

Minutes of Planning and Development

Meeting Date: Thursday, 28 November 2024, starting at 6.30 pm
Present: Councillor S Bibby (Chair)

Councillors:

T Austin	K Horkin
I Brown	M Peplow
S Brunskill	S O'Rourke
M French	K Spencer
M Hindle	N Stubbs
S Hore	

In attendance: Director of Economic Development and Planning, Head of Development Management and Building Control and Head of Legal and Democratic Services

453 APOLOGIES FOR ABSENCE

Apologies for absence for the meeting were received from Councillors G Hibbert, L Jameson and J Rogerson.

454 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 17 October 2024 were approved as a correct record and signed by the Chairman.

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

Whilst there were no declarations of disclosable pecuniary, other registrable or non-registrable interests, Councillor K Spencer confirmed that he had contacted Council planning officers to obtain more facts in relation to one of the planning applications on the agenda.

456 PUBLIC PARTICIPATION

There was no public participation.

457 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

(i) 3/2024/0465 - Barnacre Road Primary School Barnacre Road Longridge PR3 2PD

RESOLVED THAT COMMITTEE:

That planning permission be APPROVED subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location Plan (1:1250)
Site Plan (dwg no. 10638-P-01 Rev 00)
Fencing Elevation (dwg no. S910638-P-04)
Gate Elevation (dwg no. S910638-P-03)

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 hereby approved as indicated within the application form and on drawing(s) 'Fencing Elevation' (dwg no. S910638-P-04) and 'Gate Elevation' (dwg no. S910638-P-03) shall be implemented as indicated.

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

4. All tree works/ tree protection shall be carried out in strict accordance with the submitted Arboricultural Impact Assessment (Report No. 2026_AIA.01), Arboricultural Method Statement (Report No. 2026_AMS.01), Tree Protection Plan (dwg no. 2026_AIA.TPP.01) and British Standard BS 5837:2012.

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.

5. During the construction phase of the boundary fencing/gates hereby permitted there shall be no deliveries to site or removal of existing materials from site before 9:30am and between 3:00pm and 4:00pm Monday to Friday during school term time.

REASON: In the interest of protecting residential amenity and to ensure the safe operation of the Highway for the duration of the construction phase of the development.

(ii) 3/2023/0706 - Higher College Farm Lower Road Longridge PR3 2YY

Mr P Walton spoke in support of the application.

RESOLVED THAT COMMITTEE:

Minded to REFUSE planning permission on the grounds of:-

- the industrial style of development is inappropriate for the site and fails to respect the character of the landscape and surrounding open countryside, in conflict with policy DMG2 of the Ribble Valley Core Strategy.

To be brought back to a future committee with draft refusal reason(s) based on the above.

(iii) 3/2022/1158 - Land South of Accrington Road Whalley

Members noted the late item report.

Mr G Love spoke in support of the application.

RESOLVED THAT COMMITTEE:

Minded to REFUSE planning permission on the grounds of:-

- failure to provide any affordable housing in conflict with Key Statement H3 and Policy DMH1 of the Ribble Valley Core Strategy

- Insufficient information submitted in respect of failure to undertake an assessment of nearby junctions to demonstrate that the development would have an acceptable impact on highway and pedestrian safety, in conflict with Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy. This needs to reflect the increase in vehicle movements, parking on Accrington Road and number of accidents reported that have occurred since the previous planning permission on the site.

To be brought back to a future committee with draft refusal reason(s) based on the above.

(iv) 3/2023/0540 - Chapel Hill Longridge PR3 2YB

RESOLVED THAT COMMITTEE:

Defer and Delegate to the Director of Economic Development and Planning for approval following the satisfactory completion of a Legal agreement and subject to the following conditions:-

1. This permission shall be implemented in accordance with the proposal as detailed on drawings:

(Plans submitted for 3/2023/0540 Section 73 application)

Original Location Plan 6208 CN-00-706 Revision X
Master Site Plan 6208 CN-00-001 Revision R Dated 18.06.24
Tracking Plan GK3409-C-010 Revision C

(Plans submitted for 3/2011/1071 original application)

0010 Site sections

0011 Street Scenes

0016 Details of alterations to existing walls & demolition of existing outbuildings within Conservation Area

HT-P-01 Rev A Proposed plans and elevations Plot 1

HT-P-02 Rev A Proposed plans and elevations Plot 2

HT-P-03 Rev A Proposed plans and elevations Plot 3

HT-P-04 Rev A Proposed elevations Plots 4 & 5

HT-P-05 Rev A Proposed plans Plots 4 & 5

HT-P-06 Rev A Proposed plans and elevations Plot 6

HT-P-07 Rev A Proposed elevations Plots 7 & 8

HT-P-08 Rev A Proposed plans Plots 7 & 8

HT-P-09 Rev A Proposed elevations Plots 9 & 10
HT-P-10 Rev A Proposed plans Plots 9 & 10
HT-P-11 Rev A Proposed elevations Plots 11 & 12
HT-P-12 Rev A Proposed plans Plot 11 & 12
HT-P-13 Rev A Proposed plans and elevations Plots 13-16
HT-P-17 Rev A Proposed elevations Plots 17-19
HT-P-18 Rev A Proposed plans Plots 17-19
HT-P-20 Rev A Proposed plans and elevations Plots 20 & 21
HT-P-21 Rev A Proposed plans Plots 20 & 21
HT-P-22 Rev A Proposed plans and elevations Plots 22 & 23
HT-P-23 Rev A Proposed plans Plots 22 & 23
HT-P-24 Rev A Proposed plans and elevations Plot 24
HT-P-25 Rev A Proposed elevations Plots 25-26
HT-P-26 Rev A Proposed plans Plots 25-26
HT-P-27 Rev A Proposed elevations Plots 27-30
HT-P-28 Rev A Proposed plans Plots 27-30
HT-P-31 Rev A Proposed elevations Plots 31-34
HT-P-32 Rev A Proposed plans Plots 31-34
HT-P-35 Rev A Proposed elevations Plots 35-37
HT-P-36 Rev A Proposed plans Plots 35-37
HT-P-38 Rev A Proposed elevations Plots 38-41
HT-P-39 Rev A Proposed plans Plots 38-41
HT-P-42 Rev A Proposed elevations Plots 42-46
HT-P-43 Rev A Proposed plans Plots 42-46
HT-P-47 Rev A Proposed plans and elevations Plot 47
HT-P-48-01 Rev A Proposed elevations Plot 48
HT-P-48-02 Rev A Proposed plans Plot 48
HT-P-49-01 Rev A Proposed elevations Plot 49
HT-P-49-02 Rev A Proposed plans Plot 49
HT-P-50 Rev A Proposed plans and elevations Plot 50
HT-P-51 Rev A Proposed elevations Plots 51-53
HT-P-52 Rev A Proposed plans Plot 51-53
HT-P-54 Rev A Proposed plans and elevations Plot 54
HT-G01 Rev A Proposed plans and elevations Two bay garage
HT-G02 Rev A Proposed plans and elevations Three bay garage

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

2. In respect of the new build dwellings, all walling and roofing materials and window and door surrounds shall be constructed as follows (details submitted and agreed in application 3/2017/0981):

- Walling stones and surrounds: 5 Quintannar Sandstone, originating from Pinacas SI (Spain). Samples inspected on site July 2017.
- Reconstituted stone for window cills
- K-Rend 'Stone' render
- Wienerberger "Tuscan Red Multi" bricks:
- External bead casements as shown on photographs
- Roofing material: blue slate

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DME4 of the Core Strategy given the location of the property in a Conservation Area.

3. The new estate road and footpaths through the development shall be constructed with a tarmac finish as shown on the approved master site plan

(Revision R), save for the new footpaths through the open space, which shall be constructed in self-bonding gravel, as detailed on the approved site layout plan (Master Site Plan 6208 CN-00-001 Revision R).

The new estate road shall be illuminated in accordance with the street light locations indicated on the approved site layout plan (Master Site Plan 6208 CN-00-001 Revision R together with the details shown on LUXplan, prepared by Kingfisher Lighting (drawing ref: 30466) (details submitted and agreed in application 3/2017/0981). In addition dusk till dawn lights at the front doors of Plots 10-16 shall be installed, as confirmed by email from D2 Architects on 30/09/24.

The streetscape works including all footpaths within the site shall be completed in accordance with the timescales contained within approved documents titled 'Programme for the road works, streetlighting and hard landscaping at Alston Water' and 'Programme for the completion of Landscaping at Alston Water' produced by Monton Construction. The footpaths through the development shall be provided up to the site boundaries of Chapel Hill and Chapel Brow and shall be retained and made available for use at all times thereafter.

REASON: To ensure that the road and footpath surfaces are suitably designed and appropriately illuminated in the interests of the visual amenities of the area, highway safety and to encourage sustainable travel.

4. The highway within the estate shall be privately managed and maintained in accordance with the submitted Management Plan 11/10/24 produced by Complete Property Management Solutions Ltd.

REASON: To ensure that all highways and footways will be maintained to a sufficient standard by a site management company.

5. All buildings shall be roofed in natural blue slate unless alternative materials have first been agreed in writing with the Local Planning Authority.

REASON: In accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy ensuring a satisfactory standard of appearance given the location of the site within and adjoining a Conservation Area.

6. In respect of the new-build dwellings, all doors and windows shall be constructed in accordance with the following specifications (details submitted and agreed in application 3/2017/0981):

- Photographs of windows: 92mm flush casement from Heron Joinery
- Summary of door specifications including sills and method of opening
- Howarth Timber brochure including further door details
- Summary of window specifications including method of opening: Howarth Timber
- Casement windows
- Howarth Timber brochure including further window details

REASON: In order to safeguard the character and appearance of the Conservation Area in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

7. In respect of the barn conversion, all doors and windows shall be in timber, and detailed as indicated on Drawing Ref: 08-107/1200 Rev B and 08-107/1201 Rev B (submitted in application 3/2015/1009) which include reference to the proposed window and door frame colour, "RAL 7012 Basalt Grey", and retained as

such in perpetuity.

REASON: In order to safeguard the character and appearance of the Conservation Area in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

8. No new-build dwellings shall be first occupied until the following highway improvement works have been constructed and completed in accordance with the agreed scheme:-

- Highway improvement works to Chapel Hill at the site access as shown on drawing number CBO-0037-001 Rev A including a ghost island for turning traffic with running lanes and a turning lane of not less than 3 metres width. A pedestrian refuge island and associated dropped kerbs will be provided within the ghost island as indicated on the plan.
- The existing pedestrian footway along the southern side of Chapel Hill shall be replaced by a new 2 metre wide footway from the western edge of the development site to no. 53 Chapel Hill and at that point link into the footways within the development site.

REASON: In order that traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway works and in the interests of safety in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

9. The proposed access road shall be constructed to a minimum width of 5.5 metres with continuous 2 metre wide footway provision on both sides from Chapel Hill into the site for a minimum length of 10 metres.

REASON: To enable vehicles and pedestrians to enter and leave the site in a safe manner in the interests of highway safety in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

10. The new estate road/access between the site and Chapel Hill shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level and retained as such during the construction of the new-build dwellings until a time whereby the approved timescale for surface finishes agreed as part of condition 3 of this permission is triggered.

REASON: To ensure that satisfactory access is provided to the site in the interests of highway safety in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

11. The stone wall immediately to the west of no.53 Chapel Hill shall be taken down and relocated away from the carriageway edge as indicated on drawing number Drawing Ref: 08-107/6000 Rev C - Proposed Stone Wall Relocation Details and Drawing Ref: 08-107/6002 Rev I - Proposed Boundary Treatment Phase 1 (details submitted and agreed in application 3/2015/0576)

REASON: To improve forward visibility in the interests of highway safety in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

12. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the visibility splay hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be

the subject of this condition shall be that land in front of a line drawn from a point 4.5 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of Chapel Hill to points measured 70 metres to the west and 74 metres to the east along the nearer edge of the carriageway of Chapel Hill, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access in the interests of highway safety in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

13. The development shall be carried out in strict accordance with the mitigation and recommendations for enhancement as identified in Table 4 pg 26-29 of the Ecological Appraisal prepared by Bowland Ecology dated December 2011. The works shall be implemented in accordance with those details and completed in full prior to the substantial completion or first occupancy of the dwellings, whichever is sooner.

The proposed lighting scheme as referred to within those measures shall relate to the approved street light locations indicated on the approved site layout plan (Master Site Plan 6208 CN-00-001 Revision R together with the details shown on LUXplan, prepared by Kingfisher Lighting (drawing ref: 30466) (details submitted and agreed in application 3/2017/0981).

The proposed site management and maintenance plan as referred to within those measures shall relate to the approved Habitat Management and Maintenance Plan Dated November 2024 VS3 (produced by Mulberry TMC) which includes details of the timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings).

The development shall be carried out, maintained and retained thereafter in accordance with details contained in the approved site management and maintenance plan.

REASON: To safeguard, enhance and maintain biodiversity in accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

14. During the construction phase of the development all retained trees identified in the arboricultural impact assessment/tree survey/tree constraints plan dated December 2011 and shown as being retained on the approved site layout plan (6208 CN-00-001 Revision R) shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction], and in accordance with the approved Arboricultural Method Statement June 2015 (details submitted and agreed in application 3/2015/0576).

The root protection zones shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

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

arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order/ Conservation area/considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development in accordance with Policy DMG1 and Key Statement EN2 of the Ribble Valley Core Strategy.

15. The landscaping works shall be carried out in accordance with the approved landscaping scheme, including approved timescales, and shall thereafter be retained and maintained.

The approved landscaping scheme relates to the following documents and plans:-

- Soft Landscape (Key to General Layout Plans) M718/CHLP/LAND/01
- Soft Landscape General Layout Plan (1 of 3) M718/CHLP/LAND/02
- Soft Landscape General Layout Plan (2 of 3) M718/CHLP/LAND/03
- Soft Landscape General Layout Plan (3 of 3) M718/CHLP/LAND/04
- Planting Schedules M718/CHLP/LAND/05
- Outline Planting Schedules M718/CHLP/LAND/06
- Boundary Location and Detail Plan M718/CHLP/LAND/07B
- Programme for the Completion of Landscaping of Alston Water (Monton Construction)
- Landscape Phasing Plan 6208 CN-00-710 Rev X

In respect of the areas of public open space as indicated on the approved master site plan (Master Site Plan 6208 CN-00-001 Revision R) this shall be provided and available for use by the public in accordance with the approved timescales, and shall thereafter be kept open and available for use by the public.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 15 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

REASON: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology in the interests of the amenity of the area and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

16. The approved artificial bird/bat boxes as shown on the Ecological Updating Survey and Mitigation Report by Bowland Ecology dated June 2015 (details submitted and agreed in application 3/2015/0576 in respect of the barn conversion) and on the Habitat & Species Management Plan (including Appendices) prepared by Bowland Ecology dated 27th June 2017 (details submitted and agreed in application 3/2017/0981) shall be incorporated into those dwellings/buildings during the actual construction of those individual plots identified on the submitted plan before those dwelling plots are first occupied, unless otherwise agreed in writing by the Local Planning Authority. The approved habitat details shall be retained and maintained thereafter.

In the event that a bat license from Natural England is required for the barn conversion then confirmation that such license has been secured shall be submitted to and approved in writing by the Local Planning Authority along with details of any additional mitigation measures which may be required.

REASON: To ensure that there are no adverse effects on the favourable conservation status of a bird/bat population before and during the proposed development in the interests of biodiversity in accordance with Policy DME3 of the Ribble Valley Core Strategy.

17. The development shall be constructed and completed in accordance with the following approved drainage details:-

- Drawing No. 6208 CN-00-707 Rev D Dated 18.06.2024
- Drawing No GK3409-C-001 Rev B (in respect of the latter plan, the approved detail is in respect of the surface water leaving the site via culvert and outfalling to a nearby open watercourse in Chapel Brow).
- Drainage Management & Maintenance Plan GK3409 Date 03/06/24

No dwelling shall be occupied until the approved drainage scheme has been completed in accordance with the approved details. For the avoidance of doubt, no surface water shall connect into the combined public sewerage system, directly or indirectly, in accordance with flood risk assessment submitted by Leyden Kirby Associates Ref L007-002 - Final dated December 2011. The development shall be maintained and managed in accordance with the approved details.

REASON: To reduce the increased risk of flooding in accordance with Policy DME6 of the Ribble Valley Core Strategy.

18. The development shall be constructed in accordance with the approved Construction Phase Health and Safety Plan dated May 2017 (details submitted and agreed in application 3/2017/0981), with the approved mitigation measures remaining in place for the duration of the construction works on site.

In respect of the barn conversion, the development shall proceed in accordance with the approved Construction Method Statement dated 26.6.15 (details submitted and agreed in application 3/2015/0576).

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

19. The proposed 'drive under' type spaces shown to some of the dwelling types shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude their use for the parking of a private motor vehicle.

REASON: In the interests of amenity to facilitate adequate vehicle parking to serve the dwellings in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

20. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order amending, revoking or re-enacting that Order) any future extensions, external alterations to the dwelling formed as a result of the barn conversion (Plot 48) including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

21. In relation to Plot 48 notwithstanding the provisions of the Town and

Country Planning General Permitted Development Order 1995 (or any Order amending, revoking or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policy DMG1 of the Ribble Valley Core Strategy.

22. The development, including buildings, garden areas, streets, and open space areas, shall be constructed and completed in accordance with the approved ground, slab and finished floor levels as shown on the approved site plan (Master Site Plan 6208 CN-00-001 Revision R).

REASON: To ensure that the development has a satisfactory visual impact on the streetscene, a satisfactory impact on neighbouring residential amenity and has a minimum risk of flooding.

458

HARP

The Director of Economic Development and Planning submitted a report updating Committee on the Haweswater Aqueduct Resilience Programme (HARP).

It was noted that United Utilities have formally tendered for a contractor to undertake the work and hope to have a contract award in Spring 2025.

Members commented on the information session that had taken place prior to Committee with representatives from United Utilities. Concerns were raised that United Utilities may not appreciate the full impact that the programme will have on local businesses/residents and the importance of effective community liaison throughout was highlighted.

Councillor Horkin advocated for a full financial assessment to be undertaken and it was felt that this should be considered further at a future Economic Development Committee.

459

PLANNING APPLICATION STATISTICS REPORT

The Director of Economic Development and Planning submitted a report updating Committee on key information in relation to determination of planning applications.

It was noted that the Local Planning Authority met the Government performance targets for determining planning applications falling within the 'Major' 'Minor' and 'Other' categories. Whilst the appeals target was not met, overall performance on appeals did not present a cause for concern.

460

2023/2024 YEAR-END PERFORMANCE INFORMATION

The Chief Executive submitted a report informing Committee about the year-end report for 2023/2024 which details performance against the Council's local performance indicators.

- Analysis showed that of the 21 Planning Services key performance indicators (KPIs) that can be compared to target as follows:

- 14.3% (3) of the KPIs met target (green) and or are on track.
- 4.7% (1) of the KPIs is close to target (amber) where delivery is on track and is currently being managed.
- 81% (17) of the KPIs provide data only.

Analysis showed that of the 4 Building Control KPIs that can be compared to target:

- One KPI met target (green) and is on track.
- 75% (3) of the KPIs are close to target (amber) where delivery is on track and is currently being managed.

Further detailed information was provided in the report, the contents of which were noted.

461 APPEALS (IF ANY)

Members noted the contents of the Appeals report.

462 MINUTES OF WORKING GROUPS

There were no minutes form working groups.

463 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

464 EXCLUSION OF PRESS AND PUBLIC

There were no items under this heading.

The meeting closed at 8.01 pm

If you have any queries on these minutes please contact the committee clerk, Jenny Martin 01200 413214 jenny.martin@ribblevalley.gov.uk.