

Late Items – Planning & Development Committee				 Ribble Valley Borough Council www.ribblevalley.gov.uk
Meeting Date: 24 September 2020				
Briefing version		Issue Date:	24/09/20	
Committee Version	✓	Issue Date:		

Application Ref:	3/2020/0315	Langho Football Sports & Social Club Dewhurst Road, Langho	REC:	APP
<p>Condition to read:</p> <p>4. The all weather pitch and associated floodlighting hereby approved shall only be operated between the following hours: 09:00 to 22:00 Monday to Saturday 10:00 to 20:00 Sundays and Bank Holidays</p> <p>REASON: In the interests of protecting the residential amenities of nearby residents and visual amenity</p> <p>Wilpshire and Billington Parish Councils now object due to Visual impact Residential amenity Loss of community facility Covenants on the land</p> <p>25 additional representations - no new issues raised.</p> <p>Update to report para 5.1.4 NPPF para 97c states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <p>c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. This is echoed by core strategy policy DMB4. Therefore, in order for the proposal to be acceptable the applicant will need to submit a robust assessment to prove that the loss of the open space is justified because of the social and economic benefits it would bring to the community.</p> <p>The site is allocated Open Space, it has been used as originally intended as a football pitch for organised matches and this proposal is to upgrade the current facilities. Sport England have removed their holding objection on the basis that the site remains available for some form of community use. Therefore, it is not considered that there is any conflict with Core Strategy Policy DMB4 which is intended to protect open space from development for other non-recreational uses. Policy OS1 of the HEDPD says that loss of open space including private playing fields will be refused, however this proposal will not result in loss of open space and therefore is not in conflict with this policy.</p>				
Application Ref:	3/2020/0424	Parsons Croft, Slaidburn Rd	REC:	APP

		Waddington		
None				
Application Ref:	3/2020/0640	Tom's Table, Lee Carter House, Clitheroe	REC:	APP
None				
Application Ref:	3/2019/1104	Land off Hawthorne Farm Hawthorne Place, Clitheroe	REC:	DEF
11 further objections received - no new issues raised.				
Application Ref:	3/2020/0309	Spout Farm, Preston Road Longridge	REC:	DEF
<p>Note At the request of Head of Planning Services and in consultation with Chair of Planning it has been agreed to take this application off the agenda in order to allow time to assess the viability report and allow for further consultation if deemed necessary. This will be announced before the planning applications are discussed.</p> <p>Recommendation to include reference to S106 so reads</p> <p>That the application be DEFERRED and DELEGATED to the Director of Economic Development and Planning for a decision following the submission of satisfactory viability appraisal, negotiation on the level of Infrastructure which can be secured from this development and the imposition of appropriate conditions and S106 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:</p> <p>Update to report para 5.14 with additional comments</p> <p>The town council has requested that a contribution of £20,000 be made towards the completion of the Longridge Loop, a circular multi user route around the town.</p> <p>The Town Council states that although RVBC has not formally adopted a Community Infrastructure Levy section LNDP2 of the Longridge Neighbourhood Plan refers to contributions being sought using CIL receipts for the benefit of a range of priorities. They consider that funding of the Longridge Loop would meet the tests for financial contributions.</p> <p>Policy LNDP11 of the Adopted Longridge Neighbourhood Plan relates to the development of new or improvements to existing community facilities and includes the Longridge Loop which is proposed to provide a route around the town for cyclists, walkers and the disabled. Policy LNDP2 of the Longridge Neighbourhood Plan Developer states that contributions will be sought, where</p>				

appropriate and relevant, and Community Infrastructure Levy receipts used towards the delivery of the following priorities within the neighbourhood plan area. This includes the provision of new and enhancement of community facilities and projects.

Whilst Ribble Valley Borough Council are not a CIL Charging Authority, like some of its neighbours, the Community Infrastructure Levy Regulations are still applicable in respect of securing developer contributions and all requests are required to meet certain tests. These are as follows:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The suggested route of the Longridge Loop does run close to the application site and as such could benefit the future occupiers. The Loop would also enable choice of travel modes by the future occupants encouraging sustainable travel options. However it is unclear how the request for £20,000 is fairly and reasonably related in scale and kind to the development, test (c). It is also important to note that the development is subject to a viability appraisal with further obligations impacting on the viability of the scheme. If Members consider that a contribution to Longridge Loop does meet the tests then the level of contribution, based upon the viability of the scheme, could be negotiated by officers, in accordance with the current recommendation, following the assessment of the viability of the scheme.