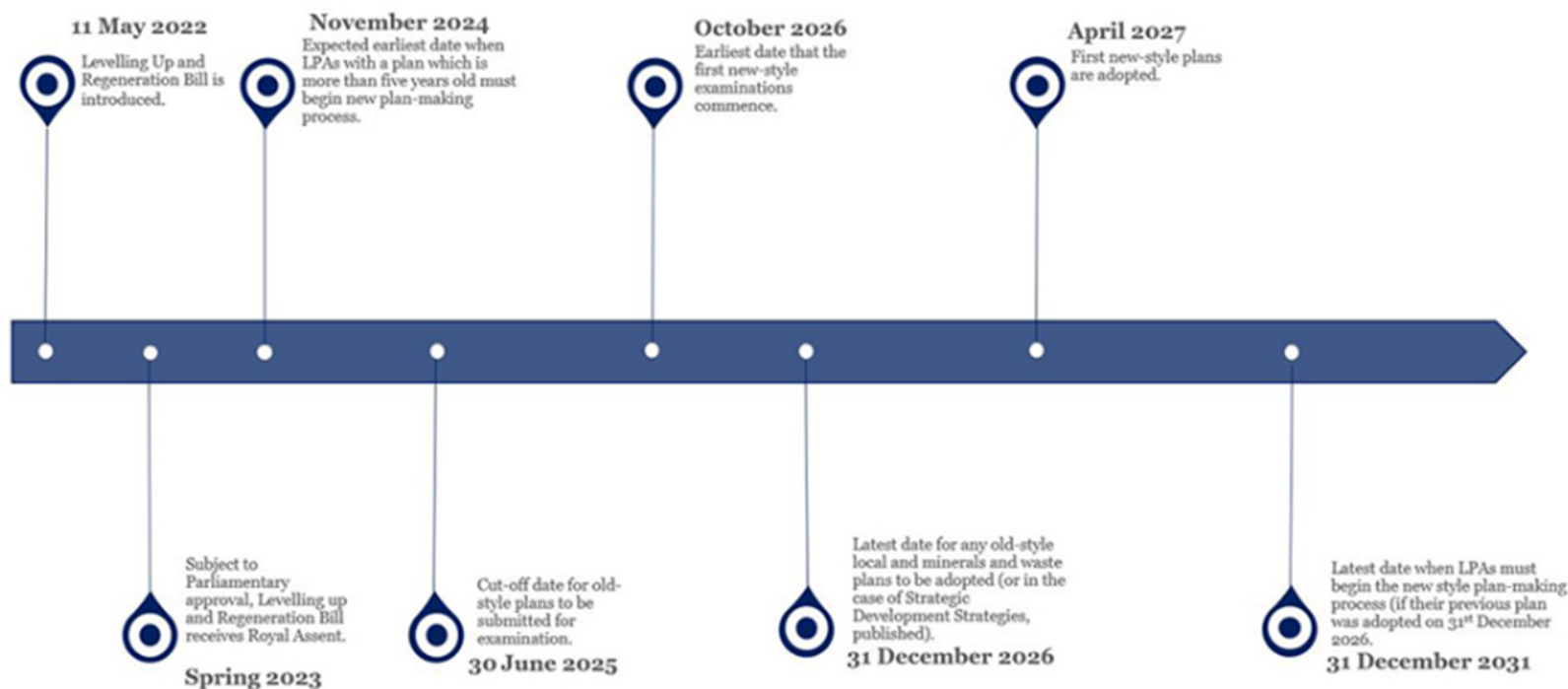
Community-led developments: Community-led developments are those that are driven by non-profit organisations that are owned by and accountable to their community members. The community group or organisation owns, manages or stewards the homes

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and other assets in a manner of their choosing, and this may be done through a mutually supported arrangement with a Registered Provider that owns the freehold or leasehold for the property. The benefits to the specified community are clearly defined and legally protected in perpetuity.

Housing Delivery Test: Measures net homes delivered and the number of homes granted permission in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England ~~every November~~ each winter.

Appendix 2- Timeline for transitioning to the reformed plan-making



RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

meeting date: 16 FEBRUARY 2023
title: PLANNING ENFORCEMENT UPDATE
submitted by: CHIEF EXECUTIVE
principal author: HEAD OF LEGAL AND DEMOCRATIC SERVICES

1 PURPOSE

1.1 To provide committee with an update on planning enforcement.

1.2 Relevance to the Council's ambitions and priorities

- Community Objectives - }
- Corporate Priorities - } Consideration of these issues will promote the Council's aim to be a well-managed Council.
- Other Considerations - }

2 BACKGROUND

2.1 As the Local Planning Authority, the Council has responsibility for planning enforcement. At Ribble Valley Borough Council this function sits within Legal Services with the officers working closely with the planning officers to determine what action should be taken in individual cases.

2.2 The Council's Planning Enforcement Policy 2022-2025 was approved by this Committee in November 2022. The policy states that the Council will report to Committee on a quarterly basis on enforcement matters so that members and the public are aware of the work which is ongoing.

3 ISSUES

3.1 Between 11 November 2022 and 6 February 2023, the Council received 26 new complaints. The Planning Enforcement Policy sets out how complaints will be categorised and how resources will be prioritised. The categories are:

“Priority 1 (High)

Development causing significant and irreversible damage to the environment or amenity. Typical examples are:

- *unauthorised works to, or demolition of a listed building or building within a Conservation Area;*
- *unauthorised development within a Conservation Area (where the development may impact on the character and appearance of the area);*
- *unauthorised works to trees protected by a Tree Preservation Order or in a Conservation Area;*
- *unauthorised development close to or within a Site of Special Scientific Interest (SSSI);*
- *large scale engineering operations within the Green Belt;*
- *breaches of statutory planning notices such as Enforcement Notices.*

Priority 2 (Medium)

Development causing less significant but continued harm to the environment or amenity, time-sensitive breaches or development that compromises public safety. Examples include:

- *large-scale unauthorised engineering/construction works where a significant impact is felt over a wide area;*
- *substantial operational development in the Green Belt;*
- *unauthorised changes of use causing significant harm to the amenity of an area, for example car repairs business from a residential property;*
- *unauthorised vehicle accesses causing significant risk to highway safety;*
- *development/operations which are not in accordance with approved plans/conditions of a planning permission;*
- *unauthorised development within a Conservation Area (not falling within Priority 1).*

Priority 3 (Routine)

Development causing a limited degree of disturbance to local residents or damage to the environment. Examples include:

- *unauthorised operational development which would be likely to receive planning permission;*
- *unauthorised fences/walls/gates (unless public safety is compromised/ attached to or adversely affecting the setting of a listed building);*

- *unauthorised telecommunications equipment/satellite dishes/equipment on residential dwellings;*
- *display of advertisements not causing significant harm to amenity or public safety."*

3.2 The 26 new complaints fell into the following categories:

- Priority 1 – 1
- Priority 2 - 0
- Priority 3 - 25

3.3 The Council also had a substantial number of ongoing matters which have also continued to be dealt with in this period. The Council takes a stepped approach to enforcement and so these complaints were all investigated. Weekly meetings take place between legal and planning officers to discuss new matters so that an agreed approach can be implemented quickly. Monthly meetings also take place at which all outstanding matters and the progress made is assessed and matters are moved on efficiently.

3.2 Planning Enforcement is discretionary, and the Council will not take action unless it is expedient to do so. Once matters have been investigated it may be therefore that it is found that there is no breach or that it is not expedient to take any action. Those matters are closed, and no further action is taken. 12 matters have been closed with no further action during this period.

3.3 For those where action is required, it may be appropriate to invite a planning application to be made to regularise the position and so that it can be fully assessed. If refused an applicant has a right of appeal to the Planning Inspectorate. No applications to date, have been submitted during this period although we expect some to be forthcoming in due course.

3.4 As set out above and in line with government guidance, the Council seeks to work with and negotiate with the public. However, in some cases this is not forthcoming, or is not appropriate. As a result, in those investigations, the Council has taken formal action and has served the following formal notices:

- Planning Contravention Notices – 1

- Enforcement Notices – 1
- Breach of Condition Notice - 0
- Temporary Stop Notices – 1
- Removal of signage - 1

The Council has an ongoing prosecution relating to demolition of a listed building. Following the return of guilty verdicts against all Defendants this matter was listed for sentence on 24 January 2023. Unfortunately, the court was over listed for that day and so the sentencing hearing has been adjourned to 8 March 2023

4. RISK ASSESSMENT

4.1 The approval of this report may have the following implications

- Resources – The increase in planning enforcement officer resources has significantly increased and improved the volume and pace of enforcement.
- Technical, Environmental and Legal – The approach taken to planning enforcement accords with government guidance
- Political – No implications
- Reputation – Improved resources in this area will enhance the Council's reputation
- Equality & Diversity – The Council complies with its equality duties when carrying out planning enforcement.

5. CONCLUSION

5.1 Note the contents of this report.

MAIR HILL

MAIRSHAL SCOTT

HEAD OF LEGAL AND DEMOCRATIC SERVICES

CHIEF EXECUTIVE

BACKGROUND PAPERS

<https://www.ribblevalley.gov.uk/downloads/file/3279/planning-enforcement-policy-2022-2025-v1>

For further information please ask for Mair Hill, extension 4418
REF: MJH/Planning Committee/16 February 2023

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO ECONOMIC DEVELOPMENT COMMITTEE

meeting date: 16 FEBRUARY 2023
title: LOCAL PLAN – REGULATION 18 CONSULTATION OUTCOMES
submitted by: NICOLA HOPKINS – DIRECTOR OF ECONOMIC DEVELOPMENT & PLANNING
principal author: DANIEL EASTWOOD – ASSISTANT PLANNING POLICY OFFICER

1. PURPOSE

1.1 To provide an update on the Local Plan Regulation 18 consultation phase.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives - The regulation 18 process took place as part of the local plan update, the purpose of the regulation 18 process is to allow public consultation, which gives relevant parties the opportunity to provide their thoughts upon the current and future state of the Ribble Valley. The regulation.18 process is an integral part of preparing a new Local Plan, as it allows public consultees to offer their opinion at an early stage during the plan making process.
- Corporate Priorities - The Regulation 18 process is an integral part of preparing a new local plan thus it is a necessary requirement for all local authorities. Doing so helps to shape the upcoming Local Plan, that when adopted will act as a development strategy that shall shape the Ribble Valley for the period to 2041. Carrying out the regulation 18 consultation, allows for the council to set out strategic development options on which it seeks to inform the next stages of the preferred plan.
- Other Considerations - None.

2. Regulation 18 Consultation

2.1 Members will be aware that in preparation of the emerging Local Plan, the Council carried out a Regulation-18 public consultation as part of the early preparation of the Local Plan. This period ran from Thursday, May 26th until 5pm on the 7th of July 2022.

2.2 This public consultation period yielded a wide variety of responses, from a range of consultees. To provide a clear and concise insight into the responses, consultees have been put into the following groups.

Statutory Consultees
Developers/Home Builders
Public respondents
Businesses.

2.3 At Appendix 1 the full Regulation 18 responses have been summarised within the various groupings listed above to provide a comprehensive analysis of the responses given.

2.4 The main themes raised as part of the Regulation 18 consultation exercise are:

2.4.1 Climate Change

The emerging Local Plan must place greater emphasis on Climate Change policies and measures. All respondent groups have in some way highlighted the need to address the current climate emergency.

2.4.2 Housing developments

Regard to the number of new housing developments coming forward. House builders and developers have urged the Council to reconsider the application of the standard methodology housing figure. Meanwhile, members of the public have voiced concerns over the potential scale of development coming forward and the amount of development that has occurred in recent years.

- 2.5 The outcome of the regulation 18 process is that the Council must now reflect upon the responses given and address them to ensure the responses inform the next stages in the plan making process. The next step following this will be to prepare a regulation 19 statement that shall be the Council's preferred plan, which shall work to encompass the key outcomes of the Regulation 18 consultation phase. The matters raised as set out below will be sought to be addressed through careful policy considerations and through development strategies.
- 2.6 The Council's preferred plan will be reported to Members in due course in advance of the regulation 19 stage of the process.

3 CONCLUSION

- 3.1 Members note the outcome of the Regulation 18 consultation which will feed directly into the production of the new Local Plan.

DANIEL EASTWOOD
ASSISTANT PLANNING POLICY OFFICER

NICOLA HOPKINS
DIRECTOR OF ECONOMIC
DEVELOPMENT AND PLANNING

BACKGROUND PAPERS

For further information please ask for Daniel Eastwood, extension 3200.

APPENDIX 1

Regulation 18 Consultation outcomes

In this summary note the regulation-18 consultation responses shall be broken down and explored to provide a comprehensive overview of the key emergent themes from the consultation. To provide a clear and concise overview of the responses, the responses have been put into four distinct groups. These are; Businesses, statutory consultees, developers/home builders and finally public respondents. The reason for this is that by grouping respondents, individual responses can be assimilated to provide one overall consensus that has been shared amongst a group of respondents.

Businesses

The business respondents have highlighted a wide range of issues regarding the local plan. A trend was that the plan should be clear on how it will tackle a range of issues and that the plan should be conscious of future changes to the borough.

Climate Change

A key response to the local plan was that the plan was light on Climate Change content. A further concern was that RVBC had not grasped the gravity of the Climate Change issues facing the borough. As part of the greater focus on Climate Change issues the possibility of harnessing onshore wind as renewable energy on site has been raised.

Historic environment

There has been calls for the historic environment to be considered when preparing the new local plan.

Public Rights of way

Public rights of way should be considered in any upcoming developments and improved at any possible opportunity.

Health

The local plan should be prepared in a manner that adequately addresses the upcoming and future health requirements of the borough. There should be a plan to ensure that health facilities are put on the same level as public transport and education when it comes to obtaining section 106 improvements.

Later living accommodation

Policies should encourage the delivery of specialist forms of later living accommodation. This would allow those in the later stages of their life to live longer without the need to be in a care home.

Community Infrastructure Levy (CIL)

CIL will have a major influence on the ability to meet the needs arising from development for sporting provision in the area. As such the local plan should be prepared to ensure that CIL can be used effectively.

Furthermore, the respondent felt as though the council should have an up to date playing pitch strategy, that would form a key part of the evidence base before moving forward.

Developers

Through analysis of the responses provided by developer's and home builders there has been two strong emergent themes and a series of other less collective themes that have come through.

Standardised method for calculating housing need.

Firstly, all responses from developers/home builders followed the same trend that by adopting the standard methodology housing delivery figure, the council would encounter both economic and housing issues. It was a widely held belief that by adopting the standard methodology figure, the local plan could not be deemed to have been positively prepared.

It has been suggested that RVBC should adopt the housing delivery figure suggested through the SHENA carried out by Turley's, of 280 dwellings per year. Furthermore, if the council were to adopt the standard methodology figure there would be significant issues with regard to the ability to deliver affordable housing. By adopting such a low housing figure of around 130 dwellings per

year, there would be little possibility of development coming through that would be able to deliver the number of affordable homes necessary.

Overall consensus is that RVBC must accommodate a higher housing delivery figure, in order to allow for further economic growth and provide the necessary amount of affordable housing.

Developers also noted the need to include a buffer between minimum housing supply and overall land supply. If the higher housing delivery figure was to be adopted then further land would need to be released, otherwise the council would run out of available land.

Plan Period

The vast majority of responses have called for the local plan period to be extended until 2040, as adoption of the plan is unlikely until 2024, not having a plan in place for 15 years would undermine the purpose of producing a local plan. Also, by extending the plan period it would set out a clear vision for the Ribble Valley for a significant period of time.

Climate Change

Greater Climate Change measures and policies in the plan. As long as this wasn't done in a way that would inhibit development from coming forward, but rather to ensure that upcoming development was sustainable and fit for future generations.

Cyber Security Development

The local plan should take advantage of the opportunity to develop with the new cyber security development that is coming through at Samlesbury.

Tier 1 villages

To support the economic growth of the borough there must be greater allowance of development in tier 1 villages, Gisburn and Langho were lauded as potential options. This could coincide with a re-consideration of the existing settlement boundaries and hierarchy.

Statutory consultees

The responses given by statutory consultees were more widespread than much of the previous responses discussed. Despite this there are a series of overlapping themes that provide a trend in the types of responses provided by statutory consultees. It is worth noting that many statutory consultees have only commented upon issues directly affecting them rather than the borough-wide scope of the local plan. Therefore, in many cases, parish councils have only commented on parish issues and not borough-wide issues, thus these responses did not typically inform a trend in the responses.

Climate Change

Need to ensure that any upcoming development, be that housing or new employment land coming forward, must be climate friendly. This has been of particular concern to respondents in the midst of the Climate Crisis and a need to ensure that any new development is fit for many generations to come. In conjunction with this there has been a call for future developments to ensure that people do not become further reliant upon a personal car as the main means of transport.

Public Transport

To ensure that people become less car dependent, developments must be backed up by better public transport connectivity and the emerging Ribble Valley LCWIP (Local cycling and walking infrastructure plans). This would also ease congestion on the A59 and help wider carbon reduction initiatives across the Ribble Valley.

Electric Vehicles

There should be more electric vehicle (EV) charging provision across the Borough, as part of a drive towards net-zero.

Biodiversity

There has been little mention of biodiversity. Respondents are keen to see further clarity given on what RVBC will do to maintain and preserve the rich biodiversity of the Ribble Valley. There has also been calls to ensure any new developments provide biodiversity net gains.

Elderly Accommodation

Better provision of elderly accommodation in upcoming housing developments. Respondents were keen to ensure this did not simply mean more bungalows, but rather a diverse housing mix that would cater for the different needs of the elderly population. However, in line with new developments, there must be significant infrastructure improvements to coincide with this.

Public respondents

Climate Change

There must be greater attention afforded to Climate Change in the emerging local plan including increasing public transport options to remove peoples reliance on the private car.

Infrastructure Improvements

Infrastructure improvements should come forward on the back of large-scale development across the Ribble Valley. This would be in the form of road improvements or extra services such as the aforementioned public transport provision.

Section 106 agreements

In preparing the local plan the council must ensure a robust strategy with regard to section 106 allocations, to ensure that infrastructure is improved accordingly with new developments.

Northern Forest Initiative

Ribble Valley should look to become part of the Northern Forest initiative. This is a scheme focused solely in the North of England with the aim of planting at least 50million trees across the UK, to help fight; Climate Change, the biodiversity crisis and flooding. This could be a great cause for the Ribble Valley to be involved in and would make a great contribution towards achieving net-zero. It is something that can be fully funded through government grants and would be a great way of achieving net-zero. Further information is available via the below link.

1. [The Northern Forest: Planting 50 Million Trees | The Woodland Trust](#)

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APPEALS UPDATE 2023

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
Enforcement Appeal	06/04/2022	Punch Bowl Inn, Hurst Green BB7 9QW	Hearing		15/02/2023	Awaiting Hearing
3/2021/0720 R	15/09/2022	Twyn Ghyll Caravan Site, Settle Lane, Paythorne BB7 4JD	Hearing		07/03/2023	Awaiting Hearing
3/2020/0960 R	21/11/2022	Royal British Legion, Towneley Road, Longridge PR3 3EA	WR			Awaiting Decision
Enforcement Appeal	20/07/2022	Land adj Hawkshaw Farm, Longsight Road, Clayton le Dale	WR			Awaiting Decision
3/2021/1118 R	09/08/2022	Land to the rear of the former Punch Bowl Inn, Longridge Road, Hurst Green BB7 9QW	WR			Awaiting Decision
3/2021/1246 R	03/10/2022	Daniels Farm, Preston Road, Longridge PR3 3BL	WR			Appeal Dismissed 16/01/2023
3/2022/0144 R	30/09/2022	Pimlico House, Gisburn Road, Gisburn BB7 4ES	WR			Appeal Dismissed 05/01/2023
3/2022/0436 R	04/11/2022	Land adj Miles Hill, Moor Lane, Billington BB7 9JH	WR			Awaiting Decision
3/2022/0086 R	14/10/2022	Land off Church Lane, Great Mitton, BB7 9PL	WR			Appeal Dismissed 18/01/2023
3/2022/0161 R	30/11/2022	Pendle View Fisheries A59, Barrow BB7 9DH	WR			Appeal Allowed 19/01/2023
3/2022/0142 R	26/10/2022	Abbotts Quarry Abbott Brow Mellor BB2 7HU	WR			Appeal Dismissed 31/01/2023
3/2022/0543 R	29/09/2022	21 Whalley Road Wilpshire BB1 9LQ	HH			Appeal Allowed 03/01/2023
3/2022/0044 R	05/10/2022	The Barn by the River, Kenyon Lane, Dinckley BB6 8AN	HH			Awaiting Decision
3/2021/1104 R	09/12/2022	Bradleys Farm, Four Acre Lane, Thornley PR3 2TD	WR			Awaiting Decision
3/2022/0012 R	16/12/2023	Cuckoo Hall, Higher Road, Longridge PR3 2YX	WR			Awaiting Decision

3/2022/0263 R (planning permission)	Awaiting start date from PINS	Crow Hill Cottage, West Lane, Worston BB7 1QA	HH (to be confirmed by PINS)			
3/2022/0491 R (listed building consent)	Awaiting start date from PINS	Crow Hill Cottage, West Lane, Worston BB7 1QA	WR (to be confirmed by PINS)			
3/2022/0141 R	31/01/2023	Land adj Black Horse Inn, Pimlico Road, Clitheroe BB7 4PZ	WR			Statement due 07/03/2023
3/2022/0809 R	28/11/2022	Castlebank, Straits Lane, Read BB12 7PE	HH			Appeal Dismissed 23/01/2023
3/2022/1008 R	Awaiting start date from PINS	Land adj Higher Hodder Bridge	Inquiry (to be confirmed by PINS)			
3/2022/0495 R	28/11/2022	Deer Barn, Knowles Brow, Stonyhurst BB7 9QX	HH			Awaiting Decision
3/2022/0589 R	Awaiting start date from PINS	Bank House, 1 Ribble Lane, Chatburn BB7 4AG	HH (to be confirmed by PINS)			
3/2022/0667 R	19/01/2023	2 Bushburn Drive, Langho BB6 8EZ	WR			Statement due 23/02/2023
3/2022/0833 R	Awaiting start date from PINS	22 Woone Lane, Clitheroe BB7 1BG	WR (to be confirmed by PINS)			
3/2022/0742 R	Awaiting start date from PINS	7 Accrington Road, Whalley BB7 9TD	Hearing (to be confirmed by PINS)			
3/2022/0619 R	Awaiting start date from PINS	Water Tank and Valve House off Vicarage Lane, Wilpshire BB1 9HY	WR (to be confirmed by PINS)			
3/2022/0873 R	Awaiting start date from PINS	9 Birtwistle Terrace, Whalley Road, Langho BB6 8BT	WR (to be confirmed by PINS)			
3/2022/0440 R	Awaiting start date from PINS	1 Park Road, Gisburn BB7 4HT	Hearing (to be confirmed by PINS)	Yes – costs app received		
3/2022/0822 R	Awaiting start date from PINS	Dog and Partridge Hotel, 1-3 Wellgate, Clitheroe BB7 2DS	WR (to be confirmed by PINS)			
3/2022/0823 R	Awaiting start date from PINS	Dog and Partridge Hotel, 1-3 Wellgate, Clitheroe BB7 2DS	WR (to be confirmed by PINS)			
3/2022/0824 R	Awaiting start date from PINS	Dog and Partridge Hotel, 1-3 Wellgate, Clitheroe BB7 2DS	WR (to be confirmed by PINS)			

3/2022/0380 R	Awaiting start date from PINS	Land S of B6478 adjoining Marl Barn	WR (to be confirmed by PINS)	Yes – costs app received		
3/2022/0917 R	Awaiting start date from PINS	2 Northacre Drive, Barrow BB7 9XT	HH (to be confirmed by PINS)	Yes – costs app received		
3/2022/0970 R	Awaiting start date from PINS	Swallows Barn, Whalley Old Road, Billington BB7 9JE	HH (to be confirmed by PINS)			
3/2022/0829 R	30/01/2023	Mount Pleasant Ribchester Road Hothersall PR3 3XA	WR			Statement due 06/03/2023

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Minutes of Local Plan working group

Meeting Date: Thursday, 8 December 2022, starting at 2.30 pm
Present: Councillor A Brown (Chair)

Councillors:

J Clark
L Edge

S O'Rourke
J Rogerson

In attendance: Director of Economic Development and Planning, Head of Regeneration and Housing and Planning Policy Assistant

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor R Sherras.

2 DECLARATIONS OF INTEREST

Cllr Edge declared that she owned a business site on Longsight Road, Clayton-le-Dale.

3 MINUTES OF LAST MEETING

The minutes of the meeting held on 9 November 2022 were approved as a correct record.

4 HOUSING SITE ALLOCATIONS

Colin had re-worked the figures and advised that no further site allocations need to be made and there is not a need to identify any reserve ones either. The indication is that there is no imminent change to be made to the standard methodology, so it should be expected that this will be challenged from housebuilders.

There are still sites in the allocated figures that are not accounted for. Mark W is working on the strategic position statement and Colin sees no problem with identifying sites in the future and they are already known. The council would be able to demonstrate it can meet its supply.

Allowing growth in the villages can be done by using the national exceptions policy that already exists that allows for small scale affordable housing in sustainable locations. A local policy was proposed.

5 TOWN CENTRES

The 3 main service centres have defined areas. In Clitheroe's defined area there is an old Article 4 Direction restricting use classes. This needs updating to reflect the changes to the use class order but retain some element of control.

6 EMPLOYMENT LAND

Litchfields recommended allocating between 10.5 and 14.5 hectares – modest growth will be adopted. Colin has reviewed the information and found 2.5 hectares that don't feature in their figures which reduces the residual to 8 hectares of land.

Colin suggested 3 sites as new allocations from the 'call for sites' exercise

- Extension to business park at Mitton Road, Whalley – 2.5 hectares
- Land at Salthill, Up Brooks, Clitheroe – 6+ hectares
- Land at Pendle Road, Clitheroe – 0.6 hectares

Smaller sites reflect the needs of the Borough and the sites above equal 12% surplus on the lower end of the Litchfield figures.

Additional land in Longridge is not required given commitments.

The suggested 3 sites will have to go through an appraisal process. The discounted sites were generally too big or too remote when looking at the proposed strategy.

The mixed site at Langho previously discussed was not included. It was unlikely that the employment land element would be viable without the housing. Colin would raise this with the developers. As there was no housing requirement to be addressed in the plan it was challenging to include the site with housing although the park and ride element was seen as a benefit.

7

DRAFT PLAN POLICIES

These are still being worked through.

Nicola informed the group that Colin was retiring at Christmas and that for an interim period a consultant would be employed 3 days a week until a replacement started.

ACTION: a report would be prepared for Planning and Development committee on 12 January 2023 to move the plan forward to Regulation 19 before the purdah period for the local elections the details of which were to be discussed.

The meeting closed at 3.45 pm

If you have any queries on these minutes please contact the committee clerk, .

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Minutes of Local Plan working group

Meeting Date: Wednesday, 11 January 2023, starting at 2.30 pm
Present: Councillor A Brown (Chair)

Councillors:

J Clark
L Edge

R Sherras

In attendance: Director of Economic Development and Planning and Planning Policy Assistant

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S O'Rourke and M French

2 LOCAL PLAN UPDATE

Alan Houghton is an Independent Planning Consultant who has been commissioned to assist with the preparation of the new Local Plan. It was noted that a draft Local Plan needs to be prepared positively alongside an accompanying evidence base and this is a significant piece of work. He issued the Local Plan Progress Schedule in the meeting and advised that there are numerous areas where further action is needed which includes the production of evidence base documents such as the Strategic Housing and Employment Land Availability Assessment, a Gypsy and Traveller Accommodation Assessment, Flood Risk Assessments and the procurement of GIS services. The current January deadline for commencing the Regulation 19 consultation was therefore not considered to be a credible target and needs to be more realistic.

3 LOCAL PLAN - PROGRAMME

Alan had prepared an updated Local Plan Document Programme which was issued in the meeting. This gives a timeline for the work that runs through to April 2024. This programme looks to achieve Regulation 22 submission by January 2024 and, whilst considered to be cautious, is deliverable. It ensures that each area of work is sound and will lead to a sound Local Plan. This will also give further opportunities for the Council to take more time to look into realising the opportunities of delivering a new Local Plan such as the integration of town centre, Section 106 and Leisure strategies.

4 LOCAL PLAN - EVIDENCE BASE UPDATE

The Planning Officer outlined that various items on the Local Plan Document Programme are now being progressed e.g. quotes are being obtained and tenders being sought for those commissions which have been accounted for within the overall Local Plan budget. Some items may have stalled previously due to the timescales being imposed, and with a revised timescale, it is hoped that the outcomes of procurement are more successful.

Nicola advised that work is also being done in-house and the Local Plan Document Programme identifies specific officers who will lead on specific areas of the plan's production. It was acknowledged that Colin Hirst's replacement is an experienced Planning Policy Officer and may be able to offer further assistance in terms of writing the Local Plan in due course. This may allow for the new timetable to be brought forward, however, resources will be kept under review and an updated LDS will be published upon the new Head of Strategic Planning and Housing being in post.

5 REGULATION 18 REPORT TO PLANNING AND DEVELOPMENT COMMITTEE IN FEBRUARY 2023

The assistant planning policy officer noted that a report had been prepared in response to the regulation 18 consultation that took place in spring 2022. The officer outlined that the report summarises the nature of the responses given during the consultation period and that the report shall act as a guiding document for the ongoing preparation of the local plan. By summarising the consultation responses into a singular report, the views given by respondents can be gathered to give an overall view of the types of issues raised by a number of respondents.

6 NPPF CONSULTATION

Nicola advised that DHLUC published a consultation on proposed changes to the National Planning Policy Framework (NPPF) ON 22nd December which runs until March. The changes are relatively minor at this stage and support the continued use of the standardised method of calculating housing need. A report on the proposed changes will be brought to Planning and Development Committee on 16th February. Further changes at a national level are expected later this year.

ACTION:

- To progress on the basis of the new timetable.
- To prepare update reports for information to the Planning and Development Committee on 16 February 2023 With an update report prepared for each P&D Committee thereafter

The meeting closed at 3.30 pm

If you have any queries on these minutes please contact the committee clerk, Jenny Martin 01200 413214 .