

Minutes of Planning and Development

Meeting Date: Thursday, 18 April 2024, starting at 6.30 pm
Present: Councillor S Brunskill (Chair)

Councillors:

T Austin	J Rogerson
I Brown	K Spencer
S Hore	L Jameson
K Horkin	M Peplow
S O'Rourke	G Hibbert

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

875 APOLOGIES FOR ABSENCE

Apologies for absence for the meeting were received from Councillors S Bibby, L Edge, M French and N Stubbs.

876 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 14 March 2024 were approved as a correct record and signed by the Chairman.

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

Councillor M Peplow declared that, whilst he did not have an interest in agenda item 5(i) Application 3/2024/0076 – Land off Hammond Drive, Read BB12 7RE, he wished to recuse himself from the meeting whilst the item was considered.

878 PUBLIC PARTICIPATION

There was no public participation.

879 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

(i) 3/2024/0076 - Land off Hammond Drive Read BB12 7RE

Councillor Peplow left the meeting and took no part in the discussion or vote.

Mr P Hitchen (Peter Hitchen Architects) spoke in support of the application.

RESOLVED THAT COMMITTEE:

REFUSE planning permission for the following reasons:-

1. The proposal would lead to the creation of a new residential dwelling outside of the settlement without sufficient justification insofar that it has not been adequately demonstrated that the proposal would meet any of the exception criteria including meeting a local housing need or providing regeneration benefits. The

proposal therefore fails to accord with Key Statement DS1 and DS2 and policies DMG2 and DMH3 of the Ribble Valley Core Strategy 2008 – 2028.

2. The proposal would result in a large, dominant, dwellinghouse of modern design and materials which would have a visually harmful and urbanising impact upon the rural character of the area. It would also have a harmful impact on the simple architecture and traditional character and appearance of the Grade II* Listed Read Hall and its associated Parkland, the Grade II Listed Ice House and a number of non-designated heritage assets and their settings. Any public benefits from the development do not outweigh this less than substantial harm. The proposal therefore is contrary to S66 of the Planning (Listed Building and Conservation Area) Act 1990 (as amended by s.58B of Levelling-up and Regeneration Act 2023), Chapter 16 of the National Planning Policy Framework and Key Statement EN5 and Policies DMG1, DMG2, DME2 and DME4 of the Ribble Valley Core Strategy 2008 - 2028.

3. The proposal would result in a large, dominant, dwellinghouse close to historic woodland and fails to demonstrate that the proposed house and its changes in land levels can be accommodated without resulting in an adverse impact on the root protection area of the historic woodland and in particular Trees T1 and T2. Therefore, the proposal is contrary to Policies DME1 and DME2 of the Ribble Valley Core Strategy 2008 – 2028.

4. The proposal would result in an elevated dwellinghouse and associated residential curtilage in close proximity to neighbouring property to the west, The Stables. This would result in an unacceptable impact on the residential amenity of the occupiers of this neighbouring because of adverse levels of overlooking and loss of privacy that would be afforded. Therefore, the proposal is contrary to Policy DMG1 of the Ribble Valley Core Strategy 2008 – 2028.

Councillor M Peplow returned to the meeting.

(ii) 3/2024/0170 - Brentwood Pendleton Road Wiswell BB7 9BZ

Councillor D Birtwhistle was granted permission to speak and spoke in support of the application.

RESOLVED THAT COMMITTEE:

REFUSE planning permission for the following reason:-

1. The proposal would lead to the creation of a new residential dwelling in the defined open countryside without sufficient justification insofar that it has not been adequately demonstrated that the proposal would meet any of the exception criteria including meeting a local housing need or providing regeneration benefits. A new dwelling on this site would introduce further urbanisation and detract from the rural character. Furthermore, the siting of the application site outside of the defined settlement area of Wiswell means that future occupants would likely be reliant on a private motor vehicle. Therefore, the proposal fails to comply with Key Statement DS1, DS2 and DMI2 and Policies DMG2, DMH3 and DMG3 of the Ribble Valley Core Strategy 2008 – 2028 as well as the National Planning Policy Framework.

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SABDEN CHILDRENS PLAY AREA

The Director of Economic Development and Planning submitted a report seeking authority from Members to release Section 106 contributions for improvements to the equipped play area in Sabden.

RESOLVED THAT COMMITTEE:

Authorise the payment of up to £6,716.52 to Sabden Parish Council following the completion of play area improvements on Sabden Park.

881 SCHEME OF DELEGATION AND CODE OF CONDUCT

To Director of Economic Development and Planning submitted a report seeking Committee's approval of the proposed Scheme of Delegation for Planning and Development and the Code of Conduct for Planning.

Members discussed the documents in detail and made a number of comments and suggested amendments. Members considered that the item should be deferred to enable the Officers to consider the suggestions made.

882 APPEALS (IF ANY)

Members note the contents of the Appeals report.

883 MINUTES OF WORKING GROUPS

There were no minutes from working groups.

884 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

885 EXCLUSION OF PRESS AND PUBLIC

There were no items under this heading.

The meeting closed at 7.45 pm

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