

Minutes of Planning and Development

Meeting Date: Thursday, 23 June 2022, starting at 6.30 pm
Present: Councillor A Brown (Chair)

Councillors:

T Austin	J Clark
I Brown	K Fletcher
S Brunskill	S O'Rourke
B Buller	R Sherras

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

Also in attendance: Councillor S Hore

Not in attendance: Councillors S Carefoot and B Holden

135 APOLOGIES FOR ABSENCE

Apologies for absence for the meeting were received from Councillors L Edge, M French, K Horkin and J Rogerson.

136 TO APPROVE THE MINUTES OF THE PREVIOUS MEETINGS

The minutes of the meetings held on 12 and 19 May 2022 were approved as a correct record and signed by the Chairman.

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

There were no declarations of disclosable pecuniary, other registrable or non-registrable interests.

138 PUBLIC PARTICIPATION

There was no public participation.

139 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

140 PLANNING APPLICATION 3/2022/0217 - MEMORIAL HALL, CHIPPING

RESOLVED that the application be approved for advertisement consent for the amended development:

Erection of twenty 2500mm x 750mm Aluminium/Composite boards to surround a football pitch on two adjacent sides

Subject to the following conditions:

1. The permission shall relate to the development as shown on:

Advertisement Location Plan
Site Plan

Board Details

REASON: For the avoidance of doubt as amended plans have been received and to ensure that the development is carried out in accordance with the submitted plans.

2. The advertisements hereby permitted shall be removed from the site on or before 21st June 2027 and the site restored to its former condition to the full satisfaction of the Local Planning Authority unless a further advertisement consent has been granted by the Authority.

REASON: In the interests of visual amenity.

3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

REASON: In the interests of visual amenity.

4. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

REASON: In the interests of visual amenity.

5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: In the interests of visual amenity.

6. Prior to the installation of the advertisement boards hereby approved the rear of the advertising boards shall be painted dark green and this colour shall be maintained in perpetuity.

REASON: In the interests of visual amenity of the area and to ensure the advertisement boards blend into the surrounding area.

7. The advertisement boards hereby permitted shall only be displayed during the football season (August to May inclusive) and shall be removed from site and placed into storage during June and July each calendar year.

REASON: In the interests of visual amenity and to reduce the impact on the AONB by removing the signage when the pitch is not in use by the football club.

8. Prior to the erection of the advertisements hereby approved a plan detailing the location of the advertisement boards shall be submitted to and approved in writing by the Local Planning Authority. The advertisement boards shall be affixed to the south side of the pitch with the advertisements facing north. Thereafter the boards shall be erected in accordance with the approved details.

REASON: To define the permission and in the interests of the visual amenities of the area

(Councillor S Hore was given permission to speak on the above application)

PLANNING APPLICATION 3/2022/0200 - LAND AT WOODFIELDS, KNOWLES BROW, HURST GREEN

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 by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The permission shall relate to the development as shown on Plan Reference;

Location Plan received 28th March 2022
Proposed Plan – amended 17th May 2022

REASON: For the avoidance of doubt as amended plans have been received and to ensure that the development is carried out in accordance with the submitted plans.

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.

4. The building hereby approved shall be used for agricultural purposes only (as defined in Section 336(1) of the Town and Country Planning Act 1990); in conjunction with the remainder of the holding as identified in the supporting information submitted with the application.

For the avoidance of doubt, should the building at any time cease to be used for this purpose or cease to be part of the holding as defined within the submitted/approved information then the building shall be removed, and the site reinstated to its original condition in accordance with a methodology and timings to be agreed with the Local Planning Authority.

REASON: To define the scope of the permission hereby approved and to ensure that the building is used solely for agricultural purposes connected with the activities/functions associated with the existing holding.

(Terry Longden spoke against the above application)

PLANNING APPLICATION 3/2022/0468 - LAND ADJACENT FAIRFIELD FARM

RESOLVED: That the application be approved subject to the following conditions

Time Scale for Implementation of Consent

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.

Approved Plans and Documents

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:

- 22 0468 Floor Plans and Elevations
- 22 0468 Location Plan
- 22 0468 Site Plan

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

Materials

2. The materials to be used on the external surfaces of the development as indicated on 22 0468 Floor Plans and Elevations shall be implemented as indicated.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

143 APPOINTMENT TO WORKING GROUPS

The Chief Executive submitted a report for committee to consider the appointment of any working groups under the remit of this committee for the municipal year 2022/23.

RESOLVED THAT COMMITTEE:

Approve the continuance of the Local Development Plan working group with the following membership –

Councillors A Brown, J Clark, R Sherras, J Rogerson, L Edge and S O'Rourke.

144 MINUTES OF DEVELOPMENT WORKING GROUP - 10 JANUARY AND 14 APRIL 2022

The minutes of the Local Development Plan working group meetings held on 10 January 2022 and 14 April 2022 were circulated for information.

145 APPEALS

3/2022/0471 – variation to condition 2 of 3/2020/1017 to allow change of house type at 2 Whiteacre Lane, Barrow, BB7 9BJ – appeal allowed.

3/2021/0827 – demolition of existing vacant private dwelling and construction of new dwelling at 1 Mitton Hall Cottage, Mitton Road, Mitton, BB7 9PQ – appeal dismissed.

146 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

147 EXCLUSION OF PRESS AND PUBLIC

There were no items under this heading.

The meeting closed at 6.55 pm

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