Minutes of Planning and Development

Meeting Date: Thursday, 23 September 2021, starting at 6.30 pm
Present: Councillor A Brown (Chair)

Councillors:

I Brown	M French
S Brunskill	A Humpheys
B Buller	J Rogerson
S Carefoot	R Sherras
L Edge	

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

Not in attendance: Councillor K Horkin

319 APOLOGIES FOR ABSENCE

Apologies for absence for the meeting were received from Councillors J Clark, B Holden and S O'Rourke.

320 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 26 August 2021 were approved as a correct record and signed by the Chairman.

321 DECLARATIONS OF PECUNIARY AND NON PECUNIARY INTERESTS

Councillor A Brown declared an interest in Planning Application 3/2021/0595. Councillor L Edge declared an interest in Planning Application 3/2021/0598 and Councillor J Rogerson declared an interest in Agenda Item 6 – Longridge Loop.

322 PUBLIC PARTICIPATION

There was no public participation.

323 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

324 PLANNING APPLICATION 3/2021/0332 - CLITHEROE GOLF CLUB

RESOLVED:

That the application be minded to approve and deferred and delegated to the Director of Economic Development and Planning for appropriate conditions in relation to the fencing proposal.

(D Johnson spoke in favour of the above application. T Hayes spoke against the above application. Cllr Birtwhistle was given permission to speak on the above application)

325 PLANNING APPLICATION 3/2021/0440 - DUTTON MANOR MILL, CLITHEROE ROAD, RIBCHESTER

RESOLVED:

That the application be approved with 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 Reference JM-0207 LP
   Proposed Site Plan Reference JM-0207 LP 004 Rev E (received 19.08.2021)
   Proposed Ground Floor Plan Reference JM-0207 LP 005 Rev D (received 19.08.2021)
   Proposed First Floor Plan Reference JM-0207 LP 006 Rev C (received 19.08.2021)
   Proposed Elevation and Section Plan Reference JM-0207 LP 007 Rev E (received 19.08.2021)

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

3. Notwithstanding the submitted details, precise specifications or samples of walling, door/window surrounds, rainwater goods, roofing/ridge materials including surfacing materials, their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The development shall be completed in accordance with the approved details.

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

4. The landscaping proposals hereby approved shall be implemented in the first planting season following occupation or use of the development unless otherwise required by the reports above, whether in whole or part and shall be maintained thereafter for a period of not less than 10 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.

   REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality.

5. The working hours within the premises shall be restricted to the period from 0800 to 1800 Mondays to Friday and 0800 to 1300 on Saturdays. No work shall be undertaken on Sundays, Bank or Public Holidays.

   REASON: In order to protect the residential amenity of the occupiers of the adjacent properties from noise related activities.

6. No goods, plant or materials shall be deposited or stored on the site other than in the buildings shown on the approved plans.

   REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity and in the interests of the amenities of nearby residents.

7. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 1m 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.

8. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number JM-0207 004 Rev E. Thereafter the onsite parking provision shall be so maintained in perpetuity.

   REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019)

9. Prior to commencement of development a Construction Method Statement shall be submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

   1. The parking of vehicles of site operatives and visitors
   2. The loading and unloading of plant and materials
   3. The storage of plant and materials used in constructing the development
   4. The erection and maintenance of security hoarding
   5. Wheel washing facilities
   6. Measures to control the emission of dust and dirt during construction
   7. Measures to manage surface water and prevent pollution

   REASON: In the interests of the amenity of the area and highway safety.

10. No construction work, construction traffic or operation of any plant/machinery shall take place on the site during the course of the development hereby approved except between the hours of 0800 hours and 1800 hours Monday to Friday and 0900 and 1300. No construction work, construction traffic or operation of any plant/machinery shall take place on Sundays or Public Holidays. Furthermore, no deliveries or vehicles shall arrive on site outside these stipulated working works.

    REASON: To protect the residential amenity of the occupiers of the adjacent properties from noise disturbance.

(Z Moon spoke in favour of the above application)

Councillor A Brown declared an interest in the next item of business and left the room. In the absence of the Vice Chairman, Cllr Sherras was voted upon and approved to take the Chair for this item)

326 PLANNING APPLICATION 3/2021/0595 - LAND AT PRESTON ROAD, RIBCHESTER

RESOLVED:

That the application be approved with 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 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. 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: Dwg no 21/55/6
   Site Layout: Dwg no 21/55/5B
   Proposed Building Plan: Dwg no 21/55/3

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

3. The external facing materials, detailed on the approved plans, shall be used and no others substituted.

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

4 Prior to the commencement of the development the following shall be submitted to and approved in writing by the Local Planning Authority:

   i. A drainage scheme and layout to show how surface water will be sustainably managed
   ii. Use of sustainable drainage systems to manage surface water from the additional impermeable surfaces resulting from the proposals

   The drainage scheme must include:

   (i) Evidence that the National Planning Practice Guidance (NPPG) hierarchy has been followed and the proposed scheme in accordance with the hierarchy- the following drainage hierarchy should be investigated by the developer when considering a surface water sustainable drainage system and that surface water runoff should be discharged as high up the following hierarchy of drainage options as reasonably practical:
      1. into the ground (infiltration); or
      2. to a surface water body; or
      3. to a surface water sewer, highway drain, or another drainage system; or
      4. to a combined sewer
   (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
   (iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme and timetable for implementation.

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

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

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

6. Before the access is used for vehicular purposes that part of the access extending from the highway boundary for a minimum distance of 10m into the site shall be appropriately paved using a permeable form of bitumen macadam, concrete, block paviours, or other approved materials.

REASON: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

7. Before the access is used for vehicular purposes, any gateposts erected at the sites point of access with Preston Road shall be positioned behind the nearside edge of an established field boundary hedge line with associated gates opening away from the highway.

REASON: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

8. The proposed access from the site to Preston Road shall be constructed to a (minimum) width of 7 metres and this width shall be maintained for a minimum distance of 10 metres measured back from the nearside edge of Preston Road carriageway vehicle running lanes.

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

9. No part of the development hereby approved shall commence until a scheme for the construction of the off-site works of highway improvement (namely an improved metaled and kerbed vehicular drop crossing) has been submitted to, and approved by, the Local Planning Authority. The off-site works shall be implemented in accordance with the approved plans prior to the use of any part of the development hereby approved.

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.

10 The parking facilities shown on the plans hereby approved shall be surfaced and made available in accordance with the approved plans prior to the use of the building; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

REASON: In the interest of highway safety and to ensure adequate parking is available within the site.

11. The siting, details of the construction and design of external refuse recycling/bin stores shall be submitted to and approved in writing by the Local Planning Authority prior to their construction. The duly approved facilities shall be made available for use before the development hereby approved is first occupied and retained thereafter.

    REASON: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and in the interest of visual amenity.

12. The landscaping proposals hereby approved (Drawing: Site Layout amended plan received 29.07.21) shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 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.

13. Each holiday unit hereby approved shall not be let to or occupied by the owner, any one person or group of persons for a combined total period exceeding 28 days in any one calendar year and in any event shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence.

    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 permanent 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.

14. No development shall take place, until a construction management plan and transport routing plan has been submitted to and approved in writing by the Local Planning Authority.

The approved statement/plan shall be adhered to throughout the construction period. It shall provide for:

- The parking of vehicles of site operatives and visitors
- The loading and unloading of plant and materials
- The storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding
- Wheel washing facilities
- Measures to control the emission of dust and dirt during construction
- A scheme for recycling/disposing of waste resulting from demolition and construction works
- Details of working hours
- How deliveries during construction will be managed
- Routing of delivery vehicles to/from site and manoeuvring within the site to ensure vehicles are able to enter/leave in forward gear.

REASON: to minimise the impact of construction on existing residents in the vicinity of the site.

15. No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to, and approved in writing by, the Local Planning Authority prior to first occupation/use of the site. Any external lighting that is installed shall accord with the details so approved.

REASON: In the interests of the amenity of the area.

16. In accordance with the recommendations detailed within the Protected Species Report prepared by Tyrer Ecological Consultants LTD dated June 2021 details of the proposed ecological mitigation to include 2 bat boxes and 2 breeding bird boxes on trees within the boundary of the site shall be submitted to and approved in writing by the Local Planning Authority before the hereby approved building and lodges are first occupied. The agreed mitigation shall be installed prior to the building and lodges hereby approved being first brought in to use and retained in perpetuity thereafter.

REASON: In the interests of biodiversity and to ensure that there are no adverse impacts on protected species.

17. Notwithstanding the provisions The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the accommodation building hereby approved shall only be used for snail breeding and distribution and associated education building and for no other purpose.

REASON: For the avoidance of doubt, and to avoid an over-intensive use and to ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved.

18. No waste/ snails from the heliciculture development hereby approved shall be disposed of within the application site or the wider area.

REASON: To avoid snails impacting on the biodiversity of the area and/ or creating a nuisance

19. The development hereby permitted shall be designed so that the rating levels for cumulative noise from external plant and equipment shall not exceed the existing background noise level (LA90) at the external façade of any noise sensitive premises, as assessed in accordance with British Standard 4142(2014) or any subsequent replacement national standards. Alternative levels and monitoring locations may be used subject to the prior agreement of the Local Planning Authority.

    REASON: In the interests of the amenity of the area.

20. Prior to first use of the holiday accommodation hereby approved, precise details of the proposed means of management and operation of the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the site shall be operated in strict accordance with the approved details. This shall include details of the following:

    1) The means by which entry to the site would be restricted only to persons who had previously booked to be at the site.

    2) The times of day when persons with bookings can first enter and finally depart the site.

    3) Details of the person or persons who would be responsible for assisting legitimate occupiers of the site with any queries/problems; and would also be responsible for ensuring that the behaviour of persons at the site is reasonable and not detrimental to the amenities of nearby residents.

    4) Details of the times of the day (if at all) that there would be a representative of the site operators present at the site.

    5) The addresses of the person or persons responsible for the operation of the site.

    REASON: To ensure the operation of the site for the authorised use in the interests of the amenities of nearby residents.

21. Prior to installation full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. No part of the development hereby permitted shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

    Reason: To ensure a satisfactory means of drainage.

<u>INFORMATIVE</u>

Land Drainage Consent
Under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), you need consent from the Lead Local Flood Authority (LLFA) to:
build a culvert or structure (such as a weir) or

carry out either permanent or temporary works within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not.

If works are proposed as part of this planning application that are likely to affect flows in an ordinary watercourse, then the applicant is likely to need the consent of the LLFA.

NOTE: The Lead Local Flood Authority will generally refuse consent applications which seek to culvert an existing ordinary watercourse. This is in line with Environment Agency guidance on protecting watercourses.

You must obtain Land Drainage Consent from the LLFA before undertaking any works on site; failure to do so may result in enforcement action.

For the avoidance of doubt, once planning permission has been obtained it does not mean that ordinary watercourse consent is guaranteed to be granted.

(T Burns spoke in favour of the above application. M Handscomb spoke against the above application)

Councillor A Brown returned to the meeting and took the chair.

Councillor L Edge declared an interest in the next item of business and left the meeting.

327 PLANNING APPLICATION 3/2021/0598 - FAIRFIELD BUSINESS PARK, LONGSIGHT ROAD, CLAYTON LE DALE

RESOLVED:

That the application be approved subject to the following condition:

1. From the information submitted with the application, the proposed works constitute permitted development under The Town and Country Planning (General Permitted Development) Order 2015 (as amended), Schedule 2, Part 7, Class H.

Councillor L Edge returned to the meeting.

328 PLANNING APPLICATION 3/2021/0748 - PENDLE VIEW FISHERIES, A59 BYPASS, WISWELL

RESOLVED:

That the application be approved 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 PPD1192/01/01
   Proposed General Arrangement PPD1192/01/03
   Proposed Level Plan Planting Plan PPD1192/01/06
   Proposed Development Section Plan and Base Detail PPD1192/01/04
   Proposed Manager Accommodation and Sales Office Plan PPD1192/01/07

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

2. Prior to the erection of caravans/holiday lodges on site precise details of the caravan including the colouring shall be submitted to and approved in writing by the Local Planning Authority. The caravan/ holiday lodges thereafter shall be erected in accordance with the approved details.

   REASON: In the interest of visual amenity.

Drainage

3. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
   a) Arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a resident's management company and,
   b) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

   The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

   REASON: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

4. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul Water Drainage Strategy, ref: C-0678-FW Issue 1 dated 06/01/2016 and Surface Water Drainage Strategy, ref: C-0678-SW Issue 1 dated 06/01/2016. No surface water will be permitted to drain directly or indirectly into the public sewer. Any variation to the discharge of foul water shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.

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

5. 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

6. A scheme for the construction of the site access and the off-site works of highway improvement shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the opening of the sales office on site. The applicant shall advise the Council on the completion of any associated works relating to the sales office and its opening to enable this time period to be begun.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable.

7. None of the holiday lodges or cabins hereby approved shall be occupied until the approved scheme referred to in the preceding condition number 8 has been constructed in accordance with the approved details.

   REASON: In the interest of highway safety.

8. 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.

Ecology/ landscape

9. Prior to the siting of any caravans/holiday lodges full details of the location of a minimum of 3 bat boxes, to be attached to mature trees within the site, shall be submitted to and approved in writing by the Local Planning Authority. The bat boxes shall be erected prior to the first use of the caravans/holiday lodges hereby permitted.

   REASON: To encourage and promote biodiversity.

10. The landscaping proposals hereby approved shall be implemented in the first planting season following occupation or use of the development unless otherwise required by the reports above, whether in whole or part and shall be maintained thereafter for a period of not less than 10 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.

    REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality.

Amenity

11. Each holiday unit hereby approved shall not be let to or occupied by the owner, any one person or group of persons for a combined total period exceeding 28 days in any one calendar year and in any event shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence.

    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 permanent 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.

12. Prior to the first use of the caravans/holiday lodges 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/holiday lodges hereby permitted.

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

13. The residential accommodation associated with the development contained within the proposed sales office and site managers building shall be occupied by persons employed in connection with the operational management of the proposed complex.

    REASON: In the interests of safeguarding the accommodation specific to the site and the operational requirements of the business.

14. No phase of development shall be occupied until a management plan for the site has been submitted to and approved in writing by the local planning authority. The site shall be operated at all times in accordance with the approved plan. As a minimum, the management plan shall provide details of:

    1. Access arrangements
    2. Security arrangements
    3. Site maintenance arrangements
    4. Site rules and regulations for residents

    REASON: In the interests of the amenity of the area.

(G Thorpe spoke in favour of the above application)

329 PLANNING APPLICATION 3/2021/0205 - LAND AT NEDDY LANE, BILLINGTON

This application was taken off the agenda by officers.

330 PLANNING APPLICATION 3/2021/0373 - LAND OFF ELKER LANE, BILLINGTON

RESOLVED:

That the application be deferred and delegated to the Director of Economic Development and Planning for approval following the receipt of a satisfactory response from the Lead Local Flood Authority, within 3 months from the date of this Committee meeting or delegated to the Director of Economic Development and Planning in conjunction with the Chairperson and Vice Chairperson of Planning and

Development Committee should exceptional circumstances exist beyond the period of 3 months 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:

   ELK/01 /Dwg 01A – Proposed Site Plan
   ELK/01 Dwg 02B – Unit 1 Plans and Elevations
   ELK/01 Dwg 03B - Unit 2 Plans and Elevations
   ELK/01 Dwg 04B – Unit 3 Plans and Elevations
   ELK/01 Dwg 05B – Proposed GF Plan Care Home
   ELK/01 Dwg 06B – Proposed FF Plan care Home
   ELK/01 Dwg 07A – Care Home Roof Plan
   ELK/01 Dwg 08B - Care Home Elevations
   ELK/01 Dwg 09B – Care Home Elevations
   ELK/01 Dwg 11 – Existing and proposed Site Sections
   ELK/01 Dwg 12A – Landscape Plan
   ELK/01 Dwg 13 – Bin and Cycle/Scooter Stores
   ELK/01 Dwg 15 – Car Parking Allocation
   ELK/01 Dwg 16 – Boundary Treatment Plan
   ELKER/04/Dwg 01 – Site Location Plan

2. Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict 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.

3. The landscaping proposals hereby approved (ELK/01 Dwg 12A – Landscape Plan) shall be implemented in the first planting season following first occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 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.

4. Parking The dedicated car-parking, electric vehicle charging points, cycle/scooter enclosures as indicated on the proposed details shall be provided prior to the first occupation of the accommodation to which they relate and be maintained thereafter for the lifetime of the development.

REASON: To ensure that adequate parking provision is retained on site to accommodate the quantum of development proposed.

5. Any other reasonable conditions required following receipt of the consultation response from the Lead Local Flood Authority.

(A Kinder spoke in favour of the above application. D Johnson spoke against the above application. Councillor S Farmer was given permission to speak on the above application)

331 LONGRIDGE LOOP

The Director of Economic Development and Planning submitted a report seeking authority to release Section 106 contributions to Longridge Town Council to facilitate part of the Longridge Loop scheme.

The Section 106 monies were secured when planning permission was granted to erect up to 275 dwellings on Land West of Preston Road, Longridge in the sum of £30,000 towards the Longridge Loop recreational route. The contribution was due prior to the occupation of the 30th dwelling and had been received by the Council.

The Town Council had confirmed that the next planned part of the project was the Written Stone Lane section. Quotations for the works had been received.

RESOLVED THAT COMMITTEE:

Authorise the payment of invoice(s) from Longridge Town Council following the completion of Longridge Loop improvements set out in the report within 28 working days of receipt, up to the amount of £13,208.

332 APPEALS

333 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

334 EXCLUSION OF PRESS AND PUBLIC

There were no items of business under this heading.

The meeting closed at 7.43 pm

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