

Minutes of Planning and Development

Meeting Date: Thursday, 27 May 2021, starting at 6.30 pm
Present: Councillor A Brown (Chair)

Councillors:

S Brunskill
B Buller
J Clark
L Edge
M French
B Holden

K Horkin
A Humpheys
S O'Rourke
J Rogerson
R Sherras

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

25 APOLOGIES FOR ABSENCE

Apologies for absence for the meeting were received from Councillors I Brown, S Carefoot and S Knox.

26 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 15 April 2021 were approved as a correct record and signed by the Chairman.

27 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS

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

28 PUBLIC PARTICIPATION

There was no public participation.

29 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

30 PLANNING APPLICATION 3/2020/1104 - RIMINGTON CARAVAN PARK

RESOLVED:

That the application 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 the original consent (3/2019/1011) dated the 31/07/2020.

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

Plan related

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 SK-RLP-001
Proposed Layout Plans SK-S-100A, SK-S-1.1A and SK-N-1.2A
Landscaping Planting Plan RTP 700 Rev 0 and RTP 701 Rev 0
Caravan Elevation Plan RTP 081 Rev 0
Proposed Conservatory site Plan SK-RLP-CH.103
Proposed Store Building site block plan SK-RLP-SB.101A
Proposed Conservatory Elevation Plan SK-RLP-CH.104
Proposed Store Building Elevation Plan SK-RLP-SB.100

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

Drainage

3. The sustainable drainage scheme shall be implemented in accordance with the WYG Drainage Technical Note (dated 21 September 2020) and drawings 500-01 Rev A02 and 500-02 Rev A02 as submitted and approved in the Discharge of Condition application 3/2020/0781.

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

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

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

Highways

5. 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 and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

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

6. Demolition or construction works shall not take place outside 08:00 hours to 17:00 hours Mondays to Saturday and not on Sundays or Bank Holidays.

REASON: To protect the amenities of the nearby residents.

7. The development shall be carried out in accordance with the Construction Method Statement dated 7 August 2020 as submitted and approved in the Discharge of Condition application 3/2020/0781.

REASON: To protect existing road users in the interest of highway safety.

8. Notwithstanding the access details shown on the submitted plans Sk-S-100A there shall be no vehicular access to and from the site on to Rimington Lane with the exception of emergency purposes or for construction traffic purposes previously agreed in accordance with the construction phasing plan submitted in compliance with Condition 7.

Within one month of the commencement of the development full details of a gate or other form of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved measure(s) shall be installed in accordance with the approved details prior to the first use of the caravans hereby approved

REASON: To protect existing road users in the interest of highway safety.

9. Within one month of the commencement of the development further details showing:

- how adequate intervisibility between vehicles and pedestrians using the PROW3-36FP4 will be secured
- full details of the surface materials of the crossing point
- details of the future management and maintenance of this part of the site shall be submitted to and approved in writing by the Local Planning Authority.

The development thereafter shall be completed in accordance with the approved details prior to the first use of the caravans hereby approved and the area of land maintained in accordance with the approved details thereafter.

REASON: To protect existing road users in the interest of highway safety.

10. Prior to the first use of the caravans hereby permitted, three bat boxes shall be installed in accordance with the details set out in the Envirotech letter and plans dated 10 August 2020 as submitted and approved in the Discharge of Condition application 3/2020/0781.

REASON: To encourage and promote biodiversity.

11. Within three months of commencement of development on site, a scheme/timetable of phasing for the approved landscaping areas shown on Landscaping Planting Plan RTP 700 Rev 0 and RTP 701 Rev 0 shall have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in strict accordance with the duly approved timings and phasings and the areas which are landscaped shall be retained as landscaped areas thereafter.

Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON: To ensure the proposed landscaped areas are provided on a phase by phase basis in the interest of visual amenity.

12. Each caravan hereby approved shall not be used as a unit of permanent accommodation and shall be solely used for holiday accommodation and not be used at any time as sole or principal residence by any occupant.

The owner shall maintain a register of all guests of each unit of accommodation hereby approved at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain:

- the name and address of the owner's permanent residence (where they pay Council tax and/ or are registered to vote and keep the majority of their possessions);
- the name and address (permanent residence) of main guest who made the booking together with dates of occupation.

For the avoidance of doubt permanence residence is where the owner/ guest pay Council tax and/or are registered to vote and keep the majority of their possessions.

REASON: The permission relates to the provision of holiday accommodation. The condition is necessary to define the scope of the permission hereby approved and to ensure that the development promotes sustainable tourism and contributes to the area's economy.

13.The extension to the facilities building, creation of new children's play area and storage building shall be constructed using the materials detailed in Steven Abbott Associates letter dated 18 August 2020 as submitted and approved in the Discharge of Condition application 3/2020/0781

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

14.The ground surfacing materials for the new children's play area and storage area shall be constructed using the materials detailed in Steven Abbott Associates letter dated 18 August 2020 as submitted and approved in the Discharge of Condition application 3/2020/0781

REASON: To ensure a satisfactory form of development in the interest of the visual amenity of the area.

15.Prior to the first use of the caravans hereby permitted a scheme showing dedicated electric vehicle charging points throughout the application site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the electric vehicle charging points shall be provided in accordance with the approved scheme prior to the first use of the caravans hereby permitted.

REASON: To promote options for sustainable modes of transport within the site.

Additional informative:

1. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpaths 4 and 5 are of particular relevance.

APPOINTMENT OF WORKING GROUPS 2021/22

The Chief Executive submitted a report outlining the working group under the remit of this committee and recommending that it be re-established for the 2021/22 municipal year.

RESOLVED THAT COMMITTEE:

Approve the continuance of the Local Development Plan working group with the following membership – Councillors A Brown, J Clark, R Sherras, L Edge, J Rogerson and M French.

CHIPPING PLAYGROUND SECTION 106 MONIES

The Director of Economic Development and Planning submitted a report seeking authority to release Section 106 contributions to Chipping Parish Council to facilitate improvement works at the playground in Chipping.

The Section 106 monies were secured when planning permission was granted to redevelop Kirk Mill, Chipping in the sum of £23,598.72 to provide an off-site play area within the vicinity of the development. The contribution was split into three trigger points on occupation of a certain number of dwellings. To date 21 dwellings had been occupied and £10,619.42 had been received by the Council.

The playground in Chipping is managed and maintained by Chipping Parish Council, is in the vicinity of the new development and needed updating. Detailed quotes had been received and approved and an order placed.

RESOLVED THAT COMMITTEE:

Authorise the payment of invoice(s) from Chipping Parish Council following the completion of play area improvements as set out in the report within 28 days of receipt, up to an amount of £10,619.42

HOUSING LAND EVIDENCE UPDATE

The Director of Economic Development and Planning submitted a report providing members with key information in relation to the updated Housing Land Availability Survey that had a base date of 30 March 2021; and to seek agreement to publish to undertake key stakeholder consultation in relation to this baseline survey.

Committee were reminded that the Council has a duty to ensure a five-year supply of deliverable housing land which should be identified at all points during any plan period. Current guidance emphasises that Local Authorities need to demonstrate that there is a reasonable prospect that housing sites are developable and deliverable within the next five years using robust and up to date evidence.

The Core Strategy was adopted in 2014 and was currently undergoing its five-year anniversary review. National Guidance dictates that the baseline for housing requirements should be based on the Government's standard methodology; the calculation for which is a baseline of 137 dwellings per annum. The relevant housing land supply set out in evidence is 14.2 years measured against the standard methodology. Monitored against the Core Strategy requirement for comparison the supply is 6.5 years which means the Council can demonstrate a 5-year supply of housing land and strategic housing requirements can be met.

However, it was reported that, one of the issues that had arisen was the availability of up-to-date evidence from landowners and developers to support the assumptions, so it was proposed that the document be published in draft form inviting comments from stakeholders on the evidence used and the assumptions made. The consultation period would be for four weeks to allow for comments after which it could be published in final form, subject to any technical amendments or adverse issues raised.

RESOLVED THAT COMMITTEE:

1. Note the information set out in the latest Housing Land Availability Study, endorse its publication and agree to publish the 5-year land supply statement for a period of four weeks stakeholder consultation;
2. Following the consultation period and subject to there being no issues that would warrant further consideration by members, in agreement with the Chair of this committee, that the document be published as the Council's baseline 5-year housing position; and
3. Authorise the Director of Economic Development and Planning to undertake such technical amendments as are deemed necessary.

34

VALIDATION CHECKLIST

The Director of Economic Development and Planning submitted a report for information on the 6-week consultation for the updated Validation Checklist pertaining to applications submitted to the Local Planning Authority.

The Council's Local List of validation requirements was not intended to be overly prescriptive and advised early pre-application discussions so that documents and plans and drawings would reflect the nature and scale of the development required to support the planning application could be identified.

Regard had been given to the two statutory tests set out in the Town and Country Planning Act 1990 in producing the final version of the Validation Checklist.

35

CAPITAL OUTTURN 2020/21

The Director of Resources submitted a report for information on the 2020/21 capital programme outturn for this committee.

Two capital schemes had been approved for this committee's revised capital programme totalling £61,870 in January 2021. Actual expenditure was £61,862 which was 99.99% of the revised estimate budget with both schemes being completed in-year.

36

REPRESENTATIVES ON OUTSIDE BODIES 2021/22

The Chief Executive submitted a report for information on the outside bodies that come under the remit of this committee and the membership on those bodies.

37

APPEALS (IF ANY)

i) 3/2020/0725 – Land at 4 The Green, Osbaldeston – the use for which a certificate of lawful use or development is sought is “garaging, domestic curtilage, garden and orchard” – appeal dismissed.

ii) 3/2020/0859 – 29 & 30 Blackburn Road, Ribchester – condition 4 in dispute “This permission shall relate to the development as one entity and the extension shall be completed in accordance with the plan before any part of its occupied for residential purposes” – appeal allowed with a new condition.

iii) 3/2020/0300 – Braeside, York Lane, Langho – demolition of existing garage and the creation of a new accessible single storey dwelling within residential curtilage of Braeside – appeal dismissed.

iv) 3/2020/0620 and 3/2020/0621 LBC – Alston Hall, Alston Lane, Longridge – rear single storey replacement conservatory – both appeals dismissed.

38 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

39 EXCLUSION OF PRESS AND PUBLIC

There were no items under this heading.

The meeting closed at 6.58 pm

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