


Late Items – Planning & Development Committee				 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Meeting Date: 29 JULY 2021					
Briefing version		Issue Date:			
Committee Version		Issue Date:			
Application Ref:	3/2020/0667	Whitcher Well fish Hatchery Dunsop Bridge	REC:	APP	
Revised plans submitted reducing the extent of curtilage and additional landscaping areas. and Conditions amended to reflect the revised details. <ul style="list-style-type: none"> • 5891bb01 Revision A Site Location Plan A4 received on 28/07/21; • 5891cb01 Revision D Site Plans, Floor Plans and Elevations as Proposed received on 28/07/21 Further letter confirming that the role of Advisory Committee of the AonB has no influence on consultation responses on any planning applications.					
Application Ref:	3/2021/0076	Queen Mary Terrace/Bridge Terrace Whalley	REC:	APP	
Page 43 - Recommendation changed to That the application be DEFERRED and DELEGATED to the Director of Economic Development subject to a Section 106 Agreement within 3 months from the date of this Committee meeting or delegated to the Director of 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: Condition 2 - plans altered to reflect the additional affordable housing element Plans Affordable Housing Layout – B received on the 26/07/21 Late item. Revised plan and letter confirming an additional 3 Affordable units making a total of 6 (3 affordable rent and 3 affordable home ownership which represents a 40% net uplift in new homes).					
Application Ref:	3/2021/0350	Old Grammar School Whalley	REC:	REF	
New condition 2 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: WHAL 01/Dwg 05 WHAL 01/Dwg 02B WHAL 01/Dwg 04b WHAL 01/Dwg 00					

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

Additional conditions

4. Precise specifications of proposed attachment of the glazed screen to the historic fabric shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the glazed screen shall be attached to the building in accordance with the approved details.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

5. Precise specifications (including a method statement and drawings) of proposed new doorway to the south elevation of the historic build and proposed window to the east elevation of the historic build shall have been submitted to and approved in writing by the Local Planning Authority before the implementation of these elements of the proposed works. The development thereafter shall be implemented in accordance with the approved details.

REASON: In order to safeguard the special architectural and historic interest of the listed building in restoration of the doorway and window opening.

6. Precise specifications and samples of proposed wall, roof, outdoor play area enclosure, window and door surround, window and door materials shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works. The development thereafter shall be implemented in accordance with the approved details.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

7. Precise specifications (including drawings) of proposed new windows, doors, rooflights and outdoor play area framing shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works. The development thereafter shall be implemented in accordance with the approved details.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

8. External timberwork shall be painted within one month of its installation and retained as such in perpetuity.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

Application Ref:	3/2021/0351	Old Grammar School Whalley	REC:	REF
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Additional conditions and notes

7. 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:

- WHAL 01/Dwg 05
- WHAL 01/Dwg 02B
- WHAL 01/Dwg 04b
- WHAL 01/Dwg 00

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

8. In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

REASON: To ensure that in the event that any bats are present there will be no adverse effects on the favourable conservation status of a bat population and bats will be protected from the damaging activities of development.

Notes

2. Further alteration to the listed building at the outdoor play area may require listed building consent and/or planning permission.

3. It is advised that site contractors and site project managers be made aware of the legal protection afforded all species of bats in the UK and that occasionally solitary roosting bats are disturbed or exposed beneath some roof material such as roof slates, timber battens and roofing membranes. It is therefore advised that building contractors take additional care when removing fascia boards, verge tiles, ridge tiles and lead flashing.

Application Ref:	3/2021/0332	Clitheroe Golf Club Clitheroe	REC:	APP
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On e further letter of concern regarding effectiveness of golf net.

Application Ref:	3/2021/0493	Atrium Café Clitheroe	REC:	APP
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Amended condition

2. The permission shall relate to the development as shown on Plan Reference:
Café-Ramp Sheet 1 (14 July 2021)
Location Plan (14 May 2021)

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

Application Ref:	3/2021/0555	42 Knowsley Road Wilpshire	REC:	APP
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Application Ref:	3/2021/0488	TMG Sports Vehicles Building Mitton Road, Whalley	REC:	REF
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Additional information submitted by local resident including a log of events demonstrating the noise issues and hours of operation outside the previously granted scheme.

Application Ref:	3/2020/1059	Stanley House Mellor	REC:	DEF
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Application Ref:	3/2020/1060	Stanley House Mellor	REC:	DEF
Note that this is a straight approval and not deferred as in index				

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Paragraph 2.1 ...sum of £682 towards should read sum of £682 per dwelling towards.