

Late Items – Planning & Development Committee

Meeting Date: 19 MAY 2022



**Ribble Valley
Borough Council**

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Briefing version

Issue Date:

Committee Version

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Issue Date:

19/05/2022

Application Ref:

3/2022/0082

The Old Garage Site

REC:

APP

Amended plans received so Condition 2 altered to read

The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans: and details and recommendations therein received by the Local Planning Authority: Location Plan KL2887 Proposed Site Plan and Block Plan KL2887 105 Rev E Proposed Elevation Plan KL2887 107 Rev A Proposed Plans KL2887 106 Rev C Proposed Plan and Elevation Details KL2887 108 Proposed Elevation Details to Plant and Store KL2887 109 Rev A

United Utilities remove objection and Condition 4 modified to read.

No construction shall commence (including any earthworks) until details of the means of ensuring the water mains and public sewers that are laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall include a survey that identifies the exact location of the water mains and public sewers, the potential impacts on the water mains and public sewers from construction activities (including the construction compound), the impacts post completion of the development on the sewer infrastructure that crosses 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. The details shall include a pre and post construction condition survey of water mains and public sewers within the red line boundary. 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 the public sewer identifies the development within a 3m standoff either side of the main (6m 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.

Condition 16 altered to read

The proposed medical/therapy rooms within the Chapel Building shall be used for Medical/Therapy rooms on an appointment only basis and for no other purpose (including any other purpose in Class E of Part 11 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification)

Application Ref:

3/2022/0139

East View

REC:

APP

Application Ref:	3/2022/0140	East View	REC:	APP
Application Ref:	3/2022/0217	Memorial Hall	REC:	APP
<p>Further comments from Chipping PC</p> <p>Chipping Parish Council notes the letters from local residents objecting to Chipping FC's application for 40 x permanent advertising boards on the playing fields at Chipping Memorial Hall. The letters of objection highlight that the playing fields are a public open space available for the general public to use, they are not owned by Chipping FC. There are also concerns that permanent advertising boards are not appropriate for the location in a small rural village and would cause undesirable urbanisation.</p> <p>The Parish Council also recognizes the good work that the Chipping FC volunteers do to facilitate boys and girls from around the district to play football in a safe, well-organised setting as well as running senior football teams.</p> <p>On balance the Parish Council is of the opinion that a compromise should be implemented to allow Chipping FC to gain revenue from advertising to help run their club but does not have the <u>permanent</u> visual impact that the current application proposes. It has been suggested that advertising boards are designed and fabricated like a book so that they can be 'opened' on match days but remain 'closed' at other times. When closed they will be unobtrusive because only the backs of the adverts (coloured green) would be visible.</p> <p>The Parish Council believes that approving the application with the above condition for advertising only visible on match days is a reasonable compromise compatible with the aims of the Football Club and addressing the concerns of local residents.</p>				
Application Ref:	3/2022/0278	Talbot Hotel	REC:	APP
Application Ref:	3/2021/1248	DUKE OF YORK	REC:	REF
Application Ref:	3/2021/1249	DUKE OF YORK	REC:	REF

Application Ref:	3/2022/0279	Talbot Hotel	REC:	REF
Application Ref:	3/2021/0556	74 Higher Road	REC:	DEF
<p>The LLFA have made the following comments:</p> <ul style="list-style-type: none"> The Lead Local Flood Authority has no objection to the proposed development subject to the inclusion of the conditions from outline planning permission 3/2016/1082, in consultation with the Lead Local Flood Authority. <p>The additional informatives are added to the recommendation:</p> <p>The Lead Local Flood Authority strongly advises the applicant to include an allowance for urban creep within the design of the development so as to best plan for future of the development without causing flooding onsite or elsewhere.</p> <p>The Lead Local Flood Authority expects the applicant to adequately assess the condition, capacity and discharge point of the intended surface water sewer on Tarn Yard Lane which leads to the culverted watercourse south of Blackburn Road, as outlined in the LLFA's comments on planning application 3/2016/1082, in order to prevent flooding both onsite and elsewhere.</p> <p>Given the above the recommendation has changed to:</p> <p>That the application be APPROVED subject to the following conditions contained in the report</p> <p>Further objections have been received which raise following additional observations.</p> <ul style="list-style-type: none"> Greater degradation of the roads Increase in crime 				