

Minutes of Planning and Development

Meeting Date: Thursday, 8 February 2024, starting at 7.32 pm
Present: Councillor S Bibby (Chair)

Councillors:

T Austin	L Jameson
I Brown	M Peplow
S Brunskill	S O'Rourke
L Edge	J Rogerson
M French	K Spencer
G Hibbert	N Stubbs
S Hore	

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

677 APOLOGIES FOR ABSENCE

Apologies for absence for the meeting were received from Councillor K Horkin

678 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 11 January 2024 were approved as a correct record and signed by the Chair.

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

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

680 PUBLIC PARTICIPATION

There was no public participation.

681 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

(i) 3/2023/0833 Unit 26, Mitton Road Business Park, Whalley BB7 9YE

RESOLVED THAT COMMITTEE:

Grant planning permission subject to the following conditions:-

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out and retained thereafter in complete accordance with the proposals as detailed on drawings:

Proposed Site Plan 6926-SK02 REV A Received 02/01/2024
Proposed Floor Plans 6926-SK01

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

consent.

2. The use hereby approved shall only be open for business between the following hours:

08:00 to 18:00 Monday to Friday

09:00 to 17:00 Saturday

10:00 to 16:00 Sunday and Bank Holidays

Deliveries, trade and waste collections to and from the site shall only be made during these opening hours.

REASON: In the interests of protecting the residential amenities of nearby residents.

3. The onsite parking facilities shown on the drawing titled Proposed Site Plan 6926-SK02 REV A Received 02/01/2024 shall be made available for vehicle use at all times during the lifetime of the development.

REASON: To ensure that adequate off-street parking provision is retained to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety and in accordance with the National Planning Policy Framework (2023).

4. The use hereby approved shall only be for the storage, display and retail sale of furniture and goods obtained from household clearance sales by 'The Old Coach House Antiques', as well as ancillary offices, and for no other purpose without express planning permission first being obtained. When the unit ceases to be occupied by 'The Old Coach House Antiques' the use hereby permitted shall cease and all materials and equipment brought on to the premises in connection with the use shall be removed.

Reason: The use has been permitted on the basis of the locational needs of this particular business, and to prevent other out-of-centre uses occurring which do not require a business park location.

(ii)

3/2023/0477 The Vines Preston Road Ribchester

RESOLVED THAT COMMITTEE:

Grant planning permission subject to the following conditions:-

1. The development hereby approved shall be used for holiday accommodation only and shall not be occupied as a person's permanent, sole or main place of residence. The unit shall not be occupied (by the same occupant/s) for periods of more than 28 days in any 3 month period. The owner/operator shall maintain an up-to-date register of the names of all holiday owners and/or occupiers of the accommodation and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

At no time shall the accommodation hereby permitted be operated, managed or sold separately from 'The Vines' which is identified within the blue edge of the site location plan submitted.

Reason: To ensure the use remains appropriate in a rural area and compatible with the adjacent land uses.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the building(s) hereby approved shall not be altered or extended, nor shall any new building, structure or enclosure be erected, nor new hardstanding provided, within the red edge of the application site without express planning permission first being obtained.

Reason: In the interest of the visual amenity of the rural area and flood risk.

3. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out and retained thereafter in complete accordance with the proposals as detailed on drawings:

Location Plan PHA/122

Existing Floor Plans, Elevation, Site Plan and Location Plan PHA/122 REV A

Proposed Plan and Elevations Pizza Oven Timber Canopy PHA/122

Proposed Plan and Elevations Hot Tub Timber Canopy PHA/122

Proposed Parking Plan PHA/122

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

4. Prior to the installation of any new external lighting associated with the development hereby approved, a lighting scheme together with an Artificial Lighting Assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the lighting has been designed to minimise any illumination of nearby habitats and will be installed in accordance with the Institution of Lighting Professionals' Guidance Notes for the Reduction of Obtrusive Light GN01:2011 (or any subsequent replacement guidance).

The lighting shall be installed and operated in accordance with the approved scheme details, which shall be maintained and retained thereafter.

Reason: To safeguard residential amenity, visual amenity and biodiversity.

(iii)

3/2023/0216 Kitchens Cross Lane Bashall Eaves BB7 3NA

RESOLVED THAT COMMITTEE:

Issue the following resolution to the Planning Inspectorate:

Had had the Local Planning Authority been in a position to determine the application, the application would have been REFUSED for the following reason(s):

1. The proposed development is not considered to be small scale and would fail to conserve or enhance the character of the surrounding National Landscape. The proposal would therefore fail to satisfy the requirements of Policy DMG2 of the Core Strategy and as such is considered to be unacceptable in principle.

2. The proposed development, by virtue of its siting, scale and cumulative visual impact arising from the proposed stable building, areas of hardstanding, manège area and loss of hedgerow would compromise the openness and unspoilt character of the application site which in turn would be harmful to the visual amenities of the area and character of the Forest of Bowland National Landscape. The proposed development would therefore fail to satisfy the requirements of Paragraphs 135 (c)

and 182 of the National Planning Policy Framework and Key Statement EN2 and Policy DMG1 of the Ribble Valley Core Strategy.

(iv) 3/2023/1004 The Hawthorns West Bradford Road Waddington BB7 3JE

RESOLVED THAT COMMITTEE:

Defer and Delegate to the Director of Economic Development and Planning to grant planning permission subject to conditions following the satisfactory submission and agreement of a further bat survey report.

682 SAMLESBURY ENTERPRISE ZONE DRAFT LOCAL DEVELOPMENT ORDER AND MASTERPLAN FOR CONSULTATION

The Director of Economic Development and Planning submitted a report seeking authority from Committee to proceed with public consultation on a revised draft Masterplan and new Local Development Order (LDO) document at the Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury).

The current LDO and Masterplan are due to expire in February 2024. Although much of the basic infrastructure has already been completed at the site, revised and updated documents are required as there remains the capacity for continued development of existing and new parcels of land within the boundary.

The consultation would run for 28 days, after which Ribble Valley and South Ribble Councils would collate the responses. Any representations would then be considered, and any changes considered necessary would be made. The new LDO and Masterplan would be brought back before Committee for adoption, which will include a summary of the consultation responses.

RESOLVED THAT COMMITTEE:

Authorise the Council to proceed with the statutory consultation on the new Local Development Order (LDO) and revised Masterplan for the Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury).

683 SERVICE LEVEL AGREEMENT WITH LANCASHIRE COUNTY COUNCIL ARCHAEOLOGY 2024/25

The Director of Economic Development and Planning submitted a report seeking authority from Committee in respect of a Service Level Agreement (SLA) between the Council and LCC for archaeological advice for the period 2024-25.

It was noted that Committee had previously authorised the Council to enter into an SLA with LCC for such advice and the cost to Ribble Valley Borough Council for the last three years was £32,138. An updated SLA for 2024-2027 had now been issued by LCC and the cost to Ribble Valley Borough Council would be £32,979. A further breakdown was provided for the annual costs.

It was considered that entering into a SLA with LCC for the 2024/25 period would be the most appropriate course of action. This will allow Ribble Valley to continue to benefit from the archaeology advice it receives from LCC and meet the requirements of the NPPF both in terms of sound decision taking and plan making, and continue to monitor its usage of the service to inform the decision on entering into future SLA's for 2025/26 and 2026/27.

RESOLVED THAT COMMITTEE:

Approve the Council entering into a Service Level Agreement with Lancashire County Council (LCC) for the provision of Archaeological advice for 2024/25 and pay the invoice of £10,470 for that period when issued by LCC.

684 INFRASTRUCTURE FUNDING STATEMENT

The Director of Economic Development and Planning submitted a report updating Committee on Section 106 Agreements and their implementation, as shown through the annual Infrastructure Funding Statement.

In 2022/23, £144,248.48 was received in financial contributions from s106 agreements. It was noted that during this monitoring period, £107,796.64 was spent using the contributions already received and 149 affordable homes were completed.

685 MINUTES OF WORKING GROUPS

There were no minutes from working groups.

686 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

687 APPEALS (IF ANY)

Members noted the contents of the Appeals report.

688 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Paragraphs 1 and 3 of Part 1 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

689 EXTERNAL HERITAGE ADVICE

The Director of Economic Development and Planning submitted a report seeking authority from Committee in respect of a Service Level Agreement with Growth Lancashire for external heritage advice for the period 2024-25.

It was noted that the current arrangement with Growth Lancashire was working well, although it will be kept under review.

RESOLVED THAT COMMITTEE:

1. Approve the Council's continued to use of the services of Growth Lancashire.
2. Approve the Council entering into a suitable Service Level Agreement for 2024/25, subject to agreement of its terms by the Head of Legal and Democratic Services.

3. Include the budget for external heritage advice services of £9,000 in this Committee's base estimates from 2024/25 onwards subject to agreement by Policy and Finance Committee.

The meeting closed at 7:32pm

If you have any queries on these minutes please contact the committee clerk, Jenny Martin jenny.martin@ribblevalley.gov.uk.