

Minutes of Planning and Development

Meeting Date: Thursday, 11 March 2021, starting at 6.30 pm
Present: Councillor A Brown (Chair)

Councillors:

T Austin	A Humpheys
I Brown	S Knox
B Buller	S O'Rourke
S Carefoot	J Rogerson
J Clark	R Sherras
L Edge	R Thompson
B Holden	

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

Also in attendance: Councillors G Mirfin

1026 APOLOGIES FOR ABSENCE

Apologies for absence for the meeting were received from Councillor M French.

1027 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 4 February 2021 were approved as a correct record and signed by the Chairman.

1028 DECLARATIONS OF PECUNIARY AND NON PECUNIARY INTERESTS

There were no declarations of pecuniary or non-pecuniary interest.

1029 PUBLIC PARTICIPATION

There was no public participation.

1030 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

1031 APPLICATION 3/2020/0745 THE ALE, 3 ABBEYCROFT, THE SANDS, WHALLEY

DEVELOPMENT DESCRIPTION:

INSERTION OF LAP VENTS IN BITUMINOUS SARKING. FRAME OUT RAFTERS WITH REMOVABLE TIMBER AND FIX WOOD FIBREBOARD. FIT PLASTERBOARD AND SKIM, FINISH WITH BREATHABLE PAINT AT **THE ALE, 3 ABBEYCROFT, THE SANDS, WHALLEY BB7 9TN**

The Head of Planning Services reported upon additional correspondence from the agent.

RESOLVED:

That Listed Building Consent be granted 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development shall be undertaken in accordance with the specifications in the Heritage Impact Statement submitted in January 2021.

REASON: The proposals have been subject to agreed amendments.

3. In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist. The results of the advice and any suggested mitigation shall be submitted to and approved in writing by the Local Planning Authority prior to works recommencing. The development thereafter shall be undertaken in accordance with any agreed mitigation.

REASON: To ensure that in the event that any bats are present there will be no adverse effects on the favourable conservation status of a bat population and bats will be protected from the damaging activities of development.

4. This consent relates to proposed works to the attic ceiling only.

REASON: For the avoidance of doubt as works requiring but not having received listed building consent have been implemented at this listed building.

(Mr P Duckworth spoke in favour of the above application. Cllr G Mirfin was given permission to speak on the above application)

1032

APPLICATION 3/2020/0876 BOWLAND HIGH SCHOOL, SAWLEY ROAD, GRINDLETON

DEVELOPMENT DESCRIPTION:

CREATION OF 3G ARTIFICIAL TURF PITCH INCLUDING 3.0M HIGH PERIMETER FENCE, FORMATION OF LANDSCAPED MOUNDS/HEDGE SCREENING, WILDFLOWER PLANTING AREAS, HEDGE RESTORATION SCHEME, MACADAM HARDSTANDING AREA, TIMBER MAINTENANCE STORE, LONG/TRIPLE JUMP PRACTICE FACILITY AND MACADAM ACCESS PATHWAY (RESUBMISSION OF APPLICATION 3/2020/0467) AT BOWLAND COUNTY HIGH SCHOOL, SAWLEY ROAD, GRINDLETON, BB7 4QS

RESOLVED:

That permission be granted 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:

SSL2277 01 Site Location Rev 02
SSL2277 02 Proposed Site Plan Rev 01
SSL2277 04 Proposed Elevations Rev 00
SSL2277 07 Existing Site Plan Rev 00
SSL2277 08 Cross Sections Rev 01
SSL2277 09 Cross Sections 2 Rev 01
SSL2277 10 Proposed Landscaping Plan Rev 02
SSL2277 11 Proposed Construction Access Rev 02

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and to clarify which plans are relevant to the consent.

3. The fencing and ground surfacing materials, detailed on the approved plans, shall be used and no others substituted. All fencing and ground surfacing materials shall thereafter be retained in accordance with the approved details at all times.

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

4. Prior to the commencement of the development details of the native tree planting shown on approved plan SSL2277 10 shall have been submitted to and approved in writing by the Local Planning Authority. The details shall indicate the types and numbers of trees and shrubs to be planted, and their distribution on site.

REASON: To maintain and enhance the appearance of the locality

5. All planting, seeding or turfing comprised in the approved details of landscaping, including the native tree planting referred to in condition 04, shall be carried out in accordance with the approved details in the first planting and seeding seasons following the completion of the development.

REASON: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and in the interest of the appearance of the locality.

6. 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 a landscape management plan, including management responsibilities and maintenance schedules for all landscape areas has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall also indicate that the landscaping proposals shall be maintained for a period of not less than 25 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.

The landscape management of the site shall thereafter be carried out in strict accordance with the approved details.

REASON: In order to ensure that the landscaping hereby approved is adequately and appropriately managed.

7. The development shall be undertaken in strict accordance with the recommendations contained in section 5 of the submitted Ecological Report by Bowland Ecology (dated September 2020).

REASON: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development.

8. No external lighting shall be installed at any part of the development unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of general amenities of the locality and the amenities of nearby residents.

9. During the period of construction no building or engineering operations within the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

REASON: In order to protect the amenities of existing residents.

10. Notwithstanding the submitted details, prior to first use of the development hereby approved a Noise Management Plan shall have been submitted to, and agreed in writing by, the Local Planning Authority. For the avoidance of doubt the submitted document shall provide details of noise monitoring procedure, procedure for addressing any complaints received, and details of mitigation methods (if required). The approved plan shall thereafter be adhered to during the use of the facility hereby approved and any mitigation measures undertaken prior to the first use of the development hereby approved. (for further guidance please refer to informatives)

REASON: To ensure the satisfactory management of the site in the interests of general amenity of the area and to safeguard where appropriate neighbouring residential amenity.

11. The AGP (and associated facilities) hereby permitted shall only be used between 09.00 and 21.00 on Mondays to Fridays, between 09.00 and 16.00 on Saturdays and between 09.00 and 16.00 on Sundays and Bank Holidays.

During school term time, community use of the AGP shall be restricted to between 16.30 and 21.00 on Mondays to Fridays, between 09.00 and 16.00 on Saturdays and between 09.00 and 16.00 on Sundays and Bank Holidays.

REASON: In the interests of the amenity of the area and adjoining and nearby residential properties and to ensure adequate parking is available within the site.

12. No development shall take place (including investigation work, demolition, siting of site compound/welfare facilities) until a survey of the condition of the adopted highway (Sawley Road) has been submitted to and approved in writing by the Local Planning Authority. The survey must consist of:

- a) A plan to a scale of 1:1000 showing the location of all defects identified;
- b) A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the

assessed area and a record of the date, time and weather conditions at the time of the survey.

No building or use hereby permitted shall be occupied or the use commenced until any damage to the adopted highway has been made good to the satisfaction of the Highway Authority.

REASON: To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.

13. During the period of construction deliveries to the approved development shall only be accepted between the hours of 9.30am and 2.30pm Monday – Friday, to avoid peak traffic on the surrounding highway network.

REASON: In the interest of highway safety and consideration to the school traffic.

14. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (Ref No. R-FRA-9148M-01-B, Revision B, Dated May 2020). No surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details.

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.

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

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

16. The development hereby approved shall be completed in strict accordance with the details shown on approved plan SSL2277 11 (Rev 2). Upon completion of the approved development the temporary access road and site compound shall be removed and the land shall be reinstated to its original condition.

REASON: In the interests of the amenity of the area

17. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees within influencing distance of the temporary site access shall be protected in accordance with British Standard BS 5837:2012.

REASON: To safeguard the trees to be retained.

Additional Informative

The applicant is advised that in relation to the requirements of Condition 10 The Noise Management Plan shall amongst other things include details of parking arrangements and management of the use of the pitch by non-school users including compliance of hours of use.

(Mrs L Fielden spoke in favour of the above application. Mr Birkett outlined the views of the objector, Mr Stuart as he could not be heard on zoom)

CHANGE OF USE OF TAKEAWAY TO BEAUTY SALON INCLUDING REMOVAL OF INTERNAL ACCESS FROM ADJACENT RESIDENTIAL PROPERTY TO PROVIDE SELF-CONTAINED UNIT AT 1-2 JUBILEE TERRACE, WHALLEY ROAD, LANGHO, BB6 8DA

RESOLVED:

That permission be granted 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:

Site Location Plan GRO/01 Dwg 00
Existing Plans and Elevations GRO/01 Dwg 01
Proposed Plans and Elevations GRO/01 Dwg 01A (amended 03.02.2021)
Existing Site Plan GRO/01 Dwg 03
Proposed Site Plan GRO/01 Dwg 04A (amended 03.02.2021)

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and to clarify which plans are relevant to the consent.

3. The window in the first floor of the side (north-east) elevation of the application building shall be fitted with obscure glass and any part of the window(s) that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the local planning authority. The window shall be retained as such in perpetuity.

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

4. All new external work and finishes shall match those of the existing building in respect of materials used, detailed execution and finished appearance.

REASON: To ensure that the materials to be used are appropriate to the locality.

5. The use hereby permitted shall only operate between 08.30 and 20.00 on Mondays to Fridays, between 08.30 and 20.00 on Saturdays and between 08.30 and 13.00 on Sundays or Bank Holidays.

REASON: In the interests of the amenity of the area and adjoining and nearby residential properties.

6. The existing garage shall be kept freely available for the parking of cars.

REASON: To ensure garaging is maintained and thereby avoid hazards caused by on-street parking.

7. The first floor of the garage building to the rear of the plot shall be used for storage only and for no other purpose.

REASON: To comply with the terms of the application and because any increase in the area of the beauty salon could lead to circumstances that would be detrimental to the amenities of nearby residents or highway safety.

8. All refuse bins shall be kept within the confines of the site, except on the appropriate collection day.

REASON: To minimise the impact on pedestrian movements on the footway.

(Mr J Grogan spoke in favour of the above application)

1034

APPLICATION 3/2020/0601 LAND AT HIGHMOOR FARM, CLITHEROE

OUTLINE PLANNING APPLICATION FOR THE CONSTRUCTION OF UP TO 125 DWELLINGS WITH PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEM AND VEHICULAR ACCESS POINT FROM HIGHMOOR PARK (ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS) AT LAND AT HIGHMOOR FARM CLITHEROE BB7 1PN

RESOLVED:

That the application be deferred and delegated to the Director of Economic Development and Planning for approval subject to the satisfactory completion of a Legal Agreement, within 3 months from the date of the meeting or delegated to the Director of Economic Development and Planning in conjunction with the Chair and Vice Chair of Planning & Development committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions

Time limit, plans and details

1. An application for approval of the reserved matters (namely the appearance, layout, scale and landscaping of the site) must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.

REASON: This condition is required to be imposed by the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The outline planning permission hereby approved relates to the erection of up to 125 residential units and shall be carried out in accordance with the following plans and documents:

Location Plan dated 23/07/2020

REASON: In the interests of the appropriate development of the site, to prevent intensification in the development of the site and in the interests of the visual amenities of the area.

3. Notwithstanding the submitted details, the height of any of the dwellings proposed in any subsequent reserved matters application(s) shall not exceed two storeys in height.

REASON: In the interests of the visual amenities and character of the area and to ensure that the proposed development remains compatible with the landscape character of the area and responds appropriately to the topography of the site so as to minimise undue visual impact.

4. The details in respect of the submission of any reserved matters shall be generally in accordance with the design principles and parameters as set out in the following approved documentation:

Masterplan Rev C (dated February 2021)
Design and Access Statement (June 2020 (Revised September 2020))

REASON: To ensure the development accords with the agreed general principles in relation to design, green infrastructure and pedestrian, cycle and vehicular movement within the site.

5. The reserved matters application(s) shall include details of all proposed boundary treatments/fencing/walling, refuse collection points and existing and proposed land levels, including proposed slab levels.

For the avoidance of doubt the submitted information shall include existing and proposed sections through the site including details of the height, scale and location of proposed housing in relation to adjacent existing development/built form (where applicable). The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

6. The reserved matters application(s) shall include full details of the proposed play area and a Play Space Management Plan including long term design objectives, timing of works, management responsibilities and maintenance schedules for the play area.

For the avoidance of doubt the Play Space Management Plan shall also provide precise details of all play equipment and its maintenance and indicate a timescale when the play area shall be provided and made available for use. The development shall be carried out in strict accordance with the approved details and the play area managed in accordance with the timings and methodology contained within the approved Management Plan.

REASON: To ensure that the application includes adequate areas on-site public open space provision.

Landscape, Ecology and trees

7. The submission of the reserved matters shall include an Arboricultural Impact Assessment and Tree Constraints Plan in respect of the existing trees situated within influencing distance of the development site and shall include details of all root protection measures to be undertaken during the construction process. The development shall be carried out in strict accordance with the approved details and the specified tree protection measures shall remain in place throughout the construction phase of the development.

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

8. The reserved matters application(s) shall include full details of proposed mitigation measures detailed/recommended within Section 7 of the submitted Ecological Appraisal (Ref 4851, report version 4).

This shall include information to establish the value of the Category 1 trees identified in the Ecological Appraisal in relation to their potential use by bats. The trees shall be subjected to a detailed climbing investigation by a qualified and licensed ecologist and the results of the investigation shall be submitted to the local planning authority.

The development shall thereafter be carried out in accordance with the approved details and recommendations.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development.

9. The reserved matters application(s) shall include details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use and retained thereafter.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development.

10. The reserved matters application(s) shall include details of a scheme for any external building or ground mounted lighting/illumination. 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 lighting schemes(s) shall be implemented in accordance with the approved details and retained.

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.

Highways

11. Any application for the approval of reserved matters shall include details of the provision of domestic external or internal (within garages) sockets for the charging of electric/hybrid vehicles on no less than 30% of the dwellings. Development shall be carried out in strict accordance with the approved details and the agreed charging points shall be installed and be made available for use prior to first occupation of the dwelling(s) upon which they are to be located/are intended to serve.

REASON: To ensure that the development provides adequate and appropriate sustainable transport options and in the interest of lowering emissions resultant from vehicular movements associated with the development.

12. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority..

For the avoidance of doubt the submitted details shall also include the precise nature and design of all pedestrian/cycleway accesses into and out of the site including details of their interface with existing pedestrian/cycle routes or networks. The development shall be carried out in strict accordance with the approved details.

REASON: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site.

13. The proposed access from the site to Highmoor Park shall be constructed to a width of 7.3m with 2m footways on either side.

REASON: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users.

14. No dwelling hereby approved shall be occupied until the approved scheme for the construction of the site access referred to in Condition 12 has been constructed and completed in accordance with the approved details.

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

15. The new estate road/access between the site and Highmoor Park shall be constructed in accordance with Lancashire County Council's Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

16. Prior to the commencement of any development, details of the programming of the offsite highway works, including details of any associated financial contribution(s) and works required for improvements at the junction of Waterloo Road and Shawbridge Street, shall have been submitted to and agreed in writing by the Local Planning Authority. The off-site highway works shall be undertaken in accordance with the agreed program.

REASON: In order that traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of completion of the highway works, in the interests of highway safety.

17. No dwelling shall be occupied until visibility splays 2.4 metres back from the centre line of the access and extending 43 metres on the nearside carriageway edge in both directions have been provided at the access as shown on the approved plans. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

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

18. Prior to the first use of the development hereby permitted, a detailed Travel Plan shall be submitted to, and approved in writing, by the Local Planning Authority. The Travel Plan shall be implemented within the timescale set out in the approved plan and will be audited and updated at intervals not greater than 18 months to ensure that the approved Plan is carried out.

Reason: To promote and provide access to sustainable transport options.

19. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the Local Planning Authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number;
- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials;
- Arrangements for turning of vehicles within the site;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;
- Delivery, demolition and construction working hours;
- Contact details for the site manager.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

20. During the period of construction deliveries to the site shall only be accepted between the hours of 9.30am and 2.30pm Monday – Friday, to avoid peak traffic on the surrounding highway network.

REASON: In the interest of highway safety and consideration to the school traffic.

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

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

22. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.

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

Drainage and flood risk

23. No development shall commence until final details of the design and implementation of an appropriate surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:

- a) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- b) A final surface water drainage layout plan; appropriately labelled to include all pipe/structure references, dimensions, design levels, finished floor levels and external ground levels (in AOD);
- c) A full set of flow calculations for the surface water drainage network. The calculations must show the full network design criteria, pipeline schedules and simulation outputs for the 1 in 1 year, 1 in 30 year and 1 in 100 year return period, plus an additional 40% allowance for climate change and a 10% allowance for urban creep. The calculations must demonstrate that surface water runoff will not exceed the existing pre-development greenfield runoff rates and volumes for the corresponding rainfall event;
- d) A final site plan showing all on-site surface water catchment areas, i.e. areas that will contribute to the proposed surface water drainage network;
- e) Confirmation of how surface water is to be managed within any non-drained areas of the site, i.e. gardens and public open space;
- f) A final site plan showing all overland flow routes and flood water exceedance routes, both on and off site;

- g) Details of any measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses; and
- h) Details of an appropriate management and maintenance plan for the surface water drainage network over the lifetime of the development.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that the proposed development can be adequately drained, to ensure that there is no flood risk on or off the site resulting from the proposed development, to ensure that water quality is not detrimentally impacted by the development proposal and to ensure that appropriate maintenance mechanisms are put in place for the lifetime of the development.

- 24. The application(s) for the approval of reserved matter(s) shall be accompanied by full details of the proposed surface water attenuation pond. For the avoidance of doubt the submitted information shall include proposed sections through the pond including relevant existing and proposed land levels and details of all associated landscaping and boundary treatments where applicable. The development shall be carried out in strict accordance with the approved details prior to the occupation of the first dwelling hereby approved.

REASON: To ensure a satisfactory form of development in the interests of visual and residential amenities and to ensure the Local planning Authority can make an accurate assessment of the details relating to matters of flood risk and sustainable drainage.

- 25. No development shall commence until details of how surface water and pollution prevention will be managed have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented and operational prior to the commencement of the construction of the dwelling houses.

REASON: To ensure that the construction of development does not pose an undue flood risk on site or elsewhere and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

- 26. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (Ref No.: 18522, Dated: Jan 2021) which was prepared by Topping Engineers. No surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details.

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.

- 27. Foul and surface water shall be drained on separate systems.

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

28. No ground levels within the 100-year return period plus 35% allowance for climate change extent of Shaw Brook (as identified by Flood Risk Assessment (Ref No.: 18522, Dated: Jan 2021) shall be raised.

REASON: To reduce the risk of flooding to the proposed development and its future users.

29. Prior to the occupation of the first dwelling house hereby approved a post-development 'Operation and Maintenance Plan and Verification Report', shall be submitted to and approved in writing by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme, and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of a final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.

REASON: To ensure that the proposed development has been adequately drained.

Notes:

Surface water drainage:

The surface water drainage proposals outlined within the applicant's flood risk assessment (ref: 18522, dated: August 2019) are only preliminary and may change following further detailed design and investigation. The applicant will therefore be expected to provide a final surface water drainage scheme for the site once all detailed design and investigation work has been completed. The final scheme will need to be submitted to and approved by the LPA prior to the commencement of any development, and must comply with the requirements of the National Planning Policy Framework and the non-statutory technical standards for sustainable drainage systems; March 2015. The strategy must also be accompanied by an appropriate management and maintenance plan that details how the surface water drainage network will be managed and maintained over the lifetime of the development. The LLFA is satisfied that these details can be secured through the inclusion of the above recommended planning condition.

For the avoidance of doubt, the LLFA is not able to assess or comment on the suitability of the proposed surface water runoff rates or volumes at this time. That is because the final surface water runoff rates and volumes are directly influenced by the amount of impermeable area within the proposed development site. An agreement on this can only be reached once the final site layout has been agreed with the LPA.

The applicant is reminded that the final surface water drainage scheme must comply with the drainage hierarchy established under planning practice guidance. Before a drainage connection to the watercourse can be agreed, the applicant will need to provide further evidence and justification to show why disposal via infiltration is not possible. This should include an assessment of the site conditions to confirm infiltrations rates.

Sustainable Drainage Systems:

The applicant is encouraged to maximise the use of sustainable drainage systems (SuDS) when designing the surface water drainage scheme for the development site. That is because sustainable drainage systems offer significant advantages over conventional piped drainage systems in reducing flood risk.

Sustainable drainage systems can attenuate the rate and quantity of surface water run-off from a site, and they can also absorb diffuse pollutants and promote groundwater recharge. Ponds, reed beds and seasonally flooded grasslands are also particularly attractive features within public open space. The wide variety of available sustainable drainage techniques means that virtually any development should be able to include a scheme based around these principles and provide multiple benefits, reducing costs and maintenance needs.

Some SuDS features, for example rainwater harvesting and permeable paving used on roads and driveways, must not be included as part of the hydrological calculations for the site. This is because occupants may change or remove these features in the future and this could have the potential to increase surface water runoff from the site. Where SuDS features such as rainwater harvesting and permeable paving are included in the hydrological calculations, the local planning authority would be advised to consider the removal of permitted development rights.

Land Drainage Consent:

The LLFA are the consenting body for works on Ordinary Watercourses. Under Section of Schedule 2 of the FWMA (2010) anyone who intends to carry out works which may obstruct or affect the flow of an ordinary watercourse needs written consent from Lancashire County Council.

It is important to note that Land Drainage Consent is a separate application process that lies outside the planning legislation. It should not be assumed therefore the grant of planning permission means that Land Drainage Consent will automatically be given. Parallel processing of Land Drainage Consent applications is advised, as any land drainage consenting issues could directly impact the suitability of the proposed site layout.

Land Drainage Consent applications can take up to eight weeks to process following receipt of all required information and payment (£50 per structure). Retrospective consent cannot be issued.

Construction Phase including enabling works:

It is critical that flood risk is appropriately managed during the construction phase(s) of the development. Compaction of the soil is likely to speed up the run-off rate whilst the site is cleared and the permanent drainage systems and/or attenuation systems are constructed and brought into use.

The developer should identify the flood risk associated with this phase of the development and provide details of how surface water will be managed during construction, including any mitigation. The LLFA is satisfied that these details can be secured through the inclusion of the above recommended planning condition.

Highway Drainage / Highway Adoption:

This response does not cover highway drainage, matters pertaining to highway adoption (s38 Highways Act 1980) and/or off-site highway works (s278 Highways Act

1980). Should the applicant intend to install any sustainable drainage systems under or within close proximity to a public road network (existing or proposed), then they would need to separately discuss the use and suitability of those systems with the local highway authority.

The applicant is also encouraged to discuss the suitability of any overland flow routes and/or flood water exceedance with the local highway authority should they have the potential to impact the public highway network and/or public highway drainage infrastructure (either existing or proposed).

1035 CAPITAL PROGRAMME 2021/22

The Director of Resources submitted a report for information of the schemes approved for inclusion in this committee's 2021/22 capital programme.

The capital programme for 2021/22 to 2024/25 was approved by Council on 2 March 2021. The overall capital programme for the four-year period totals £6,011,700 for all committees. For this committee it was £26,420 all of which related to the 2021/22 financial year for one scheme.

1036 REVENUE MONITORING 2020/21

The Director of Resources submitted a report for committee's information on the position for the period April 2020 to January 2021 of this year's revenue budget as far as this committee was concerned.

A comparison between actual expenditure and the original estimate was shown and the main variations highlighted. There was an underspend of £88,176, £83,236 after allowing for transfers to/from earmarked reserves.

1037 NATIONAL PLANNING FRAMEWORK AND NATIONAL MODEL DESIGN CODE CONSULTATION

The Director of Economic Development and Planning submitted a report for information on a recent Government consultation in relation to the proposed amendments on the National Planning Policy Framework and the draft National Model Design Code.

The closing date for the consultation is 27 March 2021 and the response was included in the report. Any additional comments from members could be notified to the Head of Regeneration and Housing to add a supplementary response or could be submitted separately via the consultation website.

The report outlined that essentially the proposed changes have two roles. Firstly, it provides an opportunity to draw together and update the Framework to reflect different elements of change that have come about through a number of other policy area changes and help remove any inconsistencies that exist; and secondly there are policy changes being introduced that would need to more strongly reflect design in the way that policy is both formulated and implemented by way of planning applications.

The implications of the proposed changes would need to be considered in terms of impact upon the operation of the planning services in due course.

1038

APPEALS

The Director of Economic Development and Planning submitted an update on appeals for members information.

3/2020/0590 – redevelopment of the existing dwelling incorporating annex accommodation at Leaside, Mire Ash Brow, Mellor, BB2 7EZ – appeal dismissed.

Application for costs – Leaside, Mire Ash Brow, Mellor, BB2 7EZ – refused.

3/2020/0329 – single storey building at the rear of the public house to create an additional guest bedroom at Three Millstones Inn, West Bradford – appeal dismissed.

3/2020/0617 – to extend an existing converted barn by way of a porch to the front elevation at Wythenstocks Barn, Back Lane, Grindleton, BB7 4RW – appeal dismissed.

1039

REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

1040

EXCLUSION OF PRESS AND PUBLIC

There were no items under this heading.

The meeting closed at 7.48 pm

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