

Minutes of Planning and Development

Meeting Date: Thursday, 2 December 2021, starting at 6.30 pm
Present: Councillor A Brown (Chair)

Councillors:

I Brown	K Horkin
S Brunskill	A Humphreys
J Clark	J Rogerson
L Edge	R Sherras
M French	

In attendance: Director of Economic Development and Planning, Head of Planning Services, Solicitor and Assistant Planner

Also in attendance: Councillors D Birtwhistle and S Farmer.

Not in attendance: Councillor S Carefoot

496 APOLOGIES FOR ABSENCE

Apologies for absence for the meeting were received from Councillors B Buller, B Holden, S O'Rourke and M Robinson.

497 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 21 October 2021 were approved as a correct record and signed by the Chairman.

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

Councillor Horkin declared he owned businesses in Clitheroe.

499 PUBLIC PARTICIPATION

Mr Brian Holland spoke on agenda item 6 – Tree Preservation Order Off Springbrook, Clitheroe. He informed committee that in his view the trees had no community value, rarity value, specimen value as they were ash trees, and that there was a health and safety issue as no care had been taken of them.

500 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

501 PLANNING APPLICATION 3/2021/0725 - BUCK INN, GRINDLETON

RESOLVED

That the application be approved subject to the following conditions:

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

REASON: Required to be imposed 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:

Location Plan -HTF-L01

Proposed Site Plan 6239-P01 Rev C received on 1/11/21

Proposed Floor Plan 6239-P02 Rev C received on 1/11/21

Proposed Elevation Plan 6239-P03 Rev C received on 1/11/21

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

Materials

3. Prior to the commencement of above ground construction of the development hereby approved full details of the external materials and surfacing materials shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be constructed in accordance with the approved materials.

REASON: To ensure that the appearance of the development is appropriate to the character and setting of the area.

Highways

4. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on SPA drawing number 6239-P01 Rev C have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

5. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with SPA drawing number 6239-P01 Rev B. 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 (2021).

6. No building or use hereby permitted shall be occupied or the use commenced until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

REASON: To allow for the effective use of the parking areas.

7. The premises shall not be open for customers after the following hours: 1200 and 2300 Monday to Thursday and 1200 to 2400 Friday to Sunday.

REASON: In order to protect the residential amenities of the occupiers of the adjacent properties

(Richard Maudsley spoke in favour of the above application)

502

PLANNING APPLICATION 3/2021/1042 - LAND TO THE REAR OF 16 WHITEACRE LANE, BARROW

The Head of Planning Services informed committee that the correct certificate had now been submitted.

RESOLVED:

That the application be minded to approve and be taken back to a future committee for appropriate conditions.

(Josh Hellawell spoke in favour of the above application. Cllr D Birtwhistle was given permission to speak on the above application)

503

PLANNING APPLICATION 3/2021/0205 - NEDDY LANE, BILLINGTON

The Head of Planning Services reported that the Environment Agency had no objections subject to the addition of extra conditions submitted by them.

RESOLVED:

That the application be DEFERRED and DELEGATED to the Director of Economic Development and Planning for APPROVAL following the satisfactory completion of a Legal Agreement, 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. 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 51 of the Planning and Compulsory Purchasing 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:

Approved Plans

Location Plan 4441-LP-001 Redrow Homes
Detailed Site Layout 4441-DSL-001 Redrow Homes
Affordable Homes Layout 4441-AFH-001 Redrow Homes
Street Scene 4441-SS-01 Redrow Homes
Boundary Treatment Layout 4441-BTL-001 Redrow Homes
Land Disposal Layout 4441-LDL-001 Redrow Homes
Materials Layout 4441-ML-001 Redrow Homes

Waste Management Layout 4441-WML-001 Redrow Homes
Brick Screen Wall F-SD0806 Redrow Homes
Close Boarded Screen Fence F-SD0906 Redrow Homes
Knee Rail F-SD0902 Redrow Homes
Post and Rail Fence F-SD0900 Redrow Homes
Flood Risk and Drainage Strategy 20023_ FRA Banners Gate
Drainage Strategy Plan 20023 - DS01 - Rev C Banners Gate
Drive Swept Path Analysis – Layout Plan 20023 - DSP-01 - Rev A Banners Gate
Gate
Flood Routing Exceedance Plan 20023 - SK06 - Rev A Banners Gate
Highway Longitudinal Sections Sheet 1 of 2 20023 - SK04 Banners Gate
Highway Longitudinal Sections Sheet 2 of 2 20023 - SK05 Banners Gate
Proposed Extents of Adoption Plan 20023 - SK01 - Rev A Banners Gate
Schematic External Levels & Features Sheet 1 of 2 20023 - SK02 - Rev C Banners Gate
Schematic External Levels & Features Sheet 2 of 2 20023 - SK03 - Rev B Banners Gate
Schematic Flood Compensation 20023 - SK07 - Rev A Banners Gate
Proposed Site Access Arrangement 3276-F01 Croft
Landscape Proposals Sheet 1 of 2 6516.01 – Rev A Trevor Bridge Associates
Landscape Proposals Sheet 2 of 2 6516.01 – Rev A Trevor Bridge Associates
Topographical Land Survey Sheet 1 of 2 RH.TS.15 SurveyEng
Topographical Land Survey Sheet 2 of 2 RH.TS.15 SurveyEng

House types

Hampstead Elevations EF-HAMP_DM.1.0 Redrow Homes
Hampstead Floor Plans EF-HAMP_DM.1.0 Redrow Homes
Hampstead Rendered Elevations EF-HAMP_DM.1.0 Redrow Homes
Hampstead Rendered Floor Plans EF-HAMP_DM.1.0 Redrow Homes
Bungalow Semi-Detached Jan 2021 Redrow Homes
Harlech EF_HARL_DM.1 Redrow Homes
Henley Elevations EF_HENL_DM.6 Redrow Homes
Henley Floor Plans EF_HENL_DM.6 Redrow Homes
Ledsham Elevations EF_LEDH_DM.1 Redrow Homes
Ledsham Floor Plans EF_LEDH_DM.1 Redrow Homes
Ledsham Rendered Elevations EF_LEDH_DM.1 Redrow Homes
Oxford Lifestyle EF_OXFOQ_DM.4 Redrow Homes
Shaftesbury Render EF_SHAF_DM.8 Redrow Homes
The Weaver Block Elevations The Weaver 8 Block Redrow Homes
The Weaver Block Floor Plans The Weaver 8 Block Redrow Homes
Warwick EF_WARW_DM.6 Redrow Homes
Single Garage Garage SGC_002 Redrow Homes
Twin Garage Garage DGT_003 Redrow Homes

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

3. The materials to be used on the external surfaces of the development as indicated within the approved details shall be implemented in accordance with the approved details.

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

Highways

4. *Construction Management Plan (CMP).*

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.

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.

5. *Construction deliveries outside peak traffic.*

Deliveries to the site shall only be between the hours of 9.30am and 2.30pm Monday to Friday, with no deliveries at weekends or bank holidays

REASON: In the interest of highway safety and to avoid peak traffic on the surrounding highway network.

6. *Wheel washing / mechanical road sweeping.*

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.

7. *New road built to base course level.*

The new estate road 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.

8. No dwelling hereby permitted shall be occupied until that part of the service road which provides access to it from the public highway has been constructed in accordance with the approved plans.

REASON: In the interests of highway safety

9. *Management and maintenance of estate streets prior to formal adoption.*

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 highway's infrastructure serving the approved development; and to safeguard the users of the highway and the visual amenities of the locality.

10. *Submission of details adoptable streets.*

No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details.

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

11. *Off road parking.*

No dwelling hereby permitted shall be occupied or use commenced until the car/vehicle parking area (and any associated turning space) shown on the approved plans has been completed. The parking (and manoeuvring) area(s) shall thereafter always remain available for parking of vehicles associated with the dwelling. Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced in bound porous materials, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

REASON: To ensure satisfactory levels of appropriately constructed off-street parking are achieved within the development and to avoid unnecessary parking on the highway to the detriment of highway safety

12. *Electric vehicle charging points.*

All garage facilities and off-street parking shall include provision of an electrical supply suitable for charging an electric motor vehicle.

REASON: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

13. *Development in accordance with the submitted Flood Risk Assessment*

The development permitted by this planning permission shall be carried out in accordance with the principles set out within the submitted flood risk assessment and outline drainage strategy (reference: 20023_FRA Rev 02, dated: 27th August 2021). The measures shall be fully implemented prior to first occupation of any dwelling and in accordance with the timing / phasing arrangements embodied within the scheme.

REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems

14. *Final Sustainable Drainage scheme to be submitted*

No development shall commence until a final, detailed surface water sustainable drainage scheme has been submitted to, and approved in writing by, the local planning authority. The sustainable drainage scheme shall be based upon the submitted flood risk assessment and sustainable drainage principles set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), either directly or indirectly. The detailed sustainable drainage scheme shall include, as a minimum:

- a) Final sustainable drainage plans, appropriately labelled to include:
 - i. A final surface water drainage layout plan showing all pipe and structure references, dimensions and design levels.
 - ii. A plan identifying the areas contributing to the surface water drainage network, including surface water flows from outside the curtilage as necessary.
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate.
 - iv. Flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems.
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building.
 - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary.
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components.
- b) A full set of sustainable drainage 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. Surface water run-off must not exceed a maximum rate of 8.3l/s. The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings.

REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

15. *Construction Phase Surface Water Management Plan*

No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority. Those details shall include, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged, they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.
- b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance. The development shall be constructed in accordance with the approved details.

REASONS:

1. To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere;
2. 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.

16. *Operation and Maintenance Plan & Verification Report of Constructed Sustainable Drainage System*

No building hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), 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.

Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include

arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable.

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

REASON: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework.

17. *Surface water*

No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- (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.

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

18. *Foul water*

Foul and surface water shall be drained on separate systems.

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

19. *Sewer Protection and Diversion*

No construction shall commence (including any earthworks) until details of the means of ensuring the water main that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved in writing by the Local Planning Authority in writing. The details shall include a survey that identifies the exact location of all sewers in the red line boundary, the potential impacts on the assets from construction activities (including the construction compound), the impacts post completion of the development on the sewer infrastructure within the site and identify mitigation measures, including a timetable for implementation, to protect and prevent any damage to the sewers both during construction and post completion of the development. Any mitigation measures shall be implemented in full prior to commencement of development in accordance with the approved details and

timetable and shall be retained thereafter for the lifetime of the development. In the event that the survey of sewer infrastructure identifies the buildings/plots as within a 3 metre standoff either side of the asset (6 metres in total), the developer shall submit evidence to the Local Planning Authority that a diversion has been agreed with the relevant statutory undertaker and that the approved works have been undertaken prior to the commencement of development.

REASON: In the interest of public health and to ensure protection of the public sewer network.

20. *Landscaping*

The landscaping proposals hereby approved (Drawing: 6516.01 – Rev A) 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.

21. *Tree Protection*

During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard to the satisfaction of the Local Planning Authority.

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

22. *Bat and Bird Boxes*

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

For the avoidance of doubt the details shall be submitted on a dwelling/building dependent species site plan and include details of plot numbers and identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into the identified individual dwellings during their construction and be made available for use before each

such dwelling is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

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

23. The development shall be carried out in accordance with the submitted flood risk assessment, produced by Banners Gate, referenced 20023_FRA, Revision 3, dated 04/10/2021 and incorporate all the recommendations outlined in Section 8. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

REASON: To reduce the risk of flooding to the proposed development and future occupants and to prevent the increased risk of flooding off site. Scheme to be agreed (compensatory storage design).

24. The development hereby permitted must not be commenced until such time as a scheme to provide appropriate compensatory storage on site has been submitted to, and approved in writing by, the local planning authority. The scheme and plans submitted shall show the final engineering solution for the compensatory storage, providing detailed design to demonstrate how the scheme will function to ensure flood waters can enter the storage and be discharged freely after a flood. It must be demonstrated that there will be no loss in storage capacity for the lifetime of the development. The scheme shall be fully implemented prior to any development on site and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To ensure that there are no detrimental impacts to flood storage or flood flow routes and to reduce the risk of flooding to the proposed development, future users and elsewhere. Compensatory storage maintenance.

25. The development hereby permitted must not be commenced until such time as a detailed management plan has been submitted to and approved in writing by the local planning authority. The maintenance plan must demonstrate how the compensatory storage scheme, including proposed drainage channel shall be maintained for its lifetime. The plan as a minimum shall include: • Details of the organisation responsible for the ongoing maintenance for the lifetime of the development • Details of the funding arrangements in place for the inspection and maintenance. It must be demonstrated how the ongoing maintenance for the lifetime of the development will be funded. • As built drawings and a maintenance and operation manual. This must include physical access arrangements for maintenance and establishment of legal rights of access. • The maintenance schedule of work - itemising the tasks to be undertaken and the frequency at which they should be performed so that an acceptable long-term performance standard is secured. The schedule should be a living document as it may change, where inspections advise changes to the scheme maintenance requirements.

REASON: To ensure that there are no detrimental impacts to flood storage or flood flow routes and to reduce the risk of flooding to the proposed development, future users and elsewhere

INFORMATIVES

In relation to Condition 4, there must be no reversing into or from the live highway at any time all vehicles entering the site must do so in a forward gear and turn around in the site before exiting in a forward gear onto the operational public highway.

There must be no storage of materials in the public highway at any time.

There must be no standing or waiting of machinery or vehicles in the public highway at any time.

Vehicles must only access the site using a designated vehicular access point.

There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations all of which must be managed within the confines of the site.

A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk

All references to public highway include footway, carriageway and verge.

(Karl Longworth spoke in favour of the above application. Cllr S Farmer was given permission to speak on the above application)

504 PLANNING APPLICATION 3/2021/0720 - TWYN GHYLL CARAVAN SITE, PAYTHORNE

RESOLVED:

That the application be minded to refuse and be taken back to a future Committee with appropriate reasons relating to:

Policy DMB3: undermining the character, quality and visual amenities of the area by virtue of its scale, siting materials and design,

Policy EN2: the development is not in keeping with the character of the landscape in respect of its scale,

The NPPF para 180- proliferation of domestic paraphernalia and environmental impact.

(Head of Planning advised para 180 and Environmental impact may not be appropriate)

(Simon Pemberton spoke in favour of the above application. Stella Rosthorn spoke against the above application)

505 TREE PRESERVATION ORDER - OFF SPRING BROOK 2021

The Director of Economic Development and Planning submitted a report asking committee to consider whether the Off Springbrook Tree Preservation Order 2021 should be confirmed.

A request had been received to remove 6 semi-mature ash trees due to the potential of them dying from ash dieback. A site visit and evaluation of the trees had taken place and in the officer's view they were considered to be of visual amenity value with most of them not showing any advanced signs of ash die back. This would be

monitored once the canopies are fully developed in the spring. A tree preservation order would protect the trees, but not preclude tree work being carried out if and when necessary. It would also ensure that suitable replanting would take place to mitigate any loss.

RESOLVED THAT COMMITTEE

Confirm the Off Springbrook, Clitheroe Tree Preservation Order 2021.

506

LOCAL NATURE RESERVES

The Director of Economic Development and Planning submitted a report seeking authority from committee to release S106 contributions to Salthill and Crosshill Local Nature Reserves to facilitate the removal of dead trees, ash trees infected with ash dieback and improvements to paths/signage.

All land lying within the designated local nature reserves is owned by the Council although the Wildlife Trust for Lancashire maintain the sites for their biodiversity value and geological value.

RESOLVED THAT COMMITTEE

1. Confirm payment of £3880 already issued in relation to work carried out by arboricultural consultants and tree contractors, and
2. Authorise payment for £2000 for felling of ask die back infected trees relating to Salthill Nature Reserve.

507

PLANNING ENFORCEMENT UPDATE

The Director of Economic Development and Planning submitted a report for information providing committee with an update on planning enforcement including the number of complaints received and how they had been dealt with during the current municipal year.

508

PLANNING STATISTICS

The Director of Economic Development and Planning submitted a report for information updating committee on key information relating to the determination of planning applications from 1 April 2020 to 30 September 2021.

509

APPEALS (IF ANY)

3/2021/0098 – conversion of a barn to a residential dwelling and associated works at Lea Barn, Four Acre Lane, Preston, PR3 2TD – appeal dismissed.

510

REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

511

FOREST OF BOWLAND AREA OF OUTSTANDING BEAUTY - CLLR ROSIE ELMS

A report was submitted by Councillor Rosie Elms, the Council's representative on the Area of Outstanding Natural Beauty Joint Advisory Committee for information.

512

EXCLUSION OF PRESS AND PUBLIC

There were no items under this heading.

The meeting closed at 7.40 pm

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