

RIBBLE VALLEY BOROUGH COUNCIL

Members of the Council are hereby summoned to attend a meeting of the Council to be held in the **TOWN HALL, CHURCH STREET, CLITHEROE** on **TUESDAY, 20 DECEMBER 2011** at **6.00PM**.

CHIEF EXECUTIVE
12 December 2011

BUSINESS

Part I – items of business to be discussed in public

1. Apologies for absence.
2. Declarations of interest.
3. Public participation session.
4. To confirm the minutes of the meetings of **Council** held on **11 October 2011**.
5. Mayoral Communications.
6. Committee arrangements following the Salthill Ward, Clitheroe By-Election – report of Chief Executive – copy enclosed.
7. Leader’s Report and Question time.
8. To receive and consider, where appropriate, the minutes of the following Committee meetings now circulated. (Items marked *** are referred to Council for decision).

COMMITTEE MEETINGS: 6 OCTOBER – 8 DECEMBER 2011			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
EMERGENCY COMMITTEE	6 OCT	1 – 2	398 – 400
COUNCIL COMMITTEE	11 OCT	3 – 7	401 – 409
PLANNING & DEVELOPMENT COMMITTEE	13 OCT	8 – 45	410 – 431
COMMUNITY COMMITTEE	8 NOV	46 – 52	432 – 448
PLANNING & DEVELOPMENT COMMITTEE	10 NOV	53 – 99	449 – 470
PERSONNEL COMMITTEE	16 NOV	100 – 102	471 – 483
HEALTH & HOUSING COMMITTEE	17 NOV	103 – 108	484 – 502
POLICY & FINANCE COMMITTEE	22 NOV	109 – 118	503 – 528
PARISH COUNCIL LIAISON COMMITTEE	24 NOV	119 – 122	529 – 539
LICENSING COMMITTEE	29 NOV	123 – 128	540 – 549
ACCOUNTS & AUDIT COMMITTEE	30 NOV	129 – 131	550 – 558
OVERVIEW & SCRUTINY COMMITTEE	6 DEC	132 – 136	1559 – 567
PLANNING & DEVELOPMENT COMMITTEE	8 DEC	137 – 182	568 - 592

Part II - items of business **not** to be discussed in public

None.

NOTES:

1. Questions (attention is drawn to Standing Orders 9, 10 and 12).
 - (i) A Member may ask the Mayor or the Chairman of any Committee any question on any matter where the Council has powers or duties or which affects the Borough. A question must either be given to the Chief Executive by noon on the Friday before the meeting or relate to urgent business in which case agreement of the Mayor to the question being put shall be required and, where possible, a copy of the question will be given to the Chief Executive before 10.00am on the day of the meeting.
 - (ii) Any Member may ask a question or make a comment on any minute before the Council, provided that he or she does not speak for more than five minutes in total on the minutes of a particular Committee. The Chairman may decline to answer a question unless written notice of the question has been given to the Chief Executive by noon on the Friday before the meeting.
 - (iii) Any Member may ask questions of the Leader of the Council on matters relating to the general work of the Council which do not fall within the remit of any particular Committee. Notice in writing specifying the nature of the question in sufficient detail to enable a reply to be prepared must be given to the Chief Executive by not later than noon on the day before the Council meeting.

Minutes of Emergency Committee

Meeting Date: Thursday, 6 October 2011 starting at 10.00am
Present: Councillor E M H Ranson (Chairman)

Councillors:

S Hirst
A Knox
R Sherras

In attendance: Chief Executive, Director of Community Services, Director of Resources, Head of Planning Services and Head of Legal and Democratic Services.

398 APOLOGIES

There were no apologies for absence.

399 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Categories 3 and 5 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

400 HENTHORN ROAD APPEAL

The Director of Community Services submitted a report asking Committee to consider the appointment of consultants and a barrister to defend the Council's case in the forthcoming Henthorn Road planning appeal. He reminded Committee that a planning application had been submitted for residential development at Henthorn Road, Clitheroe and a report was prepared by officers recommending approval in principle to the Planning and Development Committee on 15 September 2011. The application was subsequently refused by the Planning and Development Committee. The report outlined the reasons for that decision.

Subsequent to the refusal an appeal had now been lodged by the developer and will take the form of a Public Inquiry. It is anticipated to last between 3-4 days and take place in January 2012.

As a result of the appeal, various work has to be done to meet certain deadlines which includes letters advising people of the appeal, full proofs and summaries. Following on from the decision to refuse the application, the Head of Planning Services had invited several planning consultants to consider representing the Council. Two companies had subsequently indicated a willingness to do so and are both based in Manchester.

The Committee considered the aspects of appointing consultants to defend the Council's case and how we should go about this, including the role of Members.

It was felt that more investigation needed to be done in order to decide upon a consultant.

The Director of Resources informed Committee on the balance of the earmarked reserve for planning.

RESOLVED: That Committee

1. agree to the appointment of consultants and a barrister to defend the Council's case;
2. delegate to the Director of Community Services the selection and appointment of consultants and a barrister to represent the Council; and
3. agree that any costs should be met from the earmarked reserve for planning.

The meeting closed at 11.10am.

If you have any queries on these minutes please contact John Heap (414461).

Minutes of Meeting of the Council

Meeting Date: Tuesday, 11 October 2011, starting at 6.30pm
Present: Councillor S Hore (Chairman)

Councillors:

P Ainsworth	G Mirfin
J E Alcock	R Moores
R Bennett	R Newmark
S Bibby	E M H Ranson
S Brunskill	M Robinson
S Carefoot	J Rogerson
P Dowson	C Ross
R J Elms	I Sayers
R Hargreaves	G Scott
T Hill	R E Sherras
B Hilton	D T Smith
K Hind	D Taylor
S A Hirst	M Thomas
J Holgate	R J Thompson
K Horkin	N C Walsh
A M Knox	J White
S Knox	A Yearing

In attendance: Chief Executive, Director of Community Services, Director of Resources, Head of HR, Head of Legal and Democratic Services.

401 PRAYERS

The Rev A Froud, opened the meeting with prayers.

402 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors JB Hill, L Rimmer and R Swarbrick.

403 DECLARATIONS OF INTEREST

There were no declarations of interest.

404 PUBLIC PARTICIPATION

There were no items of public participation.

405 COUNCIL MINUTES

The minutes of the meeting of the Council held on 30 August 2011 were confirmed as a correct record and signed by the Chairman.

MAYORAL COMMUNICATIONS

The Mayor reported on engagements attended since the last meeting. He had continued on his visits to a number of primary schools within the Borough and had been to schools in Read and Simonstone, Balderstone, Barrow and Chipping. He had been delighted by the warm welcome and enthusiasm from the children and all the schools.

The Mayor had also visited the Old Blackburn Orphanage building in Wilpshire which was now the base for Child Action North West, for looked after families and children from across the North West.

Another highlight of the previous period had been the visit of the Archbishop of York to Blackburn Diocese and a service to celebrate the 200th anniversary of the National Society. The Mayor had also attended a celebration at the Cathedral to mark the 90th anniversary of the Royal British Legion.

He had attended the AGM of Crossroads Care which offered valuable support and guidance to a range of families across the borough.

Finally he was pleased to report on a number of successes from Ribble Valley villages in the Lancashire Best Kept Village Competition.

LEADER'S REPORT

The Leader began by paying tribute to David Berryman who had recently resigned as a Councillor. The Leader thanked him for his contribution to the work of the Council during his term of office.

Next the Leader highlighted a range of consultation documents that would be of importance to District councils. The first of these would reform the way the Government funded Local Authorities. In the future the Government would no longer provide grant support to Local Authorities but instead external funding would be limited to an individual authority's share of the business rates raised in their area. The Leader explained that currently the Council acted as an agent on behalf of the Government and so collected business rates and then handed them over to Government. The Council was responsible for enforcing such collections but in the last resort the Government would indemnify the Council for any non-payment. The Government then used the system to allocate the Council's core funding through a formula grant method. The formula took into account population increases, deprivation levels and rurality issues etc. The new proposals would allow the Council to keep all of its business rates but the proposed system was not straightforward and would need careful consideration.

Another important issue was the introduction of the universal credit with effect from 2013 which in principle was a positive step in terms of simplifying the benefits system but it did come with significant implications eg apart from Council Tax, all benefits would be administered by Central Government through the JobCentre network, over 80% of all benefit claimants would be dealt with either on line or by phone (the Council currently dealt with more than 40% of its

customers face-to-face) and the Government would centrally investigate and prosecute benefit fraud. One related issue of major concern was the Government's instruction that local authorities must reduce the cost of Council Tax benefits by 10% at the same time as designing their own local scheme, with pensioners and other vulnerable groups to be protected but no reduction for those categories would be allowed. The Leader reminded Members that the Ribble Valley had one of the highest percentages of pensioners claiming benefit in the country at 66%. The Leader confirmed that officers were working hard to make constructive suggestions in order to get plans changed to make them more realistic and useable.

Finally the other major consultation underway was the NPPF – the new Planning Framework. This had a direct bearing on planning decisions in the Ribble Valley. The Leader confirmed that he would pursue concerns regarding the Framework through the LGA, the District Council's network and also if possible directly with Ministers.

The Leader closed by confirming that Corporate Management Team were putting the final touches to the management reorganisation that would deliver the savings that were required for 2012/13. The Council was fortunate that careful financial prudence over many years had made the task perhaps easier than in other authorities but that it was still a challenging and difficult task and was being undertaken with great sensitivity.

408

LEADER'S QUESTION TIME

The Shadow Leader, Councillor A Knox, asked if the leader shared the concerns of the Fire Authority and the farming community regarding the dangers posed by Flying/Chinese lanterns. The Leader, Councillor M Ranson, thanked Councillor Knox for his question and confirmed that he did share those concerns and he believed that the County Council was supporting calls for a Government review into the sale of Chinese lanterns. He also understood that in order to mitigate the risk to livestock, some manufacturers now use cane or bamboo frames, rather than wire frames.

In a supplementary question Councillor Knox asked if it would be wise for a Committee of the Council to create a policy on flying lanterns at events on Council owned land. The Leader confirmed that he would pass the suggestion on to the appropriate officers.

Next Councillor Knox asked if the Leader could confirm what plans were in place to deal with potentially raised levels of anti-social behaviour due to increased alcohol tourism in Clitheroe. The Leader acknowledged that the weekend evening economy in Clitheroe had grown in recent years, mainly due to an increase in the range and quality of establishments providing food and drink. He reported that the Ribble Valley Crime Reduction Partnership and the Police were aware of the situation and had implemented an action plan to deal with any issues arising. He was pleased to report that this approach had meant that there had not been a noticeable increase in criminal activity as a result of the increased volumes of people visiting the town.

Finally, Councillor Knox asked when the Council would introduce a system to send all Agendas and Reports for meetings electronically to those Members who wished to receive them. The Leader thanked Councillor Knox for his question but recognised that the level and skill and interest in technology varied greatly amongst Members. He believed that Members should receive what they felt comfortable with, whether that was paper-based copies of Agendas or electronic versions. He confirmed that there already was a system in place for Councillors who wished to access Reports and Agendas electronically via the Councillors' Portal. He asked if Councillors who used the portal facility and therefore no longer wished to receive paper copies of Agendas could inform officers and then they would be removed from the distribution list.

Next Councillor G Mirfin asked the Leader whether "sustainability" was the best test of new build development. He asked if the Leader could outline how "sustainability" was to be best measured.

Councillor Ranson thanked Councillor Mirfin for his question and confirmed that sustainability was one of a number of tests for development. However it was also a matter of judgment in terms of what a particular development was being compared against to determine if it was sustainable. Development was viewed as "sustainable" if it did not create harmful impacts that would significantly and demonstrably outweigh the benefits. This was the approach National Policy was setting and to which Members would need to have regard when making planning decisions and measuring the impacts of a proposal. Ultimately it would be a matter for the decision-maker to judge the extent of any negative impacts against locally determined priorities and National Policy. The Leader noted that the best approach used to measure sustainability was likely to remain fixed but would continue to develop as circumstances changed.

409 COMMITTEE MINUTES

(i) Accounts and Audit Committee – 24 August 2011

RESOLVED: That the minutes of the above meeting be received.

(ii) Overview and Scrutiny Committee – 25 August 2011

RESOLVED: That the minutes of the above meeting be received.

(iii) Licensing Committee – 6 September 2011

RESOLVED: That the minutes of the above meeting be received.

(iv) Personnel Committee – 7 September 2011

RESOLVED: That the minutes of the above meeting be received.

(v) Community Committee – 13 September 2011

RESOLVED: That the minutes of the above meeting be received.

(vi) Planning and Development Committee – 15 September 2011

RESOLVED: That the minutes of the above meeting be received.

(vii) Health and Housing Committee – 22 September 2011

RESOLVED: That the minutes of the above meeting be received.

(viii) Policy and Finance Committee – 27 September 2011

RESOLVED: That the minutes of the above meeting be received.

(ix) Parish Council Liaison Committee – 29 September 2011

RESOLVED: That the minutes of the above meeting be received.

The meeting closed at 7.35pm.

If you have any queries on these minutes please contact Marshal Scott (414400).

Minutes of Planning and Development Committee

Meeting Date: Thursday, 13 October 2011 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

S Bibby	G Mirfin
S Carefoot	J Rogerson
T Hill	D Taylor
B Hilton	M Thomas
J Holgate	R Thompson
S Knox	J White (7.45pm)

In attendance: Head of Planning Services, Head of Regeneration and Housing, Head of Legal and Democratic Services, Senior Planning Officers x 2, Principal Planning Officer (Design and Conservation) and Assistant Planning Officer.

Also in attendance: Councillors M Ranson and N Walsh.

410 APOLOGIES

There were no apologies for absence from the meeting.

411 MINUTES

The minutes of the meeting held on 15 September 2011 were approved as a correct record and signed by the Chairman.

412 DECLARATIONS OF INTEREST

Councillor Rogerson declared an interest in planning application 3/2011/0544/P – Hey Moo, Elswick Farm, Mellor Brow.

413 PUBLIC PARTICIPATION

There was no public participation.

414 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

415 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2011/0101/P (GRID REF: SD 373740 442330)
PROPOSED CHANGE OF USE FROM AGRICULTURAL LAND FOR THE PROPOSED EXTENSION OF CLITHEROE CEMETERY AND THE CREATION OF A NEW ACCESS ROAD AT LAND ADJACENT TO CLITHEROE CEMETERY, WADDINGTON ROAD, CLITHEROE

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. The permission shall relate to the amended site location plan received by the Local Planning Authority on 7 June 2011 and to the 1:500 scale plan (Drawing No CS/11/0101/1).

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. At all times during the construction works on the access road, internal road, footpaths or hard standing areas, all trees within the site shall be protected from any potential adverse effects of the development in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In order to ensure that all trees affected by the development are afforded maximum physical protection from the adverse effects of development in order to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

4. No works on the construction of the access road, internal road, footpaths or hard standing areas shall be carried out until precise details of their surface materials have been submitted to and agreed in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE

1. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpaths 19 and 22 in the parish of Clitheroe are within the site.

(Mr Rees spoke against the above application).

2. APPLICATION NO: 3/2011/0300/P (GRID REF: SD 380352 447209)
OUTLINE APPLICATION FOR THE ERECTION OF A COUNTRY HOUSE HOTEL AND SPA ON LAND ADJACENT DUDLANDS CROFT, GISBURN ROAD, SAWLEY, LANCASHIRE.

MINDED to REFUSE and DEFERRED for officers to report back to the next Planning and Development Committee for exact wording of reasons for refusal.

(Mrs Myerscough spoke in favour of the above application. Mr Tunstall spoke against the above application).

3. APPLICATION NO: 3/2011/0451/P (GRID REF: SD362302, 434704)
PROPOSED REPLACEMENT OF THE EXISTING BUNGALOW WITH A NEW TWO STOREY DWELLING INCLUDING RETROSEPECTIVE DETACHED GAZEBO WITH UNDER-CROFT STORAGE AT WHINNY BROW, HOTHERSALL LANE, HOTHERSALL, PRESTON, PR3 2XB

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

2. This permission shall be relate to the proposal as shown on Drawing Nos. 2552/01, 02, 03, 04, 05, 06, 08, 09 Revision B and 10.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

4. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified on the Block Plan received on the 06 September 2011 indicated on drawing number 2552/09 Rev. B shall be protected in accordance with the BS5837 [Trees in Relation to Construction] and the details of which shall be agreed in writing, implemented in full, the tree protection monitoring schemed shall be agreed and tree protection measures inspected by the Local Planning Authority before any site works are begun.

The root protection zone shall be 12 x the DBH and shall remain place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

REASON: In order to ensure that any trees affected by development and considered to be of visual or botanical value are afforded maximum physical protection from the adverse affects of development.

5. The development shall be carried in accordance with the mitigation measures included in the 2009 Bat Survey Report by Denis Lambert that is submitted with the application.

REASON: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwellings including any development within the curtilage as defined in Schedule 2, Part 1, Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

NOTE

Ribble Valley BC imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or provision. Details of current charges are available from the Ribble Valley Borough Council Contact Centre on 01200 425111.

4. APPLICATION NO: 3/2011/0533/P (GRID REF: SD 374431 444533)
ONE DETACHED DWELLING TO BE BUILT ON A FORMER CAR PARK ON LAND ADJACENT TO 5 HAZELDENE, WEST BRADFORD, LANCASHIRE, BB7 4TD.

GRANTED subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The permission shall relate to the development as shown on Plan Drawing No's 4123 – 01, 4123 – 02 and 4123 – 03C.

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

3. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

4. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening. The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order revoking or re-enacting that Order) any future extensions or external alterations to the dwelling, including any development within the curtilage, hard standing or fences, as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) the dwelling shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan.

7. The car parking area indicated on plan drawing no. 4123 – 03C shall be surfaced/ paved and marked out in accordance with the approved plan, and made available for use prior to the occupation of the dwelling hereby.

REASON: To comply with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

8. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

9. Before the development hereby permitted becomes operative, the existing wall on the highway frontage of the site shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway in its entirety.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to ensure adequate visibility for the drivers of vehicles entering and leaving the site.

10. Surface water run off from this site should be restricted to existing rates in order that the proposed development does not contribute to an increased risk of flooding.

REASON: To reduce the increased risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require consent from the Environment Agency. If surface water is allowed to be discharged to the public surface water sewerage system United Utilities may require the flow to be attenuated to a maximum discharge rate, determined by United Utilities.

A separate metered supply will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

The applicant should contact United Utilities Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

Ribble Valley Borough Council imposes a charge to the developer to cover the administration and delivery costs in providing wheeled bins to each household within a new build property or provision. Details of current charges are available from the Ribble Valley Borough Council Contact Centre on 01200 425111.

(Councillor Ranson was given permission to speak on the above application.)

(Councillor Rogerson declared an interest in the next item and left the meeting.)

5. APPLICATION NO: 3/2011/0544/P (GRID REF: SD 364860 430990)
APPLICATION FOR THE VARIATION OF CONDITION NO. 17 (OCCUPANCY PERIOD) OF PLANNING CONSENT 3/2004/0450P, TO ALLOW UNITS NO.1 AND NO.2 TO BE USED AS PERMANENT RESIDENTIAL ACCOMMODATION AT HEY MOO, ELSWICK FARM, MELLOR BROW, MELLOR, LANCASHIRE, BB2 7EX

The Head of Planning Services informed Committee that there would be a note included regarding a charge to the developer to cover the administration and delivery costs in providing wheeled bins to each household within a new built property or conversion.

GRANTED and that Condition 17 be varied to read:

17. "Units 3 and 4 of the accommodation converted as part of the Hey Moo complex at Elswick Farm, Mellor Brow, Mellor, approved by virtue of 3/2004/0450/P, shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of all lettings shall be kept and made available to the Local Planning Authority for inspection on an annual basis. Units 1 and 2 of this complex shall be used as permanent residential accommodation.

REASON: In order to comply with Policies G1, G5, ENV3, H2, H15, H17, RT1 and RT3 of the Ribble Valley Districtwide Local Plan.

NOTE

Ribble Valley Borough Council imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

(Mr Kinder spoke in favour of the above application.)

(Councillor Rogerson returned to the meeting.)

6. APPLICATION NO: 3/2011/0546/P (GRID REF: SD 362842 442001)
CONVERSION OF TWO HOLIDAY LETS INTO ONE DWELLING HOUSE AT
JEFFREY AND PENDLE COTTAGES, MOSS LANE, CHIPPING, LANCASHIRE.

GRANTED subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The permission shall relate to the development as shown on Plan Reference No's 1342-10 and 1342-11.

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

3. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies ENV1 and G1 of the Ribble Valley Districtwide Local Plan.

4. All doors and windows shall be in timber and retained as such in perpetuity.

REASON: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

5. All new and replacement door and window head and sills shall be natural stone to match existing.

REASON: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

6. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 26 July 2011.

REASON: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling, and any future additional structures, hard standing or fences including any development within the curtilage, as defined in Schedule 2 Part 1 Classes A to H and Part II Class A shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the visual appearance of the site to ensure the future protection of the character and appearance of the building and the location within the A.O.N.B. in compliance with Policy ENV1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

1. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath 31 in the Parish of Bowland with Leagram runs past the site.
2. Ribble Valley Borough Council imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

7. APPLICATION NO: 3/2011/0556/P (GRID REF: SD 375495 446872)
APPLICATION FOR THE VARIATION OF CONDITION 2. AND REMOVAL OF
CONDITION 3. OF PLANNING CONSENT 3/2003/0209P, TO ALLOW THE
BUILDING TO BE USED AS A GRANNY ANNEX AT LANESIDE FARM,
GRINDLETON

GRANTED for the variation of Condition 2. of planning consent 3/2003/0209/P to read as follows:

2. The annex building hereby approved shall only be occupied as an extended family unit relating to Laneside Farm and shall not be used as a separate residential unit".

REASON: In order to comply with Policies G1 and H9 of the Ribble Valley Districtwide Local Plan. The use as a separate unit could be injurious to the amenities of neighbouring residents and to the character of the area and would require further consideration by the Local Planning Authority.

(Mr Kinder spoke in favour of the above application.)

8. APPLICATION NO: 3/2011/0586/P & 3/2011/0587/P (LBC)
(GRID REF: SD 381314 443959)
CONVERT GARAGE TO HOLIDAY COTTAGE WITHIN THE CURTILAGE OF THE LISTED MANOR HOUSE. CONVERT EXISTING GARAGE STRUCTURE TO TWO STOREY HOLIDAY COTTAGE AT THE MANOR HOUSE, TWISTON

RECOMMENDATION 1: That planning permission be granted subject to the following conditions:

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the proposal as shown on drawing numbers PL-324SHT2V2, PL-324SHT3, PL-324SHT4.

REASON: For the avoidance of doubt and to ensure compliance with submitted plans.

3. The unit(s) of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

REASON: In order to comply with Policies G1, G5, ENV1, ENV2, ENV3, ENV4, EMP12, RT1, RT3 and the Policy SPG – “Housing” (delete as appropriate) of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

4. The proposed gateposts shall be positioned at least 5 metres behind the nearside edge of the carriageway and shall open away from the highway.

REASON: To permit vehicles to pull clear of the carriageway when entering the site and to comply with Policy G1 of the Districtwide Local Plan.

5. That part of the area extending from the near edge of the carriageway for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, block pavements or other approved materials.

REASON: In the interest of highway safety and to comply with Policy G1 of the Districtwide Local Plan.

6. The parking areas on plan reference PL-324SHT3 shall be implemented prior to commencement of use and thereafter retained.

REASON: To ensure adequate parking provision is available and to comply with Policy G1 of the Districtwide Local Plan.

7. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area.

8. All doors and windows shall be in timber and retained as such in perpetuity.

REASON: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

9. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

RECOMMENDATION 2: That listed building consent be GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the proposal as shown on drawing numbers PL-324SHT2V2, PL-324SHT3, PL-324SHT4.

REASON: For the avoidance of doubt and to ensure compliance with submitted plans.

3. The proposed gateposts shall be positioned at least 5 metres behind the nearside edge of the carriageway and shall open away from the highway.

REASON: To permit vehicles to pull clear of the carriageway when entering the site and to comply with Policy G1 of the Districtwide Local Plan.

4. That part of the area extending from the near edge of the carriageway for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, block pavements or other approved materials.

REASON: In the interest of highway safety and to comply with Policy G1 of the Districtwide Local Plan.

5. The parking areas on plan reference PL-324SHT3 shall be implemented prior to commencement of use and thereafter retained.

REASON: To ensure adequate parking provision is available and to comply with Policy G1 of the Districtwide Local Plan.

6. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area.

7. All doors and windows shall be in timber and retained as such in perpetuity.

REASON: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

9. APPLICATION NO: 3/2011/0608/P (GRID REF: SD 367237 435681)
PROPOSED CONVERSION AND ALTERATIONS TO INCORPORATE CHANGE OF USE AS PART OF AN EXISTING AGRICULTURAL BUILDING FOR CLASS B1 EMPLOYMENT SCHEME TO FORM PHASE II OF THE RURAL BUSINESS CENTRE KNOWN AS MANOR COURT, SALESBURY HALL, SALESBURY HALL ROAD, SALESBURY

The Head of Planning Services informed Committee that the County Surveyor had no objections.

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to Drawing No 3955-12J, 3955-13G and 3955-13A.

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

3. The proposed materials shall relate to details submitted under cover of letter dated 17 August 2011 and roofing sample reference code Merlin Grey 18B25.

REASON: To ensure that the proposed materials are acceptable to the locality and to comply with Policy G1 of the Districtwide Local Plan.

10. APPLICATION NO: 3/2011/0646/P (GRID REF: SD 361295 438099)
PROPOSED REMOVAL OF CONDITION NO 2 OF PLANNING PERMISSION 3/2006/0373/P TO ALLOW THE FAMILY ANNEX TO BE OCCUPIED AS A SEPARATE DWELLING AT SEVEN ACRE COTTAGE, FORTY ACRE LANE, LONGRIDGE

GRANTED subject to the following conditions:

1. The existing vehicular access on to Forty Acre Lane to be retained and shall serve both the existing Seven Acre Cottage and the new independent dwelling (former annex). The existing hard standing area between the two dwellings shall also be retained in order to provide a minimum of two parking spaces for each dwelling with the required associated manoeuvring area.

REASON: In the interest of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE

Ribble Valley Borough Council imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or provision. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

11. APPLICATION NO: 3/2010/0934/P (GRID REF: SD 364962 435332)
PROPOSED ERECTION OF TWO TERRACED DWELLINGS FRONTING BLACKBURN ROAD AND ERECTION OF FIVE TWO-STOREY TERRACED COTTAGES ON EXISTING CAR PARK (PARKING SPACES WILL REMAIN FOR PUBLIC HOUSE) (RESUBMISSION OF PLANNING APPLICATION 3/2009/0160/P) AT BLACK BULL HOTEL, CHURCH STREET, RIBCHESTER

The Head of Planning Services informed Committee that a revised Section 106 Agreement had been agreed which complies with the amendments requested.

That the application be Deferred and Delegated to the Director of Community Services for approval subject to satisfactory completion of a Section 106 Agreement within a period of six months (from the date of this decision) to deal with the matters of affordable housing and financial contribution for wheeled bins and the imposition of the following conditions:

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall be implemented in accordance with the proposal as detailed on drawings 11/01/05-01 REV F proposed site layout, 08/1120-02 REV D proposed floor plans Plots 6-7, 11/01/05-03 REV F proposed elevations Plots 6-7, 08/1120-04 REV D proposed floor plans Plots 1-5, 08/1120-05 REV E proposed elevations Plots 1-5, 08/1120-06 REV E location and block plan, 11/01/05-08 REV F existing and proposed street elevations received on 27 September 2011.

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

3. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

REASON: To ensure and safeguard the recording of any archaeological deposits as required by Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

4. Prior to commencement of development a detailed scheme for the provision of a suitable noise barrier along the site's eastern boundary shall be submitted to and approved in writing by the Local Planning Authority. The measures so submitted and approved shall then be fully implemented and thereafter retained.

REASON: In the interests of amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the site in a Conservation Area.

7. Notwithstanding the submitted details the gable elevation to Plot 6 shall be constructed in coursed stonework with details of the type, coursing and jointing of the natural stone to be used throughout the scheme being submitted to and approved in writing by the Local Planning Authority. The development shall be built to conform with the details so approved.

REASON: In the interest of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. Precise specifications of windows and doors, including cross-section drawings of window frame form and method of opening shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character and appearance of the Conservation Area in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

9. Windows and doors shall be painted within one month of their insertion in accordance with details which will first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: In order to safeguard the character and appearance of the Conservation Area in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

10. All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

REASON: To comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

11. The development shall be carried out in accordance with the flood mitigation measures outlined in the Flood Risk Assessment submitted in support of the application unless agreed otherwise in writing with the Local Planning Authority.

REASON: To reduce the danger to intended occupants of the buildings from potential flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

12. This permission shall relate to a Section 106 Agreement dated which includes provisions for the delivery of affordable housing.

REASON: For the avoidance of doubt and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

12. APPLICATION NO: 3/2011/0247/P (GRID REF: SD 373073 441975)
PROPOSED OUTLINE APPLICATION PROPOSING THE ERECTION OF 38 MARKET DWELLINGS AND 16 AFFORDABLE DWELLINGS AT LAND OFF CHAPEL CLOSE, LOW MOOR, CLITHEROE

That the application be Deferred and Delegated to the Director of Community Services for approval subject to satisfactory completion of a legal Agreement within a period of six months (from the date of this decision) as outlined in

paragraphs numbered 1-4 under a Section 106 Agreement sub heading within the report and subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:

(a) the expiration of 3 years from the date of this permission; or

(b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2. Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3. This outline planning permission shall be read in conjunction with the Legal Agreement dated ...

REASON: For the avoidance of doubt as the application is subject of an agreement.

4. Prior to commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.

REASON: In order to encourage renewable energy and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan in order to reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

6. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan to reduce the increased risk of flooding.

7. No development approved by this planning permission shall be commenced until:
 - a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information and diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.
 - b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing, by the Local Planning Authority prior to that investigation being carried out on the site.
 - c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the Local Planning Authority.
 - d) A Method Statement and Remediation Strategy, based on the information obtained from (c) above has been submitted to and approved in writing by the Local Planning Authority.

The development shall then proceed in strict accordance with the measures approved. Work shall be carried out and completed in accordance with the approved Method Statement and Remediation Strategy referred to in (d) above, and to a timescale agreed in writing by the Local Planning Authority: unless otherwise agreed in writing by the Local Planning Authority.

If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan to:

- a) Identify all previous site uses, potential contaminants that might reasonably be expected given those uses and the source of contamination, pathways and receptors.
- b) Enable:
 - A risk assessment to be undertaken;
 - Refinement of the conceptual model; and
 - The development of a Method Statement and Remediation Strategy.
- c) & d) Ensure that the proposed sit investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site

8. This permission shall relate to the Phase 1 survey report dated March 2011 submitted with the application. All details shall comply fully with that report.

REASON: To protect and conserve the habitats identified on site in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

9. The submission of reserved matters in respect of scale, appearance and landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement and the Indicative Site Layout drawing no. AL001 Rev A as amended dated 8 June 2011.

REASON: For the avoidance of doubt to define the scope of this permission.

10. The new estate road/access shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and to ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

11. Prior to commencement of construction works, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before

leaving the site, the wheel cleaning facilities shall be retained throughout the life of the development.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

12. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall be avoided between March to August. In the event that works are carried out during the nesting period a comprehensive risk assessment in order to establish the absence/presence of nesting birds shall be submitted to the Local Planning Authority prior to any works taking place for approval in writing and any mitigation measures outlined therein shall be carried out to the satisfaction of the Local Planning Authority.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

13. Prior to commencement of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) including the public open space area shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall also provide precise details of any play equipment and its maintenance and indicate a timescale when the open space shall be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved.

REASON: In the interests of residential and visual amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

14. The plans and particulars submitted in accordance with condition 2 above shall include an Arboricultural Method Statement and Tree Protection Plan (including a tree protection monitoring schedule) detailing special mitigation construction issues in accordance with BS5837 as outlined in the Arboricultural Impact Assessment submitted in support of this application. The development shall thereafter be carried out in strict accordance with the procedures, working methods and protection measures so identified and approved unless agreed otherwise in writing by the Local Planning Authority.

REASON: In order to ensure that any trees affected by development considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse effects of development in accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

15. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway

improvement has been submitted to and approved in writing by the Local Planning Authority in consultation with the highway authority.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan in order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/work are acceptable before work commences on site.

16. The proposed garages shall not be used for any purpose (including any purpose incidental to the enjoyment of the dwellinghouse) which would preclude their use of the parking of a private motor vehicle.

REASON: To facilitate adequate vehicle parking facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

1. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act.
2. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/SUDS as stated on the application form and may require the consent of the Environment Agency.
3. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.

(Mr Morris spoke in favour of the above application. Town Councillor Cooper spoke against the above application.)

13. APPLICATION NO: 3/2011/0307/P (GRID REF: SD 373855 438182)
PROPOSED RESIDENTIAL DEVELOPMENT OF 37 DWELLINGS AT BARROW
BROOK BUSINESS VILLAGE, BARROW

That the application be Deferred and Delegated to the Director of Community Services for approval subject to satisfactory completion of a legal Agreement within a period of six months (from the date of this decision) as outlined in

paragraphs numbered 1-4 under the legal Agreement sub heading within the report and subject to the following conditions:

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall be implemented in accordance with the proposal as detailed on drawings RO51/1-2 planning layout Phase 2; RO51/1-101/2 street scenes; RO51/102-2 A2 house type; RO51/103-1-2 A3 house type; HT38/P/01 Ashgate house type; HT105/P/01 Burlington house type; HT148/P/01 Elmbridge house type; HT132/P/01 Victoria house type; HT104/P/01 REV A Dean house type as amended 22 September 2011; HT149/P/02 Bellingham house type elevations; HT149/P/01 Bellingham house type floor plans; HT149/P/01 Renishaw house type; HT147/P/02 Bonington elevations; HT147/P/01 Bonington floor plans; HT147/P/04 Bonington elevations with bay; HT147/P/03 Bonington floor plans with bay; HT147/P/06 Bonington elevations no bay; HT147/P/05 Bonington floor plans no bay; RO51/105 garage details; SD.1 high close board timber fence; S.D.46 high screen wall.

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

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. No development approved by this permission shall be commenced until a scheme for the disposal of surface waters, including any surface water attenuation measures that may be necessary, have been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. No development approved by this planning permission shall be commenced until:
 - (a) A site investigation has been designed for the site using the information obtained from the Phase 1 Geo Environmental Desk Study for Proposed Residential Development at Barrow Brook (second phase) Clitheroe for Rowland Homes (dated March 2011; reference 43933p1r0). This should

be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site;

- (b) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the Local Planning Authority;
- (c) A Method Statement and remediation strategy, based on the information obtained from (b) above has been submitted to, and approved in writing by the Local Planning Authority.

The development shall then proceed in strict accordance with the measures approved. Work shall be carried and completed in accordance with the approved method statement and a remediation strategy referred to in (c) above, and to a timescale agreed in writing by the Local Planning Authority unless otherwise agreed in writing by the Local Planning Authority.

If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan to:

(a) enable:

- a risk assessment to be undertaken;
- refinement of the conceptual model; and
- the development of a method statement and remediation strategy.

(b) and (c) Ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site.

- 6. No development shall take place until a scheme for the buffer strip between the development and Barrow Brook has been submitted to and approved by the Local Planning Authority. Such a scheme shall be completed in accordance with the approved plans.

REASON: To maintain the character of the water course and provide undisturbed refuges for wildlife using the river corridor in accordance with Policies G1 and ENV10 of the Ribble Valley Districtwide Local Plan.

7. This permission shall relate to a Section 106 Agreement dated ... which includes provision for the delivery of affordable housing and community provision for public open space.

REASON: For the avoidance of doubt and to comply with Policy G1 of Ribble Valley Districtwide Local Plan.

8. The proposed integral garages to house types Victoria, Dean, Bellingham and Renishaw shall not be used for any purpose (including any purpose incidental to the enjoyment of the dwellinghouse) which would preclude their use of the parking of a private motor vehicle.

REASON: To facilitate adequate vehicle parking facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. Prior to commencement of development, a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.

REASON: In order to encourage renewable energy and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

10. This permission shall relate to the extended Phase 1 Habitat Survey, Arboricultural Method and Material Statement and supporting letter dated 21 March 2011 from Landscape Planning Group Ltd submitted with the application. All details shall comply full with those reports. The landscaping details including hard landscaping where appropriate shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.

The approved landscaping scheme shall thereafter be implemented in the first planting season following occupation of the development whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies or is seriously damaged or diseased by a species of similar size to those original planted.

REASON: In the interests of the amenities of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

1. Any works to the water courses within or adjacent to the site which involves infilling, diversion, culverting or which may otherwise restrict flow, require the prior formal consent of the Environment Agency under Section 23 of the Land Drainage Act 1991. Culverting other than for access purposes is unlikely to receive consent, without full mitigation for loss of flood storage and habitats.

14. APPLICATION NO: 3/2011/0422/P (GRID REF: SD 372472 435836)
OUTLINE APPLICATION FOR THE ERECTION OF TWO DETACHED DWELLINGS TOGETHER WITH ASSOCIATED GARAGES, PARKING/TURNING AREAS AND GARDENS ON LAND AT NEDDY LANE, BILLINGTON

APPROVED subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:
 - (a) the expiration of 3 years from the date of this permission; or
 - (b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2. Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements for vehicles, including a contoured site plan showing existing features and the proposed slab floor level and driveway level of the two dwellings (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3. The submission of reserved matters in accordance with conditions 1 and 2 of this outline permission shall show a development that is substantially in accordance with the illustrative plans (drawing numbers Gel/454/1193/01 and 02) submitted with this outline application. In particular, each dwelling shall

be provided with its own access, adequate parking area and a turning facility within its curtilage.

REASON: For the avoidance of doubt as a development in this form would respect the amenities of the locality and would address a highway safety issue in accordance with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan.

4. The development hereby permitted in outline shall not be commenced until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. The scheme shall show the drainage of the site on a separate system with only foul drainage connected into the foul sewer; surface water should discharge directly to soakaway/water course; and no surface water will be allowed to discharge into the public sewerage system. The scheme shall then be provided in accordance with the approve details prior to occupation of the development and thereafter retained.

REASON: To ensure satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE

Ribble Valley BC imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or provision. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

416 ITEMS DELEGATED TO DIRECTOR OF COMMUNITY SERVICES UNDER SCHEME OF DELEGATED POWERS AND

The following proposals have been determined by the Director of Community Services under delegated powers:

417 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0207/P (LBC)	Installation of toughened glass in the windows that are below 800mm as per building control regulations. Windows to be the same size, colour and style as existing but there will be a small logo in the bottom corner of the windows to show that it is toughened glass	1 Abbey Croft The Sands Whalley
3/2011/0332/P	Proposed use of three holiday cottages as one residential dwelling (no internal or external alteration changes proposed)	Rakefoot Farm Thornley Road Chaigley

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0345/P	Two-storey extension to side (East) elevation with balcony at first floor level, new porch to rear (North) elevation with balcony at first floor level. Demolition of outhouse to rear and alterations to hard standing	Sunnyside Dean Top Whalley Road Simonstone
3/2011/0374/PA	The creation of a new recreation area for resident activities connected to the existing psychiatric unit, within a secure fence boundary including the erection of new security fencing with vehicle "airlock", and removal of existing liquid propane storage vessels, concrete base and adjacent gabion wall. Installation of new 5x2 tonne above ground tanks including new security fencing. Also installation of CCTV system with cameras fixed to heads of fence upright	Gisburn Lodge Gisburne Park Estate Gisburn
3/2011/0393/P	Single storey extension to rear of property and demolition of existing lean-to rear of property	129 Whalley Road Sabden
3/2011/0415/P	Re-submission of an application 3/2010/0537/P for the proposed replacement of an existing permanent chalet building with a permanent single storey dwelling	Sugar Hill Chalet Cow Ark Clitheroe
3/2011/0439/P	Application to remove condition No 16 (occupancy condition) of planning consent 3/20006/0001/P to allow the two holiday cottages at High Laithe to be used for permanent residential accommodation	High Laithe Barn Brockthorne Farm Tosside
3/2011/0465/P	Formation of new vehicle access road off the highway to serve the commercial units	Stonebridge Mill Preston Road Longridge
3/2011/0470/P	Application to discharge of condition no. 5 (site investigation), condition no. 6 (materials), condition no. 10 (conservation Velux Rooflights) and condition no. 16 (building record and investigation) of planning consent 3/2010/0741/P	Cobden Farm Watt Street Sabden

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0490/P	Application for a Lawful Development Certificate for the existing use of land as a residential garden	3 Bailey Green Cottages Longridge Road Hurst Green
3/2011/0495/P	Two storey extension to the rear of the dwelling	Glen View, Lower Road Longridge
3/2011/0511/P	Proposed installation of a 3.96kw black solar photovoltaic system to the rear south facing roof slope	Kays Barn Fleet Street Lane Ribchester
3/2011/0512/P	Proposed general purpose cattle shed/extension of present housing (cement fibre roof with concrete panelled sides, approx. 18.2m x 15.2m)	Clough Farm, Carters Lane Paythorne
3/2011/0513/P	Change of use of part of the property from Sui Generis to residential	70 Downham Road Chatburn
3/2011/0514/P	Extension to existing livestock building	Thornley Hall Thornley with Wheatley
3/2011/0515/P	Extension to existing livestock building	Thornley Hall Thornley with Wheatley
3/2011/0531/P	Retrospective application for the insertion of two velux rooflights	76 Pendle Drive Calderstones Park Whalley
3/2011/0543/P	Creation of internal doorway between 4 and 6 Wellgate to create one shop	4-6 Wellgate Clitheroe
3/2011/0545/P	Demolition of the existing garage and outbuildings and construction of a kitchen extension	2 De Lacy Street Clitheroe
3/2011/0555/P	Proposed ground floor and first floor extension, and remodelling to house and garage	3 Springfield Close Whalley
3/2011/0560/P	Single storey rear extension	Torroen Simonstone Lane Simonstone
3/2011/0563/P	Single storey rear extension	23 Walmsley Brow Billington
3/2011/0564/P	Single storey rear extension with balcony over to replace the existing conservatory	Mill Pond House Clitheroe Road West Bradford
3/2011/0569/P	Proposed erection of dormer to front elevation and rear first floor extension	13 Highfield Drive Longridge

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0572/P	Re-submission of application 3/2011/0337 for a two-storey side and single storey rear extension	16 Hesketh Road Longridge
3/2011/0573/P	Rear conservatory	5 Anderson Road Wilpshire
3/2011/0576/P	Installation of solar photovoltaic panels on the existing building	Maplewood Phase One Calderstones Hospital Mitton Road, Whalley
3/2011/0581/P	Proposed rear ground floor extension, conservatory and decking	3 Hospital Cottages Preston Road Ribchester
3/2011/0588/P	Proposal for two cooler ducts to be re-routed vertically 3m above the apex of the mill roof (Subject to the Environment Agency requirements for a PPC operating permit)	Dugdale Nutrition Bellman Mill Salthill, Clitheroe
3/2011/0589/P	Application to remove condition no. 18 (relating to occupancy eligibility) of 3/2000/0811/P	Wheelwright Cottage Back Lane, Grindleton
3/2011/0590/P	Proposed two-storey side extension including rear dormer	10 Holly Grove Longridge
3/2011/0593/P	Single storey rear extension and two-storey side extension	18 Bilsberry Cottage Hurst Green
3/2011/0594/P	Improvements to existing access road	Dudland Hollins land off Gisburn Road Sawley
3/2011/0595/P	Proposed two-storey side extension and replacement of front porch. Replacement of part retaining wall and widening of existing vehicular access	56 Linden Lea Chapel Hill Longridge
3/2011/0602/P	Proposed installation of a 3KwP solar photovoltaic array for the Coach House. The installation is to be mounted next to the field boundary at ground level on a standard frame to minimise visual impact	Field at the rear of The Coach House Clitheroe Road Waddington
3/2011/0605/P	Two-storey side extension, single storey rear extensions, detached garage and gravel hard standing parking area	21 Clitheroe Road Whalley
3/2011/0614/P	Single storey rear extension	11 Goosebutts Lane Clitheroe
3/2011/0617/P	Single storey rear extension	1 Chestnut Cottage Grindleton

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0628/P	Resubmission of application 3/2010/0979/P for proposed replacement dwelling to include the demolition of the existing cottage	Ashes Farm Cottage Salesbury
3/2011/0637/P	Installation of solar photovoltaic panels within the curtilage of the dwelling	Fields Farm House Sawley Road Grindleton, Clitheroe
3/2011/0645/P	Proposed roof mounted 10Kwp solar PV installation	Moor Game Hall Old Clitheroe Road Dutton

418

APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0005/P	Removal of outbuilding and building of a two-storey extension onto the side of the existing building. Reinstate the white windows to front of existing building. Create drive from existing road access point. This will require a change of use from agricultural to domestic for the access drive (resubmission of 3/2010/0418/P)	The Old School Room Walker Fold Chaigley	Policies G1, ENV1, H10, SPG Extensions and Alterations to Dwellings, and PPS5 Planning for the Historic Environment – over prominent and discordant feature to the detriment of the appearance of the property itself and the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty and harm to a non-designated heritage asset.
3/2011/0425/P (PA) 7 3/2011/0426/P (LBC)	Demolition of existing timber garage and stone outbuilding to provide improved vehicular access, parking spaces and new double garage	29 Church Street Ribchester	The proposed demolition of the stone outbuilding and 4-garage court redevelopment would be unduly harmful to the
Cont ...			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont'd	for no 29 and two new single garages and private amenity/garden space for no's 30 and 31		character, setting and significance of the listed building and the character, appearance and significance of Ribchester Conservation Area. This would be contrary to Policies ENV20, ENV19, ENV18 and ENV16 of the Ribble Valley Districtwide Local Plan.
3/2011/0488/P	Proposed erection of a single garage within the curtilage of an existing building/dwelling house	The Hey Barn Back Lane Newton	G1, ENV1, H17 – Detrimental impact upon the character and setting of the traditional barn to the visual detriment of the Area of Outstanding Natural Beauty.
3/2011/0509/P	Proposed new access and two storey side extension with porch extension	Craigmore Eastham Street Clitheroe	Policies G1 and H10 of the DWLP and the Council's SPG on Extensions and Alterations to Dwellings – impact on street scene.
3/2011/0528/P	Change of use of part of lower ground floor of existing social club to create 1 No self contained flat including internal alterations involving	St Peter's Catholic Club Avenue Road Hurst Green	The proposal has an unduly harmful impact upon the character and significance of the listed building
Cont ...			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont'd	removal of an internal wall		because of the loss of important historic fabric and the disruption to historic plan form. This is contrary to Policy ENV20 of the Ribble Valley Districtwide Local Plan.
3/2011/0542/P	Replacement dormer window to front of building and installation of 3no. conservation rooflights to rear roof slope. Removal of existing chimney stack to rear outshut	50 King Street Clitheroe	Policies G1, H10 and ENV16 of DWLP - prominent and incongruous feature on the front elevation and the removal of a historic chimney stack at the rear - harmful to the character and visual appearance of the property itself and the character, appearance and significance of Clitheroe Conservation Area.
3/2011/0557/P	Application for the removal of condition no. 2 (occupancy period) of planning consent 3/2004/0523/P, to allow the holiday let to be used as permanent residential accommodation	Burons Laithe Horton	Policies G1, G5, ENV3, H2, H15, H23, and PPS3: Housing – unsustainable location for the creation of a new dwelling and contrary to Local Plan Policy, with potentially detrimental
Cont			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont'd			effects upon the appearance and character of the locality.
3/2011/0611/P	Proposed new vehicular access from the A59 road	Blue Trees Copster Green	Policy G1 – detriment to highway safety.
3/2011/0620/P	Installation of 18 PV panels on the south facing roof	Unit 4 at Root Hill Estate Yard, Whitewell Road, Dunsop Bridge	G1, ENV1 & H17 – Detrimental visual impact upon the appearance of this traditional stone built outbuilding to the visual detriment of the Area of Outstanding Natural Beauty.

419 SECTION 106 APPLICATIONS

<u>Plan No:</u>	<u>Proposal/Location:</u>	<u>Progress:</u>
	None	

420 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0490/P	Application for a Lawful Development Certificate for the existing use of land as a residential garden	3 Bailey Green Cottages Longridge Road Hurst Green
3/2011/0566/P	Application for a Lawful Development Certificate for the proposed infilling of the arches on the North East and West elevations. Replacing and altering windows and bay window configuration, as well as other fenestration details	The Laurels 2 Maple Close Whalley
3/2011/0602/P	Application for a Lawful Development Certificate for conversion of existing double garage space into new study and	10 Mearley Syke Highmoor Park Clitheroe
Cont...		

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
Cont'd	utility room at front of property and form larger kitchen/dining/family room at rear	
3/2011/0650/P	Application for a Lawful Development Certificate for conversion of existing attached garage	115 Kemple View Clitheroe

421 REFUSAL OF CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0708/P	Application for a Lawful Development Certificate for a proposed conservatory to be built on part of the existing patio area to the rear of the dwelling	The Heathers Avenue Road Hurst Green

422 CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR ACTIVITY IN BREACH OF PLANNING CONDITION

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0663/P	Certificate of Lawfulness for an existing development of industrial plant for the storage of water	Samlesbury Aerodrome Balderstone

423 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL **NOT** REQUIRED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0638/P	Open silo clamp	Law Farm, Trapp Lane Simonstone
3/2011/0639/P	To excavate an area 20m x 20m into slope of land to create silo store. Excavation material bunded to side and rear	Law Farm Trapp Lane Simonstone
3/2011/0682N	Roof to cover existing silage clamp	Hengil Farm Hellifield Road Bolton-by-Bowland
3/2010/0685N	All weather housing for pigs	Sedgwicks Farm Grunsagill Road Tosside

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2010/0820 O	28.3.11	Co-Operative Estates Outline application for a maximum of 80 residential units at land off Riddings Lane with access from Hayhurst Road with all other matters reserved Land to the north of Riddings Lane Whalley	-	Inquiry held – 4 & 5 Aug 2011	APPEAL ALLOWED 16.9.11
3/2010/0751 O	20.7.11	Acland Bracewell Ltd Outline application for a residential development for 39no. dwellings Land off Whalley New Road Billington	WR	–	Awaiting site visit
3/2010/0959 D	1.8.11	Mr Ian Smith Agricultural worker's dwelling – temporary for three years Stubs Wood Farm Rimington Lane Rimington	–	Hearing – to be held 18.10.11	
3/2011/0189 D	17.8.11	Mr Steven Turnbull Proposed upper storey side extension to be built over existing garage 51 Warwick Drive Clitheroe	Householder appeal	–	AWAITING DECISION
3/2009/0968 O	22.8.11	Mr A Patel Residential development comprising 9no. new dwellings Fell View Barnacre Road Longridge	WR	–	Awaiting site visit

The Chief Executive submitted a report asking Committee to consider a response to the government's recent consultation paper on a proposed new national planning framework. He reminded Committee that the publication of the draft framework had generated widespread national interest with considerable press and media coverage, which highlighted the importance of the proposed changes

to planning policy. The primary purpose of the NPPF was to achieve sustainable development in delivering three principles – planning for prosperity, planning for people and planning for places. He highlighted a number of key changes that underpin the government's intended approach to planning with the primary purpose of the NPPF to achieve sustainable development, which means not making things worse for future generations and economic growth. The framework emphasises the presumption in favour of sustainable development insofar as development should be approved unless adverse impacts would significantly and demonstrably outweigh the benefits. It also promotes that where a local plan is absent, silent, indeterminate or out of date, planning permission should be granted. Two key aspects that should be considered however, are that the guidance still supports the premise that identified needs are at the core of making planning decisions and preparing plans; and that the approach as mentioned continues to rely on a plan led system. Again, he highlighted that the vital issue is to ensure that suitable transitional arrangements are in place to enable work currently undertaken to be carried forward and adequate time frames for the transition to occur. With regard to the pro-growth approach, there is a concern perhaps in the manner in which the proposed guidance promotes the presumption in favour of sustainable development in that it may move too far towards an approach of universal approval that is likely to be difficult for local planning authorities to balance. Committee discussed the issues surrounding sustainability and felt it was important to be able to define sustainability that was pertinent to the Ribble Valley at any particular time and that there should be an expected level of service provision for large-scale developments not just for new communities but for existing communities. It was important that sustainability has a local perspective.

Councillor Ranson was given permission to speak on this item and asked questions with regard to how neighbourhood plans fit into the system and what sort of weight they can be afforded when considering applications. Neighbourhood plans would have statutory weight but still have to conform to the Local Development Framework and must promote development rather than seek to stop it.

As an overall document, the NPPF was welcomed.

RESOLVED: That Committee

1. note the report; and
2. authorise the Chief Executive to submit a response in line with the comments outlined in the report supplemented by the additional comments made in Committee.

426

CONSERVATION AREA ARTICLE 4 DIRECTION IMPLEMENTATION

The Director of Community Services submitted a report seeking Committee's agreement to the implementation of the Article 4 Direction programme recommended by The Conservation Studio consultants carried out some years ago. He explained that Article 4 Directions are a way of the Local Planning

Authority having the power to restrict permitted development rights such as domestic alterations and extensions where they have the potential to undermine protection for the historic environment in Conservation Areas. In April 2007, Committee designated 4 new Conservation Areas and a number of conservation area extensions and adopted Conservation Area appraisals produced by The Conservation Studio consultants. The appraisals also included the recommendation of Article 4 Directions for specific properties within the borough's Conservation Areas. These were subject to public consultation and although no objections were received, two responses asked for the owners/occupiers of the properties to be individually consulted on any proposed Article 4 Directions. It was now felt that it was appropriate to move forward with the suggested Article 4 Directions and that the statutory progression be started.

Councillor Ranson was given permission to speak on this item and requested that this process be handled sympathetically and in line with the overall intention to retain the historic and architectural significance that the specific properties contribute to the Conservation Area character and appearance.

RESOLVED: That Committee authorise the Director of Community Services to progress according to the statutory non-immediate procedure with the Article 4 Directions recommended The Conservation Studio consultants in their appraisal of the borough's Conservation Areas.

427 CONSULTATION ON DRAFT LOCAL TRANSPORT IMPLEMENTATION PLAN 2011/2012 TO 2013/2014

The Director of Community Services submitted a report outlining a response sent by officers on behalf of the Council to a consultation paper on the future delivery of Lancashire Transport planning policy. Where the document had adequately reflected concerns such as rural isolation and access to employment and road safety, the response had acknowledged and welcomed these. However, officers had raised issues with regard to future rail and bus spending in Ribble Valley, how bus subsidies would be calculated, the Little Green Bus initiative, improvement of rail connections between Blackburn and Manchester, the involvement in master plans and the commitment to the Clitheroe Community Rail Partnership. Road safety issues along the A59 and congestion within Whalley had also been highlighted.

RESOLVED: That Committee endorse the consultation response as outlined.

428 RIBBLE VALLEY HYDROPOWER FEASIBILITY STUDY

The Chief Executive submitted a report for Committee's information on the Ribble Valley Hydropower Generation Feasibility Study. The report highlighted the Ribble Valley sites.

RESOLVED: That the report be noted.

429 APPEALS

1. 3/2010/0820/P – outline application for a maximum of 80 residential units at land to the north of Riddings Lane, Whalley with access from Hayhurst Road, Whalley – appeal allowed with conditions.

430 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That the virtue of the fact that the following item of business be exempt information under Category 7 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

431 PROPOSED ENFORCEMENT NOTICE TO ENSURE REMOVAL OF UNAUTHORISED PLASTIC WINDOWS AT 91 KING STREET, WHALLEY

The Director of Community Services submitted a report asking Committee's authorisation to the service of an Enforcement Notice in respect of the unauthorised and detrimental insertion of plastic windows to the front/roadside elevation of 91 King Street, Whalley which is a mid row building of townscape merit in Whalley Conservation Area.

The property owner had confirmed that he did not seek written confirmation as to planning requirements for the works and had subsequently inserted the plastic windows.

Committee considered these aspects outlined and felt that this was a serious issue with regard to Conservation Areas. However, there was sympathy with the property owner as the windows inserted replicated other windows in the same row of houses.

RESOLVED: That Committee take no action with regard to the unauthorised plastic windows at the front elevation of 91 King Street, Whalley.

The meeting closed at 9.15pm.

If you have any queries on these minutes please contact John Heap (414461).

Minutes of Community Services Committee

Meeting Date: Tuesday, 8 November 2011, starting at 6.30pm
Present: Councillor R J Thompson (Chairman)

Councillors:

J E Alcock	R Newmark
R Bennett	L Rimmer
S Brunskill	M Robinson
S Carefoot	G Scott
A M Knox	R Swarbrick
G Mirfin	J White

In attendance: Director of Community Services, Head of Engineering Services, Head of Cultural and Leisure Services and Head of Financial Services.

432 APOLOGIES

An apology for absence from the meeting was submitted on behalf of Councillor J Hill.

433 MINUTES

The minutes of the meeting held on 13 September 2011 were approved as a correct record and signed by the Chairman.

434 DECLARATIONS OF INTEREST

Councillor A Knox declared an interest in agenda item 6 with particular reference to trade waste as a County Councillor with a non-prejudicial interest.

435 PUBLIC PARTICIPATION

There was no public participation.

436 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

437 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Committee's approval on proposals to increase the Committee's fees and charges with effect from 1 April 2012. These are reviewed on an annual basis as part of the budget setting process. The Council's latest budget forecast allows for a 2.5% increase on the level of income raised from fees and charges. The proposed charges are rounded up to the nearest 5p to minimise any problems with small change with the exception of car parking which is rounded up to the nearest 10p to accommodate the capacity of the machines to accept a limited number of coins.

This inevitably impacts on the individual percentage rise for each separate charge, particularly when the current charge is low. The Head of Financial Services highlighted a few specific changes which had been made. He also drew Members' attention to the position with regards to charging for trade waste in that the Lancashire County Council position was not yet fully known, as there had been an indication from LCC that these charges were to be increased dramatically.

RESOLVED: That Committee approve the charges as set out in Annex 1 to the report for implementation with effect from 1 April 2012 for the 2012/13 financial year with the exception of the trade refuse charges which are delegated to the Director of Community Services in consultation with the Chairman to approve once the confirmed charges have been received from the Lancashire County Council.

438 REVIEW OF THE PROVISION AND OPERATION OF PUBLIC TOILETS

The Director of Community Services submitted a progress report on the view of the Public Conveniences Working Group and to seek approval to proceed with the launch of a Community Toilets Scheme. He informed Committee that further investigations into the development of tailored solutions for each set or group of toilet facilities operated by the Council needed to be completed before a full report on the matter is presented to the Committee in January 2012. However it was clear that certain measures could be introduced at an early stage without compromising the overall outcome or recommendations of the Working Group that are to be presented to this Committee. These included the introduction of a boroughwide Community Toilet Scheme, trial of automatic unlocking and locking systems and the continuation of the toilet facilities at Dunsop Bridge.

It was evident that there will be support from businesses both in the town centres and in outlying areas for the introduction of a Community Toilets Scheme (CTS). This may well benefit the businesses with increased customer footfall and customer loyalty, as well as giving members of the public the benefit of an increased number or choice of toilet facilities. It was proposed to launch this initiative on the 1 December 2011 with the initial core of CTS participants so that some extra toilet facilities would be made available on the busy retail period before Christmas. Additional businesses would then be encouraged to join the scheme in the coming months.

With regard to the automatic unlocking and locking systems it was felt that a trial of these would be useful to develop in selected toilets in readiness for implementation as part of the overall review. These systems would initially be introduced alongside the existing security arrangements until their reliability had been proven, with the long-term goal being to remove the need for operational staff to make separate visits to secure the facilities.

The Director of Community Services reminded Committee that the toilet facilities at Dunsop Bridge were immediately adjacent to a car park currently operated by the Duchy of Lancaster Estate that the Council potentially has an interest in operating which was subject of a separate report to this meeting. However it was

the opinion of the Public Conveniences Working Group that the toilet facilities on this site should continue to be provided.

RESOLVED: That Committee:

1. note that a full report on the matter is to be presented to the January meeting of this Committee;
2. agree to the early launch of a boroughwide Community Toilet Scheme and the development and trial of automated locking systems; and
3. note the view of the working group in relation to the continued provision of toilets in Dunsop Bridge.

439 DUNSOP BRIDGE CAR PARK – RENEWAL OF LEASE

The Director of Community Services submitted a report asking Committee to consider the provision of a public car park at Dunsop Bridge in the light of a revised offer of lease for the necessary land and to the availability of finance. He reminded Committee of the history of providing a public car park in the village of Dunsop Bridge which had previously been subject of several reports.

Committee had previously decided to defer entering into a new lease for the car park until the financial position of the Council was known. It had now been decided to include £40,000 in the current year's capital programme for the improvements of car parks so the Council were now in a position to proceed with a new lease for the car park which would involve in it resurfacing the car park and introducing a pay and display charging system, should the Committee decide.

The terms of the lease had also been revisited with the agents acting for the Duchy of Lancaster having offered a 20 year lease and a rent for the site of £100 plus VAT per annum (reviewed against RPI every 5 years) and that any net profit from the site is split 50/50 between the Council and the Duchy. He informed Committee that the Council would seek to recoup any capital investment it expends in the improvements to the car park along with taking into account the annual operating and management costs which could be offset against the gross profit to determine the net profit from the site. He reminded Committee that the Public Conveniences Working Group had a positive view on the continuation of the toilets being available on this site.

RESOLVED: That Committee reaffirm their previous decision to enter into a new lease for the car park at Dunsop Bridge, subject to appropriate lease terms.

440 MEMORANDUM OF UNDERSTANDING FOR FRIENDS GROUPS

The Director of Community Services submitted a report asking Committee to consider the proposed Memorandum of Understanding for future work with Friends Groups. He reminded Committee that it had been agreed to produce such a document to establish ground rules for the role of Friends Groups

operating on Council land. The Memorandum was included for Committee's perusal.

RESOLVED: That Committee agree to adopt the Memorandum of Understanding as outlined in the report subject to any additional legal/statutory requirements.

441 CALDERSTONES OPEN SPACE DEVELOPMENT

The Director of Community Services submitted a report informing Committee of proposals by the Friends of Whalley Moor Woodland to carry out a second phase of work to the woodland area at the area of Calderstones Estate in Whalley. He reminded Committee that in March 2010 funding had been secured from the Big Lottery which had contributed to the provision of a woodland play facility at Calderstones Estate.

Following on from this the Friends Group had continued to seek grant aid and had recently been successful in securing £40,000 from Community Spaces for further works on the site. However as the Friends have no security of tenure for the woodland, the Borough Council, as landowner, would have to act as accountable body for the funds ensuring that they are spent as agreed in the grant offer. In that event the scheme would be brought into the Council's capital programme as a scheme fully funded by external resources. The scheme had two distinct elements which were footpath works and interpretation and public art and the Friends had asked that the Council project manage the footpath works.

RESOLVED: That Committee

1. endorse the Friends of Whalley Moor Woodlands project; and
2. agree to act as accountable body and include the project in the current capital programme.

442 YOUNG PEOPLE'S POSITIVE ACTIVITIES PROJECT

The Director of Community Services submitted a report informing Committee of a project aimed to provide diversionary activities and support to young people involved in, or on the fringes of, drug and alcohol misuse. Although there was little evidence of this misuse by young people across the Ribble Valley there were apparent hot spots, one of which is the Castle Grounds, Clitheroe.

He informed Committee that in recent years, the Borough Council, in conjunction with the Community Safety Partnership, had delivered a series of diversionary activities to encourage young people to adopt more positive lifestyles and to show that the Castle Grounds is an area where people can feel safe in the evenings. However because of a reduction in funding to the CSP, such good work was in danger of ending. In response to this, other external funding sources had been sought which had resulted in financial support which would ensure that a future programme of activity could continue. These proposals however did still need final approval from the Children's Trust and the Community Safety Partnership from which some of the resources were being

provided. In order to co-ordinate the project, the Borough Council would need to extend the employment of the Community Sports Facilitator beyond the remaining 6 month contract and would also need to continue to provide its in-kind support through the provision of office accommodation and line management.

RESOLVED: That Committee

1. note the contents of the report and endorsed the Council's support to the project;
2. agree to offer the services of the Council to co-ordinate the project, provided that sufficient funds can be secured to support the employment of the Community Sports Facilitator for the duration of the project; and
3. agree to the provision of in-kind support to enable the project to progress.

443 CLITHEROE FOOD FESTIVAL

The Director of Community Services submitted a report asking Committee to consider a request from the Clitheroe Festival of Food Company Ltd for support in organising the August 2012 Food Festival event. He reminded Committee that this Council had agreed to support the provision of the 2011 Clitheroe Food Festival through the provision of a range of items "in-kind" including the provision of the market site, car parks, Council Chamber and Castle Field, officer time and event management and health and safety before and after the event, financial management before and after the event, and office accommodation with IT support and general administration. The running of the event had been funded from a mixture of income from stall hire, wristband and programme sales as well as grants and sponsorship. The event had been a resounding success and the Clitheroe Festival of Food Ltd was keen to take this forward to the next year.

The Director of Community Services outlined the kind of support that had been provided by the Council which included officer support and use of infrastructure. It was the intention of the Food Festival Company that over a period of time they would take on all responsibility but that for 2012 continued support from the Council would be required. A summary of the sort of support required was outlined for Committee's information with some of the financial implications, however it was apparent that the full scale of the request was not yet known.

RESOLVED: That Committee

1. confirm the Council's support for the 2012 Food Festival in principle; and
2. agree to provide officer, infrastructure and financial support in facilitating next year's event using the proposals outlined in the report as a starting point.

444 CAPITAL MONITORING 2011/12

The Director of Resources submitted a report informing Committee of the progress to the end of October on the Capital Programme for this Committee for the current financial year. The report included a summary of the total approved programme together with actual expenditure to date. The report also included individual scheme details and budget holder comments for each scheme.

RESOLVED: That the report be noted.

445 REVENUE MONITORING 2011/12

The Director of Resources submitted a report for Committee's information on the position for the first 6 months of this year's revenue budget as far as this Committee was concerned. A comparison between actual expenditure and the original estimate for the period was shown for each cost centre with the main variations highlighted for Committee's information.

RESOLVED: That the report be noted.

446 STAN (SERVICES TO A NEIGHBOURHOOD)

The Director of Community Services submitted a report for Committee's information on the first 12 months of operation of STAN the Van. The Chairman suggested to Councillors that it might be an ideal opportunity for themselves to use STAN as a contact point for themselves when it was visiting their ward or village.

The Director of Community Services also pointed out that it had been used by the fire and rescue service as well as the National Health Service as a means of contacting people in outlying areas.

RESOLVED: That

1. the report be noted; and
2. that the Director of Community Services endeavour to get STAN for the next meeting of the full Council so that Councillors can have a look at it as a facility.

447 GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report informing Committee of the progress on the leisure and sports development service.

He also took the opportunity to inform Committee about the proposed route which had been announced for the Olympic Torch Relay and the fact that it was not proposed to pass through the Ribble Valley. A press statement had been issued by the Deputy Leader in consultation with officers and a meeting was

proposed with representatives of the Olympic Committee in the northwest to see if there was some way in which we could be compensated for this omission.

It was also highlighted that the Lancashire County Council Highway winter services had commenced and that although the Borough Council had limited involvement, it would be assisting in the promotion of the communication strategy and policy and procedures of the Lancashire County Council with a direct link from the Council's website. Should the Council's day-to-day engineering and amenity operation be suspended because of excessive snow or ice, the Council would, dependent upon resources, support the County Council's winter service by treating previously identified priority footways with a grit and sand mixture.

The Council would also seek to treat its markets, car parks and cemetery areas in order to help with pedestrian and vehicular movements.

It was also reported that the Lancashire County Council had recently approved the introduction of 20mph zones on roads in Clitheroe (north).

RESOLVED: That the report be noted.

448 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.47pm.

If you have any queries on these minutes please contact John Heap (414461).

Minutes of Planning and Development Committee

Meeting Date: Thursday, 10 November 2011 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

S Carefoot	J Rogerson
B Hilton	D Taylor
J Holgate	R Thompson
S Knox	J White
G Mirfin	

In attendance: Head of Planning Services, Head of Regeneration and Housing, Head of Legal and Democratic Services, Senior Planning Officer (Development Control) and Senior Planning Officer (Forward Planning).

Also in attendance: Councillors K Hind, D Smith and R Swarbrick.

449 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Bibby, R Sherras and M Thomas.

450 MINUTES

The minutes of the meeting held on 13 October 2011 were approved as a correct record and signed by the Chairman. The minutes of the Emergency Services Committee held on 6 October 2011 were also received.

451 DECLARATIONS OF INTEREST

Councillor Rogerson declared an interest in planning applications 3/2011/0443 in respect of Old Clay Lane, Thornley-with-Wheatley and 3/2011/0400 in respect of The Royal British Legion, Towneley Road, Longridge.

Councillor White declared an interest in planning application 3/2011/0400 in respect of The Royal British Legion, Towneley Road, Longridge.

452 PUBLIC PARTICIPATION

There was no public participation.

453 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

PLANNING APPLICATIONS

1. APPLICATION NO: 3/2011/0284P (GRID REF: SD 377992 437578)
 PROPOSED CHANGE OF USE FROM A CHAPEL AND SUNDAY SCHOOL TO TWO RESIDENTIAL APARTMENTS, INCLUDING INTERNAL STRUCTURAL ADAPTATIONS, DEMOLITION OF THE EXISTING WC BLOCK, CONSTRUCTION OF NEW HOBBY ROOM, REPLACEMENT WINDOWS AND DOORS, FOUR ROOFLIGHTS ON THE SOUTH EASTERN ELEVATION, AND PROPOSED CREATION OF NEW PEDESTRIAN ACCESS IN TO THE GRAVEYARD AND MINOR LANDSCAPING WORKS AT SABDEN METHODIST CHURCH, WESLEY STREET, SABDEN

GRANTED subject to the following condition(s):

1. This permission must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the proposal as shown on drawing numbers SCP/FPL 01, 02, 03, 04, 05 and 07 except for the references on the drawings to external materials and to the proposed flues.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans as amended by the agent's letter dated 02 October 2011.

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1, ENV1, and ENV16 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area and within the Forest of Bowland Area of Outstanding Natural Beauty.

4. Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting

that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policies G1, ENV16 and H17 and of the Ribble Valley Districtwide Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking, amending or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2, Part II, Class A, shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1, ENV16 and H17 of the Ribble Valley Districtwide Local Plan.

7. The second floor windows on the northeast and southeast elevations of the building and the first floor window on the northwest elevation serving a WC, shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

REASON: In order to protect nearby residential amenity as required by with Policies G1 of the Ribble Valley Districtwide Local Plan.

8. Notwithstanding the area indicated on the submitted plans, Drawing number SCD/FPL 06, a plan indicating the precise location of any proposed curtilage for the dwelling, and details of its means of boundary treatment (i.e. walls, fences or hedges) including their height shall be submitted to and approved in writing by the Local Planning Authority. No curtilage shall be formed, except in accordance with the approved details.

REASON: In the interests of visual amenity and to comply with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

9. All new and replacement door and window head and sills shall be natural stone to match existing.

REASON: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

10. All doors and windows shall be in timber with a painted finish and retained as such in perpetuity.

REASON: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity. In order to safeguard the character, appearance,

setting and significance of the Building of Townscape Merit and Sabden Conservation Area.

11. All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

REASON: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

12. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report, submitted with the application dated 21 April 2011.

REASON: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

NOTE

1. Ribble Valley Borough Council imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

2. APPLICATION NO: 3/2011/0339/P (GRID REF: SD 377992, 437578)
CONSERVATION AREA CONSENT FOR DEMOLITION OF WC BLOCK AT
SABDEN METHODIST CHURCH, WESLEY STREET, SABDEN

The Head of Planning Services advised of a change to condition No 2.

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the proposed demolition of the existing WC building as shown on drawing numbers SCD/EX01, SCD/EX04, SCD/EX05 and SCD/EX06.

REASON: For avoidance of doubt and to ensure compliance with the submitted plans.

(Councillors Rogerson and White declared an interest in the next item of business and left the meeting).

3. APPLICATION NO: 3/2011/0400/P (GRID REF: SD 360263 437418)
OUTLINE APPLICATION WITH ALL MATTERS RESERVED, TO REDUCE THE SIZE OF THE EXISTING ROYAL BRITISH LEGION CLUBHOUSE BY DEMOLITION OF EXISTING SINGLE STOREY GABLE EXTENSIONS (EXTENSIONS TO THE SOUTH ELEVATION TO BE REBUILT). ERECTION OF 5NO. TYPICAL TERRACED HOUSES WITH YARDS ON SITE OF THE EXISTING CAR PARK AND PART OF CLUBHOUSE SITE. THE ROYAL BRITISH LEGION CLUB, TOWNELEY ROAD, LONGRIDGE

GRANTED subject to the following condition(s):

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
 - (a) The expiration of three years from the date of this permission; or
 - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

The permission shall relate to the development site as shown on Plan Reference No's 1329-20 and 1329-21, and the 3D proposal plan.

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

2. Detailed plans indicating the layout, scale, design and external appearance of the buildings, facing materials, landscape and boundary treatment, access, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features and the proposed slab floor level (called the reserved matters), shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3. With reference to any future reserved matters application, and notwithstanding the details submitted with the application, the preferable height of the proposed dwellings on site shall be of a two-storey construction only.

REASON: In the interests of visual amenity, and the potential impact upon the Longridge Conservation Area, and adjacent Buildings of Townscape

Merit, in accordance with PPS5 and Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

4. For the avoidance of doubt, and notwithstanding the indicative details submitted with this application, the development of this site shall maintain a visual gap through the site by virtue of a proposal that has an acceptable layout and scale. These details shall be considered as part of any subsequent 'reserved matters' application.

REASON: In the interests of visual amenity, and the potential impact upon the Longridge Conservation Area, and adjacent Buildings of Townscape Merit, in accordance with PPS5 and Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan. This is to ensure that a visual gap can be maintained between existing built forms on, and adjacent to, the site, in order to prevent a cramped form of development.

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

REASON: In order to safeguard and reduce the impact of development on a protected species.

6. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey report dated 26th of June 2011 [T1-T7 inclusive] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection zone shall be 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included in a Conservation Area/considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development. In order to comply with planning policies G1 and

ENV13 of the District Wide Local Plan, and to ensure that trees of visual amenity/botanical/historical value growing in the Longridge Conservation Area are protected against adverse affects of the development.

7. A minimum of one off-street parking space shall be provided per dwelling on this site, details of which shall be considered as part of any reserved matters application.

REASON: In order to minimise the potential increase in on-street parking at this location in the interests of highway safety.

INFORMATIVES

1. The applicant's attention is directed to the requirements of Section 31 of the County of Lancashire Act 1984, which states:

31(1) except as provided in subsection (2) below where plans for the erection or extension of a building are deposited with a District Council in accordance with building regulations, the District Council shall reject the plans unless, after consultation with the Fire Authority, they are satisfied that the plans show -

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

2. A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999. The Applicant should contact Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

(Mr Laker spoke against the above application).

(Councillor Rogerson and Councillor White returned to the meeting).

4. APPLICATION NO: 3/2011/0403/P (GRID REF: SD 373680 437885)
PROPOSED NEW AGRICULTURAL STORE TO REPLACE EXISTING SHEDS INCLUDING PHOTOVOLTAIC PANELS ON THE SOUTH FACING ROOF PITCH AT 2 WHITEACRE LANE, BARROW

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the proposal as shown on drawing numbers SW/100 and PH/SW/200/A.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans (as amended).

3. The permitted uses of the building hereby approved are storage associated with the agricultural use of the field within which it is sited, and the housing of chickens. The building shall not be used at any time for the housing of any other livestock, nor shall it be used in association with any trade or business.

REASON: For the avoidance of doubt and in the interests of the character of the locality and the amenities of nearby residents, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. No door or window openings shall be formed at any time in the northern elevation of the building hereby permitted unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

(Councillor Rogerson declared an interest in the next item and left the meeting).

5. APPLICATION NO: 3/2011/0443/P (GRID REF: SD 359750 438821)
NEW AGRICULTURAL MULTI PURPOSE BUILDING FOR LIVESTOCK/HAY /STRAW/MACHINERY AT OLD CLAY LANE, THORNLEY-WITH-WHEATLEY

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to Drawing No. JP/MA/33/141 in relation to the proposed floor plan and elevations and Drawing No. JP/MA/33/142 in relation to the proposed site plan.

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

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall

have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

4. The existing storage containers at the site shall be removed two months after the completion of the development or the first use of the building, whichever is the sooner.

REASON: In the interests of the visual amenity of the area in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

5. No hardstanding shall be constructed on the site without prior approval in writing of the Local Planning Authority.

REASON: In the interests of the visual amenity of the area in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

The proposed development must fully comply with the terms of the Control of Pollution (Silage, Slurry and Agricultural Fuel Oils) Regulations 1991 (as amended 1997) and the "Code of Good Agricultural Practice for the Protection of Water". Only clean surface water from roofs and paved areas should be discharged to any surface water soakaway.

(Councillor Rogerson returned to the meeting).

6. APPLICATION NO: 3/2011//0506/P (GRID REF: SD 372383 445748)
PROPOSED DEMOLITION OF EXISTING RESIDENTIAL OUTBUILDING AND CONSTRUCTION OF REPLACEMENT OUTBUILDING TO CREATE TWO SELF CONTAINED HOLIDAY COTTAGES AND A WORK FROM HOME OFFICE WITH ASSOCIATED EXTERNAL WORKS (DESIGN AMENDMENTS TO APPROVED SCHEME 3/2009/0062/P) AT MILL FARM, MILL LANE, WADDINGTON

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the proposal as shown on drawing numbers 3888-1-02A, 03A and 04A.

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

3. The land to the north of the building hereby permitted that is edged blue on drawing number 3888-1-04A shall not at any time be used as curtilage for the two approved units of holiday accommodation.

REASON: For the avoidance of doubt and because the use of agricultural land for this purpose would be detrimental to the appearance of the locality contrary to Policies G1, ENV1 and H12 of the Ribble Valley Districtwide Local Plan.

4. The units of holiday accommodation shall not be let to or occupied by any one person or groups of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

REASON: In order to comply with Policies G1, G5 and ENV1 of the Ribble Valley Districtwide Local Plan. This building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

5. Prior to the first use of either of the holiday lets hereby permitted, two parking spaces for each unit shall have been formed in accordance with the details shown on drawing number 3888-1-02A. Thereafter, these spaces shall all be permanently retained clear of any obstruction to their designated use.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Prior to the first use of either of the holiday let units hereby permitted, a replacement sewerage treatment plant shall have been provided in the position shown on drawing number 3888-1-03A and in accordance with the technical specifications submitted with the application.

REASON: To ensure the satisfactory provision of sewerage/drainage facilities in the interests of the amenities of the locality and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. APPLICATION NO: 3/2011/0597/P (GRID REF: SD 370164 436575)
RE-APPLICATION FOR A SINGLE LIVE/WORK UNIT AS GRANTED UNDER CONSENT 3/2006/0008/P ON THE FORMER HOSPITAL BOWLING GREEN. THE BOWLING GREEN, CHERRY DRIVE, BROCKHALL VILLAGE, BLACKBURN

GRANTED subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The permission shall relate to the development as shown on Plan Drawing Reference No's 0563:05 Revision B, 0563:06 Revision A and 0563:86.

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

3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order revoking or re-enacting that Order) any future extensions or external alterations to the dwelling, including any development within the curtilage, hard standing or fences, as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

5. The proposed garage shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance “Extensions and Alterations to Dwellings”.

6. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services, all trees identified in the arboricultural/tree survey/Tree Constraints Plan [Group of Trees G2] submitted with the application, along with those outlined in red on the plan reference No 0586:86. Trees shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing and implemented in full. In addition a tree protection-monitoring schedule shall be agreed in writing and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection zone shall be 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone. No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order are afforded maximum physical protection from the adverse affects of development. In order to comply with Policies G1 and ENV13 of the District Wide Local Plan, and to ensure that trees of visual amenity/botanical/historical value included in the Brockhall Tree Preservation Order are protected against adverse affects of the development.

7. The development hereby permitted shall not be commenced until details of replacement tree planting scheme has been submitted to and agreed in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub, which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To replace protected trees removed in order to facilitate the development granted consent in the interests of the amenity of the area, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 21 October 2011.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

8. APPLICATION NO: 3/2011/0643/P (GRID REF: SD 368959 433873)
PROPOSED RENEWAL OF PLANNING PERMISSION 3/2008/0702/P FOR
DEMOLITION OF EXISTING ANNEX AND ERECTION OF TWO STOREY
EXTENSION TO THE 'FAIRHAVEN' BUILDING AT KEMPLE VIEW,
LONGSIGHT ROAD, LANGHO

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

(Mr Croston spoke in favour of the above application).

9. APPLICATION NO: 3/2011/0644/P (GRID REF: SD 368981 433801)
PROPOSED RENEWAL OF PLANNING PERMISSION 3/2008/0701/P FOR
EXTENSIONS TO EXISTING "WAINWRIGHT" BUILDING AND AMENDMENT
TO CAR PARK LAYOUT AT KEMPLE VIEW, LONGSIGHT ROAD, LANGHO

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

(Mr Croston spoke in favour of the above application).

10. APPLICATION NO: 3/2011/0651/P (GRID REF: SD 371046 433731)
ERECTION OF REPLACEMENT DWELLING AT MEADOWSIDE, YORK LANE,
LANGHO

The Head of Planning Services informed Committee that the Parish Council had returned and repeated their original objections.

GRANTED subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The permission shall relate to the development as shown on Plan Drawing No's 4159 – 01A, 4159 – 02A, 4159 – 03A, 4159 - 04 and 4159 – Street View.

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

3. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1, ENV3 and ENV4 of the Ribble Valley Districtwide Local Plan.

4. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 5 and 24 October 2011.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order revoking or re-enacting that Order) any future extensions or external alterations to the dwelling, including any development within the curtilage, hard standing or fences, as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1, ENV3 and ENV4 of the Ribble Valley Districtwide Local Plan.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. The car parking area indicated on plan drawing no. 4159 – 02A shall be surfaced/ paved and marked out in accordance with the approved plan, and made available for use prior to the occupation of the dwelling hereby.

REASON: To comply with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

9. The highway verge of Whalley Old Road immediately to the north east of the access driveway shall be cleared of the existing shrubs and bushes down to verge level for a distance of 20 metres before any development takes place within the site. The Highway Authority or a contractor approved by the Highway Authority shall carry out this work at the applicant's expense.

REASON: To ensure adequate visibility at the site access.

10. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

11. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5 metres into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

REASON: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users.

12. The actions, methods & timings included in the mitigation notes attached to the protected species survey dated the 20th and 26th of July 2011 shall be adhered to and in the event that any bats are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

REASON: To protect the bat population from damaging activities and reduce or remove the impact of development. To ensure that there are no adverse effects on the favourable status of a bat population before and during the development.

13. Surface water run off from this site should be restricted to existing rates in order that the proposed development does not contribute to an increased risk of flooding.

REASON: To reduce the increased risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

A separate metered supply will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

The applicant should contact United Utilities Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

Regarding the verge clearance work specified in condition 9, only the Highway Authority or a contractor approved by the Highway Authority can carry out this work and therefore you must contact the Environment Directorate for further information, details below:

Brian Eagle
Public Realm Manager (Ribble Valley)
Lancashire County Council
Willows Lane
ACCRINGTON
BB5 0RT
01254 770960
customerserviceeast@lancashire.gov.uk

(Mr Booth spoke in favour of the above application. Mr Sowter spoke against the above application).

11. APPLICATION NO: 3/2011/0675/P (GRID REF: SD 369419 436110)
RESUBMISSION OF APPLICATION REF. 3/2011/0321P FOR PROPOSED
CONVERSION OF BARN INTO 2NO. FOUR BEDROOM DWELLINGS
TOGETHER WITH A MODEST REPLACEMENT LEAN-TO AND THE
CREATION OF RESIDENTIAL CURTILAGE AT ASPINALS FARM, KENYON
LANE, DINCKLEY

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall be implemented in accordance with the proposal as amended by plans received on the 24th of October 2011. Drawing Nos: Sim/477/1208/05 Amendment C in relation to the proposed site plan and Sim/477/1208/R02 Amendment B in relation to existing and proposed floor

plans/elevations, and Drawing No: Sim/477/1208/R01 Amendment D received on the 26th of October in relation to the precise location of the two passing places.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

3. Prior to the occupation of either dwelling the two passing places as indicated on Drawing No: Sim/477/1208/R01 Amendment D shall be constructed.

REASON: In the interests of highway safety in order to ensure the function of the access track and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. The actions, methods and timings in the mitigation notes included in the protected species survey dated the 20th of March 2011 shall be adhered to and in the event that any bats are found or disturbed during any part of the development work shall cease until further advice has been sought from a licensed ecologist.

REASON: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

5. Precise details of the proposed solar panels to include, size, colour of panel and framework, projection and method of installation shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the solar panels to be used are appropriate to the locality in accordance with Policy G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or external alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H17 of the Ribble Valley Districtwide Local Plan.

7. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any Order revoking or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part 1 Classes E,F and G, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H17 of the Ribble Valley Districtwide Local Plan.

8. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated August 2011. Any deviation from the survey may need to be the subject of a further planning application.

REASON: To comply with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan since the application is for the conversion of the building only.

10. All doors and windows shall be in timber and retained as such in perpetuity.

REASON: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

11. All new and replacement door and window head and sills shall be natural stone to match existing.

REASON: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

12. All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

REASON: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

13. Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

NOTES:

1. Ribble Valley BC imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.
2. The foul drainage from the proposed development shall be discharged to a septic tank and soakaway system which meets the requirements of British Standard BS6297:1983, there shall be no connection to any watercourse or land drainage system and no part of the soakaway system is situated within 10m of any ditch or watercourse or within 50m of any well, borehole or spring.
3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency may be required for any discharge of sewage or trade effluent into water including groundwater and may be required for any discharge of surface water liable to contamination of such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant or into waters which are not controlled waters. Such consents must comply with the requirements of the Groundwater Regulations 1998 including prior investigation, technical precautions and requisite surveillance and may be withheld. (Controlled waters include rivers, streams, groundwater, reservoirs, estuaries and coastal waters).
4. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. A Public Footpath (FP12) affects the site.

12. APPLICATION NO: 3/2011/0687/P (GRID REF: SD 371737 436315)
PROPOSED CHANGE OF USE FROM STORAGE, MAINTENANCE AND SERVICING OF VINTAGE VEHICLES TO THE INTERNAL STORAGE OF UP TO 60 CARAVANS AT CHEW MILL FARM, ELKER LANE, BILLINGTON

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. The business shall be operated using an appointment system such that caravans are only delivered to or removed from the building at a pre-arranged appointed time. At least one member of staff shall be present at the building during all deliveries or removal of caravans.

REASON: To ensure that no caravans are required to wait on the adjoining highway or be left outside the building in the interests of highway safety and

visual amenity and to comply with Policies G1, ENV3 and EMP9 of the Ribble Valley Districtwide Local Plan.

3. Caravans shall only be delivered to or removed from the building between the hours of 0900 and 1800 on any day.

REASON: In the interest of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. There shall be no outside storage of caravans.

REASON: In the interests of visual amenity and to comply with Policies G1, ENV3 and EMP9 of the Ribble Valley Districtwide Local Plan.

13. APPLICATION NO: 3/2011/0770/P (GRID REF: SD 366809 442001)
APPLICATION FOR A REVISED SUBMISSION OF APPROVED APPLICATION 3/2011/0381/P FOR A MOBILE HOME FOR USE BY DEPENDANT RELATIVE AT BARRACKS FARM, CHIPPING ROAD, CHAIGLEY

The Head of Planning Services informed Committee that the Parish Council had no objections to this application and that the County Surveyor had no objections to this application.

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The permission shall relate to the development as shown on the approved plans entitled Existing Site Plan, Proposed Site Plan, Location Plan, Approved Floor Plan and Proposed Floor Plan.

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

3. The proposed development shall only be occupied as an extended family unit in conjunction with the property to which it is attached or related to and it shall not be used as a separate unit.

REASON: In order to comply with Policies G1 and H9 of the Ribble Valley Districtwide Local Plan. The division of the site into separately occupied residential units could be injurious to the amenities of the neighbouring occupiers and to the character of the area and would require further consideration by the Local Planning Authority.

NOTE(S):

Ribble Valley BC imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or provision. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

14. APPLICATION NO: 3/2011/0773/P (GRID REF: SD 370100 443673)
APPLICATION FOR THE REMOVAL OF CONDITION NO. 1 (OCCUPANCY PERIOD) OF PLANNING CONSENT 3/2011/0379P, TO ALLOW THE USE OF UNIT NO. 3 TO BE USED AS PERMANENT RESIDENTIAL ACCOMMODATION AT SADDLE BARN, CLOUGH BOTTOM FARM, RABBIT LANE, BASHALL EAVES

GRANTED to remove Condition 1 of 3/2011/0379/P.

(Mr Backhouse spoke in favour of the above application).

15. APPLICATION NO: 3/2011/0300/P (GRID REF: SD 380352 447209)
OUTLINE APPLICATION FOR THE ERECTION OF A COUNTRY HOUSE HOTEL AND SPA ON LAND ADJACENT DUDLANDS CROFT, GISBURN ROAD, SAWLEY

The Head of Planning Services commented upon additional representations received from the Parish Council and from the agent acting on behalf of the objectors.

REFUSED for the following reason(s):

1. By virtue of the design, scale and massing of the proposed development, this application is considered contrary to Policies, G1, G5, RT1, ENV2 and ENV3 of the Districtwide Local Plan and the key principles of PPS1 in that the proposed development would inevitably result in significant and adverse changes in existing real and open character of the area to its visual detriment.
2. By virtue of the isolated location of the site in relation to nearby service centres and villages, the proposal is considered to be contrary to Policies G1, RT1 and T1 of the Districtwide Local Plan and the key principles of PPS1, in that the proposed development would inevitably result in the over reliance on car usage, as opposed to more sustainable forms of transport thereby impacting on the overall transport infrastructure at this location to its detriment.

(Mrs Myerscough spoke in favour of the above application. Mr Tunstall spoke against the above application).

16. APPLICATION NO: 3/2011/0316/P (GRID REF: SD 360094 436116)
PROPOSED OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF
60 DWELLINGS AT LAND OFF PRESTON ROAD, LONGRIDGE

The Head of Planning Services reported an additional letter of concerns about safety and wildlife.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of legal agreement within a period of six months (from the date of this decision) as outlined in paragraphs numbered 1-3 under the Section 106 Agreement sub-heading within this report, and subject to the following condition(s):

1. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:
 - (a) the expiration of 3 years from the date of this permission; or
 - (b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2. Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3. This outline planning permission shall be read in conjunction with the Legal Agreement dated ...

REASON: For the avoidance of doubt as the application is subject of an agreement.

4. Prior to commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.

REASON: In order to encourage renewable energy and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the increased risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. The submission of reserved matters in respect of scale, appearance and landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement and the Indicative Proposed Layout drawing 10.192/03/F as amended dated 26 October 2011 and parameters of scale as revised dated 24 October 2011.

REASON: For the avoidance of doubt to define the scope of this permission.

8. Prior to commencement of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) including the public open space area shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall also provide precise details of any play equipment and its maintenance and indicate a timescale when the open space shall be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved.

REASON: In the interests of residential and visual amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. No development shall take place until an updated protected species survey has been carried out on those trees identified in the protected species survey dated June/July 2011 [T11&T18] during the optimum period of May to September prior to commencement of any part of development.

The tree work specified in the tree survey dated the 20th of December shall be carried out under the supervision of qualified/licensed bat worker.

Hedgerows identified as important for foraging [H1/2/3/4/5/6 inclusive] shall be retained and protected in accordance with BS5837, Trees in Relation to Construction.

The results of the updated survey shall be submitted to the Local Planning Authority Countryside Officer and Natural England. If such a use by a protected species of any trees included in the protected species report/tree survey report is established, a mitigation scheme including appropriate protected species license details shall be submitted to and agreed in writing by Natural England & the Local Planning Authority Countryside Officer before any work commences on the approved Development.

The actions, methods & timings included in the mitigation measures identified and the conditions of any Natural England License shall be fully implemented and adhered to. In the event that any bats are found, disturbed or harmed during any part of the development work, work shall cease until further advice has been sought from a licensed ecologist.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981/European Directive for Protected Species are harmed/destroyed/ in accordance with Policies G1, ENV7 and ENV8 of the Ribble Valley Districtwide Local Plan.

10. No part of the development shall be commenced until a license application has been submitted to and issued by Natural England, a copy of which shall be submitted to the local planning authority and include details of mitigation and compensation measures including, details on exclusion zones, protective fencing and monitoring procedures. The protection and monitoring measures included in the license issued by Natural England shall be fully implemented and maintained during the entire duration of the development and in the event that any great crested newts are found or disturbed within the impact zone during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

Mitigation refers to practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species.

REASON: To protect the great crested newt population from damaging activities and reduce or remove the impact of development, to ensure that there are no adverse effects on the favourable status of a great crested newt population before and during the proposed development and to maintain a great crested newt population in the long term in accordance with ENV7 of the District Wide Local Plan.

11. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified to be retained in the arboricultural/tree survey shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule

shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection zone shall be 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order/ Conservation area/considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development in order to comply with planning policies G1, ENV13 of the Districtwide Local Plan.

12. No development shall take place until a badger survey has been carried out during the optimum period at least three months prior to commencement of any part of development.

The results of the updated survey shall be submitted to the Local Planning Authority Countryside Officer and Natural England. If such a use by badgers of any part of the land included in the planning permission granted is established, a mitigation scheme including appropriate protected species license details shall be submitted to and agreed in writing by Natural England & the Local Planning Authority Countryside Officer before any work commences on the approved Development.

The actions, methods & timings included in the mitigation measures identified and the conditions of any Natural England License shall be fully implemented and adhered to. In the event that any bats are found, disturbed or harmed during any part of the development work, work shall cease until further advice has been sought from a licensed ecologist.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981/European Directive for Protected Species are harmed/destroyed/ in accordance with Policies G1, ENV7 and ENV8 of the Ribble Valley Districtwide Local Plan.

13. Clearance of scrub, trees or hedgerows shall take place outside the breeding bird season [August to February inclusive].

REASON: To ensure that bird species are protected and their habitat enhanced in, accordance with the Wildlife & Countryside Act 1981, as amended, and the Conservation [Natural Habitats &c] Regulations 1994 and Policy ENV9 of the Districtwide Local Plan

14. No part of the development hereby granted consent shall be implemented until the details of protection & mitigation measures for the on site pond have been submitted to and agreed in writing with the local authority. The details of which shall include biodiversity mitigation and enhancement measures in order to meet the requirements set out in the recommendations of the Phase 1 Habitat Survey & the Great Crested Newt Survey.

As well as a specified time table of operations the details submitted shall include construction and introduced vegetation types, all protection and enhancement measures shall be completed in full prior to the substantial completion or the first bringing into use of the development hereby approved, whichever is sooner. The pond shall subsequently be implemented entirely in accordance with the approved details and maintained thereafter, unless otherwise agreed in writing by the local planning authority, the mitigation measures shall be permanently maintained and retained in accordance with the approved details.

REASON: To provide a wildlife corridor, to allow movement of species between suitable habitats and promote the expansion of biodiversity and protect a species identified in the UK Biodiversity Action Plan [UK BAP] in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

15. Prior to first occupation of the development the existing 30mph speed limit shall be extended from its present boundary at 110 Preston Road by approximately 250 metres to just south of Spout Farm and suitable high conspicuity 'gateway' type signs shall be provided on both sides of the carriageway.

REASON: In the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

16. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of Preston Road to points measured 90 metres in each direction along the nearer edge of the carriageway of Preston Road, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed in writing by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

17. The proposed access road shall be constructed to a minimum width of 5.5 metres with continuous footway provision on both sides from Preston Road into the site.

REASON: To enable vehicles and pedestrians to enter and leave the site in a safe manner in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

18. The new estate road/access between the site and Preston Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

1. In respect of condition 15 this work will require a Section 278 agreement between the developer and the Highway Authority.
2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.
3. In accordance with PPS25 surface water should not be allowed to discharge to foul/combined sewer. This prevents foul flooding and pollution of the environment. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should be discharged directly to soakaway and/or watercourse and may require the consent of the Environment Agency. No surface water is allowed to be discharged to the public sewerage system.

(Mr Wilcock spoke in favour of the above application. Ms Ainsworth spoke against the above application).

17. APPLICATION NO: 3/2011/0541/P (GRID REF: SD 361167 437191)
PROPOSED FULL APPLICATION FOR 49 HOUSES AND ASSOCIATED INFRASTRUCTURE WORKS AT LAND BOUNDED BY DILWORTH LANE AND LOWER LANE, LONGRIDGE

The Head of Planning Services reported two additional letters of concern.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within a period of 6 month (from the date of this decision) as outlined in paragraphs numbered 1-4 under the Section 106 Agreement sub-heading within this report and subject to the following conditions:

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall be implemented in accordance with the proposal as detailed on drawings HT105/P/103REVA, HT107/P/110, HT107/P/112, HT107/P/113, HT108/P/100, HT108/P/102, HT108/P/103REVA, HT117/P/103-2, HT130/P/100, HT130/P/102, HT130/P/103, HT139/P/100, HT139/P/102REVA, HT139/P/103REVA, HT146/P/100, HT146/P/102, HT146/P/103, HT147/P/101, HT147/P/102-2, HT147/P/105, HT147/P/106-2, SD.1, S.D.46REVA, R057/102, 1780/03, R057/001REVA proposed site layout as amended 25 October 2011.

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

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the increased risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. This permission shall relate to a Section 106 Agreement dated ... which includes provision for the delivery of affordable housing, public open space and financial contributions.

REASON: For the avoidance of doubt and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. This permission shall relate to the ecology survey submitted in support of the application and dated March 2011. All details shall comply fully with the recommendations of that report in respect of required bat survey work and timings of removal of hedgerows, trees, shrub and brash outside the bird breeding season (March to August).

REASON: In the interests of protecting nature conservation interests in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan.

8. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. Prior to commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.

REASON: In order to encourage renewable energy and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

10. No development shall take place until an updated protected species survey has been carried out on the group of trees growing in the north-west corner of the site [T15-T26 inclusive] & the mature Oak tree [T28] during the optimum

period of May to September - Bats prior to commencement of any part of development.

The results of the updated survey shall be submitted to the Local Planning Authority Countryside Officer and Natural England. If such a use by a protected species of any trees included in the tree survey report Drawing no 1780/02 is established, a mitigation scheme including appropriate protected species license details shall be submitted to and agreed in writing by Natural England & the Local Planning Authority Countryside Officer before any work commences on the approved Development.

The actions, methods & timings included in the mitigation measures identified and the conditions of any Natural England License shall be fully implemented and adhered to. In the event that any bats are found, disturbed or harmed during any part of the development work, work shall cease until further advice has been sought from a licensed ecologist.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981/European Directive for Protected Species are harmed/destroyed/ in accordance with Policies G1, ENV7 and ENV8 of the Ribble Valley District Wide Local Plan.

11. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey [Drawing no 1780/02 - T1-T27/G14/G32 & Hedgerows H1/H2/H3 inclusive] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection zone shall be 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order/ Conservation area/considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development in accordance with planning policies G1, ENV13 of the District Wide Local Plan.

12. The driveway for plots numbered 48/47/49 and affecting trees T15/T20/T21 inclusive [Drawing no 1780/02] shall be constructed above existing ground level, therefore there shall be no excavations, soil stripping or site grading within the root protection area. Construction shall be undertaken in dry weather between may and October, using a load bearing system laid directly onto existing ground, the details of which shall be submitted to and agreed with the local planning authority.

REASON: In accordance with policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan in order to prevent root damage and ground compaction near to trees, to ensure long-term survivability of trees under which a driveway or parking area cannot be avoided.

13. No part of the development shall commence until a scheme for the construction of the site access and the off-site highway improvement works has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority.

REASON: To satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable before work commences on site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

14. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of Dilworth Lane to points measured 38 metres to the west and 56 metres to the east along the nearer edge of the carriageway of Dilworth Lane, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

15. The new estate road/access between the site and Dilworth Lane shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

16. Prior to commencement of development a scheme for the construction of traffic calming measures shall be submitted to and agreed in writing by the Local Planning Authority, in consultation with the Highway Authority, in the

form of vehicle activated interactive speed warning signs on both approaches to the development site on Dilworth Lane and improvements to the carriageway markings at the 30mph / national speed limit boundary to the east of the site. No dwellings within the development shall be occupied until the works have been constructed and completed in accordance with the agreed scheme.

REASON: In order that traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway works and to reduce traffic speeds in the vicinity of the development in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

1. The works referred to in condition 16 will require a Section 278 agreement between the developer and the Highway Authority.
2. Any works to the watercourses within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow, require the prior formal Consent of the Environment Agency under Section 23 of the Land Drainage Act 1991. Culverting other than for access purposes is unlikely to receive Consent, without full mitigation for loss of flood storage and habitats.
3. Details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted to the Development Control Engineer for approval in accordance with the Land Drainage Act 1991.

Please contact the Development Control Engineer Mr J. C. Welsby on 01772 714016 to apply for Agency Land Drainage Consent.

4. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.
5. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge directly into the adjacent watercourse as stated within the FRA submitted with the prior consent of the Environment Agency. The applicant must discuss full details of the site drainage proposals with John Lunt via planning.liaison@uuplc.co.uk.

(Mr Heathcote spoke in favour of the above application. Mr Ingham spoke against the above application. Councillor Hind was given permission to speak on the above application).

455 ITEMS DELEGATED TO DIRECTOR OF COMMUNITY SERVICES UNDER SCHEME OF DELEGATED POWERS AND

The following proposals have been determined by the Director of Community Services under delegated powers:

456 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0281/P	Application for the discharge of condition No 3 (compensatory habitat), condition No 4 (disposal of foul and surface water) and condition No 5 (manure management plan) of planning permission 3/2010/0747/P	Withgill Farm Withgill Fold Withgill, Clitheroe
3/2011/0343/P	Proposed alterations to the existing farmhouse and adjoining barn/shippon to create refurbished living accommodation. Works to include new velux rooflights, and adapted and new openings in the external facades	Withinreap Farm Moss Side Lane Thornley
3/2011/0408/P	Provision of disabled persons WC with access ramp and associated alterations	English Martyr's Church The Sands, Whalley
3/2011/0499/P	New shop front and access ramp, steps and railings	42 Berry Lane Longridge
3/2011/0524/P	Proposed replacement storage building	Balderstone C of E Primary School Commons Lane Balderstone
3/2011/0531/P	Retrospective application for the insertion of two velux rooflights	76 Pendle Drive Calderstones Park Whalley
3/2011/0540/P	Application to discharge condition No 5 (materials) and condition No 10 (contamination report) of planning permission 3/2008/1005/P	Croasdale Farm Whinney Lane Langho
3/2011/0550/P	Change of use from Class B to industrial use to car wash centre and tyre depot	Elan Precision Engineering Waterloo Road Clitheroe

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0591/P	Proposed erection of 42no. 240Kw 1500mm x 900mm photovoltaic panels on existing barn roof	Little Dudlands Farm Rimington Lane Rimington
3/2011/0592/P	Proposed erection of 42no. 240Kw 1500mm x 900mm photovoltaic panels on existing barn	Wood Farm Rimington Lane Rimington
3/2011/0606/P	Demolition of existing garden room and store and proposed single storey kitchen/ utility/ wc extension	114 Woone Lane Clitheroe
3/2011/0609/P	Proposed excavation for driveway and single storey extension to the rear of the existing garage and alteration from a flat roof to a sloping roof	15 Clitheroe Road Sabden
3/2011/0613/P	1 No new door opening to side elevation	116 Bawdlands Clitheroe
3/2011/0628/P	Resubmission of application 3/2010/0979/P for proposed replacement dwelling, to include the demolition of the existing cottage	Ashes Farm Cottage Salesbury
3/2011/0629/P	Retention of 3m x 3m storage building in connection with existing fish farm plus external storage area (overall build footprint 5.6m x 4.4m) at land adjacent	The Barn Dunsop Road Newton-in-Bowland
3/2011/0632/P	Demolition of defective retaining wall to north and east boundaries of 56 Chapel Hill and construction of new retaining wall (Conservation Area Consent)	Linden Lea 56 Chapel Hill Longridge
3/2011/0633/P	Change of use from redundant barn to dwelling	Wycongill Farm Holden Lane Bolton-by-Bowland
3/2011/0658/P	New livestock building	Higher Flass Farm Settle Road Bolton-by-Bowland
3/2011/0660/P	Substitution of house type to include use of part of garage as additional living accommodation	26 Calderstones Green Pendle Drive Calderstones Park Whalley
3/2011/0664/P	Application to discharge condition no.8 (tree protection) of planning consent 3/2011/0088P	1 Franklin Hill Brockhall Village Old Langho
3/2011/0665/P	Application to discharge condition no.8 (tree protection) of planning consent 3/2011/0087P	2 Franklin Hill Brockhall Village Old Langho

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0666/P	Proposed rear extension	Lyndon Northcote Road Langho
3/2011/0668/P	Application to discharge condition no. 1 (time limit), condition no. 3 (historic building record), condition no. 4 (foul drainage), condition no. 9 (conservation roof lights) and condition no. 10 (materials) of planning consent 3/2011/0145/P	The Croft Lane Side Farm Alston Lane Alston, Preston
3/2011/0670/P	Application to discharge condition no.5 (details of off road car parking area) of planning consent 3/2008/0830/P	Greenside 13 Downham Road Chatburn, Clitheroe
3/2011/0678/P	Extension to existing muck store to provide fodder storage and replacement of existing cattle housing building	Cragg House Farm Out Lane, Chipping
3/2011/0681/P	Proposed removal of the existing toilet block with subsequent repair and render of wall, and formation of new internal disabled WC	EH Booth & Co Ltd Berry Lane Longridge
3/2011/0684/P	Single storey rear extension and widening of the existing driveway	51 St Peters Close Clayton-le-Dale
3/2011/0688/P	Proposed extension to the extraction area within the current planning permission boundary	Leeming Quarry Stonyhurst, Clitheroe
3/2011/0697/P	Proposed alteration of the rear elevation to provide 4no. windows	West Bradford Village Hall, Grindleton Road West Bradford
3/2011/0704/P	Double apex roof replacement for existing flat roof at rear of the dwelling	9 Greenside Ribchester
3/2011/0706/P	Single storey rear extension	27 Buccleuch Avenue Clitheroe
3/2011/0718/P	Application to discharge condition no.4 (materials) of planning consent 3/2011/0423P	Smithfield Farm Twiston Lane Downham
3/2011/0726/P	Application to discharge condition no. 1 (commencement of construction), no. 2 (materials) and condition no. 3 (dwg. MH/11/01) of planning consent 3/2011/0208P	Carr Meadow Barn Carr Lane Balderstone
3/2011/0733/P	Insertion of window	Flat 54 Well Court Well Terrace, Clitheroe

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0757/P (LBC)	Installation of board pile foundation underpinning to piers 33 and 34 and concrete structural lining to arch 34	Whalley Viaduct land adjacent to Broad Lane Whalley
3/2011/0810/P	Non-material amendment to planning consent 3/2011/0176, for the removal of the flat roof section to the roof profile and replace with a continuation of the pitched tiled roof profile	3 Darkwood Crescent Chatburn

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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0361/P	Proposed erection of a 15Kw, 15m high turbine	Laneside Farm Pendleton Clitheroe	Proposal by virtue of its location, siting and scale would be contrary to Policies G1, ENV1, ENV24, ENV25, ENV26 of the Districtwide Local Plan and PPS 22, in that it would represent an isolated, incongruous feature into the open landscape surrounding a major landmark to the detriment of the visual amenity of the area.
3/2011/0526/P	Proposed conversion and extension of the existing garage to create a dwelling and proposed double garage on the northern side of Back Lane	Acorn Cottage Back Lane Rimington	Policies G1, ENV3 and H12 Curtilage extension in the open countryside detrimental to visual amenity.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0596/P	Proposed tennis court to be built on grassed land	Dennisfield House Rimington Lane Rimington	Policies G1, H12 and ENV3 – Curtilage extension in the open countryside to the detriment of visual amenity.
3/2011/0607/P	Proposed removal of the existing single storey extension and replacement with two-storey bedroom and kitchen	Woodbine Cottage 10 Dilworth Bottoms Longridge	Policy G1, ENV3, H10 and the Council's SPG on Extensions and Alterations to Dwellings – prominent addition adversely affecting the visual amenities of the locality.
3/2011/0634/P	Extension of porch to front elevation, insertion of roof lights to front and rear elevations, additional windows to rear and replacement of gothic windows	36 Pendleton Road Wiswell	G1, ENV16, H10, SPG – <ul style="list-style-type: none"> • Inappropriate design and size to the detriment of the visual appearance of the original property and street scene. • overbearing and oppressive impact to the detriment of neighbouring residential amenity.
3/2011/0640/P	Amendment to planning approval 3/2011/0296P to bring roof design in line with existing rather than set back from front elevation and increase floor space in bedroom/en-suite room at front elevation	15 Somerset Avenue Clitheroe	Policies G1, H10 and the Council's SPG on extensions and alterations to dwellings – scale and massing – street scene.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0647/P (PA) & 3/2011/0648/P (LBC)	Conversion of barn into two number dwellings	Chadwick's Farm Settle Road Bolton-by-Bowland	The proposal would be unduly harmful to the character (including setting) and significance of the listed building and heritage asset because of the loss and alteration to the barn's important historic fabric and agricultural appearance as a result of the number, prominence and incongruous domestic style of openings. This would be contrary to Policies ENV20, ENV19 and H17 of the Ribble Valley Districtwide Local Plan.
3/2011/0654/P	Construction of new, detached, triple garage with office space above	41 Dilworth Lane Longridge	The proposed new garage/office building, by virtue of its location, scale, height, massing, design and materials, is considered contrary to PPS5, Policies G1 and ENV3 of Local Plan and the SPG – "Extensions and Alterations to Dwellings". Insufficient visibility splay has been provided, so the scheme is considered detrimental to highway safety and contrary to Policy G1.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0656/P	Construction of two-storey conservatory, with mezzanine, to south face of existing two-storey dwelling.	41 Dilworth Lane Longridge Preston	The proposed extension, by virtue of its scale, height, massing, design and materials, is considered contrary to PPS5, Policies G1 and ENV3 of Local Plan and the SPG – “Extensions and Alterations to Dwellings”.
3/2011/0671/P	Two-storey side extension with single storey wood store, water filtration system and double garage	Shays Farm Tosside	G1, ENV1, H10, SPG – Detrimental impact upon the appearance of the property to the visual detriment of the Area of Outstanding Natural Beauty.
3/2011/0677/P & 3/2011/0679/P	Single storey extension to listed farmhouse. Alterations to ancillary store building to create kitchen. Internal alterations including upgrading existing attic space to create habitable rooms and insertion of velux windows to the south facing roof slope	Higher Lickhurst Farmhouse Chipping	The proposal has an unduly harmful impact upon the character (including setting) and significance of the listed building because of the disruption to planform (double-pile) through room subdivision and the impact on the historic front elevation from conspicuous, incongruous and visually intrusive roof lights. This would be contrary to Policies ENV20 and ENV19 of the Ribble Valley Districtwide Local Plan. Insufficient information has
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			been submitted to understand the impact on the special architectural and historic interest of the listed building from the introduction of new services and conversion of the attic to modern standards. This is contrary to Policy ENV20 of the Ribble Valley Districtwide Local Plan.
3/2011/0741/P	Non-material amendment to planning consent 3/2010/0552 to reduce side extension to single storey and keep existing garage as part of the overall single storey side and rear extension	11 Meadowlands Low Moor Clitheroe	The proposed single storey side and rear extensions result in a fundamental change in the appearance, as well as the description of the previously approved application.

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SECTION 106 APPLICATIONS

<u>Plan No:</u>	<u>Proposal/Location:</u>	<u>Progress:</u>
3/2009/0732/P	Demolition of existing single storey extension and construction of new attached bungalow to form dwelling	27 Cringle Way Clitheroe
3/2009/1011/P	Outline application to build ten two bedroomed semi detached bungalows, four semi detached and two detached three bedroom dormer bungalows and eight three bedroom semi detached houses and diversion of public footpath	Land adjacent Petre House Farm Whalley Road Langho
3/2010/0078/P	Demolition of existing commercial building, redevelopment of the cleared site and adjoining land for residential development of 18 dwellings, with garages and gardens. resubmission	Old Manchester Offices Whalley New Road Billington

<u>Plan No:</u>	<u>Proposal/Location:</u>	<u>Progress:</u>
3/2010/0929/P	Demolition of 60 lock-up garages and construction of 8 family houses	Land between 36 and 38 Henthorn Road Clitheroe NOT SIGNED YET
3/2010/0934/P	2 terraced dwellings fronting Blackburn Road and 5 two storey terraced cottages on existing car park. Resubmission	Black Bull Hotel Church Street Ribchester NOT SIGNED YET
3/2010/1014/P	Removal of industrial unit. Construction of 5 houses with association parking	11 Stubbins Lane Sabden NOT SIGNED YET
3/2011/0039/P	Replacement of two garages with five two bedroom houses with gardens	Land at Hambledon View Simonstone NOT SIGNED YET
3/2011/0129/P	Demolition of part of Victorian mill and conversion into 22 apartments, conversion of office in to 3 town houses, erection of 4 affordable elderly care bungalows, 23 other affordable dwellings, 18 dwellings and new pond	Victoria Mill Watt Street Sabden NOT SIGNED YET
3/2011/0247/P	Outline application for 38 market dwellings and 16 affordable dwellings	Land off Chapel Close Low Moor, Clitheroe NOT SIGNED YET
3/2011/0307/P	37 dwellings	Barrow Brook Business Village, Barrow NOT SIGNED YET
3/2010/0324/P	Retrospective change of use of two first floor rooms from residential accommodation to a licensed area	The Freemasons Arms 8 Vicarage Fold Wiswell NOT SIGNED YET
3/2011/0448/P	Conversion of existing barn and outbuildings into two dwellings including new detached double garage and new vehicular/pedestrian access	Hougher Fall Farm Old Clitheroe Road Ribchester
3/2011/0460/P	Outline application for 34 dwellings	Land at Whalley New Road Billington NOT SIGNED YET
3/2011/0568/P	Demolition of existing barn and erection of new dwelling	Moornook Farm Clitheroe Road Knowle Green
3/2011/0596/P	Tennis court to be built on grassland	Denisfield House Rimington Lane Rimington

459 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

Plan No: 3/2011/0667/P
Proposal: Application for a Lawful Development Certificate for a proposed single storey rear extension
Location: 37 Bradyll Court Brockhall Village Old Langho

460 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995
 PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL REQUIRED

Plan No: 3/2011/0463/P
Proposal: Proposed stone built machine, tractor and implement store
Location: Whins House Sabden

461 APPEALS UPDATE

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/ Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2010/0751 O	20.7.11	Acland Bracewell Ltd Outline application for a residential development for 39no. dwellings Land off Whalley New Road Billington	WR	-	Site visit 9.11.11 AWAITING DECISION
3/2010/0959 D	1.8.11	Mr Ian Smith Agricultural worker's dwelling - temporary for three years Stubs Wood Farm Rimington Lane Rimington	-	-	AWAITING DECISION
3/2011/0189 D	17.8.11	Mr Steven Turnbull Proposed upper storey side extension to be built over existing garage 51 Warwick Drive Clitheroe	Householder appeal	-	APPEAL DISMISSED 28.9.11

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/ Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2009/0968 O	22.8.11	Mr A Patel Residential development comprising 9no. new dwellings Fell View Barnacre Road Longridge	WR	–	Site visit 9.11.11 AWAITING DECISION
3/2010/0719 O	29.9.11	Gladman Developments Ltd Proposed development of up to 270 residential dwellings, doctors surgery, landscape, open space, highways and associated works Land off Henthorn Road Clitheroe	–	Inquiry – to held 24.1.12 (scheduled to last for three days)	
3/2010/0159 ENF	7.10.11	Mr L P Dolman & Miss S Faragher Insertion of a first floor window in the roadside gable elevation of the property Old Chapel Barn Preston Road Alston	WR	–	Notification letter sent 17.10.11 Questionnaire sent 20.10.11 Statement to be sent by 17.11.11

462

HOUSING REVIEW SUB GROUP TERMS OF REFERENCE

The Chief Executive submitted a report proposing terms of reference for the housing requirements working sub group. It had been agreed to form a working sub group of this Committee to review any comments and to contribute to the work of the Committee in relation to establishing housing requirements. The group would have a key role in giving detailed consideration to the review of housing requirements and providing guidance on how the review is progressed and ultimately provide a steer on the proposed housing requirement to Committee. It was not anticipated that the group would undertake any detailed work on the technical aspects of the review.

RESOLVED: That Committee agree the proposed terms of reference as set out in the report for the housing review working sub group.

463 CHIPPING VILLAGE PLAN

The Chief Executive submitted a report informing Committee that Chipping and Bowland with Leagram Parish Councils had prepared and published a new village plan. The plan covered a range of issues in a proactive approach that seeks to articulate a collective view about identified key issues in the village, as well as dealing with regeneration issues including tourism, housing, transport, infrastructure, employment together with local social and environmental concerns. He informed Committee that the document was intended by the Parishes to inform decisions by Ribble Valley Borough Council and as a reference tool but that it would not form a material consideration as a policy tool. The plan sits very comfortably with the emerging approach to neighbourhood planning and could be viewed as part of the Council's LDF evidence base.

Councillors felt that the Chipping plan was a useful document and that other parishes should be encouraged to do a similar thing. The Parish Council network in the Ribble Valley was strong and exemplary and carried a lot of good work and this was recognised by the Committee.

RESOLVED: That Committee

1. agree to consider the village plan as part of the LDF evidence base and to take account of its findings within the plan making process but that the relevant weight to be attached to any planning application be considered on a case by case basis; and
2. support the proposal to pilot the plan within the concept of neighbourhood planning subject to resources being identified.

464 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Committee's approval on proposals to increase the fees and charges attached to this Committee, with effect from 1 April 2012. Charges for building regulations and pre-application planning advice fees which are also set by this Committee would be the subject of separate consideration in future reports to this Committee.

RESOLVED: That Committee approve the charges as set out in the report for implementation with effect from 1 April 2012 for the 2012-2013 financial year.

465 LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY – SUMMARY OF CONSULTATION RESPONSES ON ALTERNATIVE OPTIONS

The Chief Executive submitted a report for Committee's information on the publication of the summary of representations document of the Core Strategy alternative option stage consultation (Regulation 25). He informed Committee that this consultation had been very encouraging with just under 4000 comments

or representations submitted into the process. These had been inputted into the Council's LDF database for storage and analysis and the responses to the consultation were presented in the summary of representations document. He informed Committee that there would be various workshops taking place for Members in the near future. The Chairman commended Diane Cafferty for this very informative summary of representations.

RESOLVED: That the report be noted.

466 HOUSING LAND AVAILABILITY

The Chief Executive submitted a report for Committee's information on the most recent results of the housing land availability survey.

RESOLVED: That the report be noted.

467 CAPITAL MONITORING 2011-2012

The Director of Resources submitted a report informing Committee of the progress made in achieving the schemes in the capital programme for the first quarter of the financial year. The future of this Committee's only capital scheme for 2012-2013 will be subject to further consideration pending the outcome of talks with Lancashire County Developments Ltd.

RESOLVED: That the report be noted.

468 REVENUE MONITORING 2012-2012

The Director of Resources submitted a report for Committee's information showing the position for the first six months of this year's revenue budget as far as this Committee was concerned. Main reasons for underspend and concern were highlighted.

RESOLVED: That the report be noted.

469 APPEALS

- a) 3/2011/0063/P – construction of a new mezzanine space in the roof void to provide a seated area with a window to the front roof and sliding/folding door to the rear complete with guard rail at Copper Beech, 6 The Drive, Brockhall Village, Old Langho. Appeal dismissed.
- b) 3/2011/0189/P – upper storey side extension to be built over the existing garage at 51 Warwick Drive, Clitheroe. Appeal dismissed.
- c) 3/2011/0120/P – one bed, one dining extension slate roof to match and render at Blue Trees, Copster Green. Appeal allowed with conditions.

470

REPORTS OF REPRESENTATIVES ON OUTSIDE BODIES

There were no reports of representatives on outside bodies.

The meeting closed at 8.45pm.

If you have any queries on these minutes please contact John Heap (414461).

Minutes of Personnel Committee

Meeting Date: Wednesday, 16 November 2011, starting at 6.30pm
Present: Councillor D T Smith (Chairman)

Councillors:

S Brunskill	B Hilton
P Dowson	D Taylor
T Hill	A Yearing

In attendance: Chief Executive, Head of HR and Personnel Officer x 2.

471 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor R Elms.

472 MINUTES

The minutes of the meeting held on 7 September 2011 were approved as a correct record and signed by the Chairman.

473 DECLARATIONS OF INTEREST

There were no declarations of interest.

474 PUBLIC PARTICIPATION

There was no public participation.

475 NORTH WEST EMPLOYERS' ORGANISATION ANNUAL HEALTH AND WELLBEING SURVEY

Consideration was given to the written report of the Personnel Officer which provided Members with information relating to the management of attendance and health and wellbeing across the region. Additional information had become available from the Chartered Institute of Personnel and Development which supported the data contained in the report and put the authority's performance figures into perspective.

RESOLVED: That Committee note the report.

476 LOCAL GOVERNMENT PENSION SCHEME (LGPS) CONSULTATION VERBAL REPORT OF CHIEF EXECUTIVE

The Chief Executive provided Members with information relating to the proposed changes to the Local Government Pension Scheme. He explained the basis of the Hutton Report on which the review of pensions had been based and also some of the differences in the way public sector and Local Government pension

schemes were funded. He advised Members that two options were available which involved changes to employee contributions and alternative accrual rates.

Members were also updated on the planned national day of action by the Unions and the management action plan which had been put in place to protect essential services and to minimise disruption to other services.

RESOLVED: That Committee note the report.

477 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following item of business be an Exempt Information Under Categories 1 and 4 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

478 REPORTS FROM OUTSIDE BODIES

There were no reports from outside bodies.

479 UPDATE ON COUNCIL RESTRUCTURE

Consideration was given to the written report of the Chief Executive which outlined the proposed changes to the Council's staffing structure and other items identified to deliver the significant financial savings required in the Council's base budget. The Head of HR confirmed that staff were aware of the proposals and although there were still some concerns amongst staff every effort would be made to redeploy staff who were at risk wherever possible. The Chairman praised the efforts of those involved in consulting with staff and unions.

RESOLVED: That Committee receive the report.

480 CONSULTATION ON NATIONAL PAY NEGOTIATIONS 2012

The Head of HR presented her written report, the purpose of which was to seek Member views on developing the employers position in respect of national pay negotiations for 2012. She explained the process behind the national negotiations and the claims that were expected from the Unions. The Chief Executive explained the potential future implications for continued pay freezes and the Council's financial position in the event a national pay award was agreed.

Following discussion the Chairman and the Head of HR collated the views of Members to take forward to the Local Government Pay Consultation meeting on 21 November 2011.

RESOLVED: That Committee note the report.

481 UPDATE ON QUALIFICATION TRAINING

The Personnel Officer provided Members with information on members of staff currently undertaking training courses, which would lead to a recognised

qualification, via her written report. It was noted that following the successful completion of qualifications by a number of staff at the end of the last academic year, there were now only a small number of staff undertaking a formal qualification. For the benefit of newer Members she explained the operation of training contracts and the schedule of repayments to the Council should an employee leave the authority within 2 years of completion of their qualification.

RESOLVED: That Committee note the report.

482 TRAINING REPORT

Consideration was given to the written report of the Personnel Officer which provided details of training courses attended by Members and staff since the last meeting. Particular attention was drawn to the successful completion of NVQ Level 3 in Business Administration by the three modern apprentices prior to completion of their contracts at the end of October.

Special mention was given to the Senior Auditor who had won a prize from the Chartered Institute of Public Finance and Accountancy for achieving the highest exam score in the North West for her Financial Management Case Study paper.

RESOLVED: That Committee

1. receive the report; and
2. a letter of congratulations be sent to the Senior Auditor.

483 APPOINTMENTS AND RESIGNATIONS

The Personnel Officer updated Members on staff movements since the last meeting by way of her written report. She confirmed that no appointments had been made and that four members of staff had left the authority, three of whom were the modern apprentices at the end of their fixed term contracts, also a member of Community Services Department where external funding for a fixed term contract had ceased.

RESOLVED: That Committee receive the report.

The meeting closed at 7.40pm.

If you have any queries on these minutes please contact Marshal Scott (414400).

Minutes of Health & Housing Committee

Meeting Date: Thursday, 17 November 2011 starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

S Bibby	R Newmark
S Brunskill	E M H Ranson
C Conner	L Rimmer
R Hargreaves	M Robinson
B Hilton	C Ross
J Holgate	

In attendance: Head of Environmental Health Services, Head of Regeneration and Housing, Head of Planning Services, Housing Strategy Officer and Head of Financial Services.

484 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor R Elms.

485 MINUTES

The minutes of the meeting held on 22 September 2011 were approved as a correct record and signed by the Chairman.

486 DECLARATIONS OF INTERESTS

There were no declarations of interest.

487 PUBLIC PARTICIPATION

There was no public participation.

488 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

The Chief Executive submitted a report reviewing the outcome of matters raised at the Overview and Scrutiny Performance Clinic held on 18 October 2011. The performance clinic provided an opportunity for the Overview and Scrutiny Committee to obtain more information about indicators and key issues related to the service area. Three housing indicators had featured in the monitoring which included PIRH1 – the number of private sector dwellings that are returned into occupation or demolished; PIRH5 – length of stay in temporary accommodation and PIRH7 – number of affordable homes delivered.

Information relating to the variances was provided with the initial report to explain key points to take into account when looking at the indicators. It was useful to note how closely the three indicators linked together in terms of addressing

needs, meeting the Council's obligations on homelessness and the challenging environment facing the Council in achieving delivery across these areas. It was also useful to note that many aspects affecting delivery fall outside the direct influence of the Committee.

The report summarised the issues relating to each indicator and Councillors discussed various factors with regard to the lack of affordable units completed which affects the availability of affordable accommodation for households in temporary accommodation to move on to, and the aspect of second homes.

RESOLVED: That Committee

1. ask the Chief Executive to report this Committee's discussions back to the Overview and Scrutiny Committee;
2. agree that the existing target for the indicator RVH1 remains unchanged but that the quarterly monitoring is reviewed to reflect a quarterly trajectory; and
3. ask the Strategic Housing Working Group to consider initiatives to return vacant properties into residential use and report back to this Committee.

489 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Committee's approval on proposals to increase the fees and charges attached to this Committee with effect from 1 April 2012. He informed Committee that the proposed charges had been rounded up to the nearest 5p to minimise any problems with small change. He made particular reference to the charges for the pest control service that had been approved by Members at the last meeting of this Committee for the current financial year, which would raise an estimated additional £7,000 income. He also made reference to the proposed Private Water Supply sampling charges which were subject of a report later on the agenda but informed Committee that should these be approved, they would be effective from 1 January 2012.

RESOLVED: That Committee approve the charges as set out in the report for implementation with effect from 1 April 2012 for the 2012-2013 financial year with the exception of the Private Water Supply sampling charges which would be effective from 1 January 2012.

490 SECTION 106 PROCEDURE AND ISSUES RELATING TO AFFORDABLE HOUSING

The Head of Planning Services gave a short presentation to Committee on issues relating to affordable housing in relation to Section 106 Agreements in association with planning applications. He informed Committee that there were currently 13 planning applications which had been recommended for approval but still waiting for a Section 106 Agreement to be signed. Because of the concern expressed by Members, it was now a requirement that the draft Agreement is submitted which includes all relevant details and is based on the

recommendation of the Council's Housing Strategy Officer and agreed by the Housing Working Group with the planning application when it is considered. He also emphasised that at the time the Planning and Development Committee make a decision, that the Section 106 Agreement has not yet been signed but that all the issues relating to the substance of the case would be compliant with the Council's Housing Strategy Officer in relation to affordable housing. He also informed Committee that a condition had now been added to Section 106 Agreements that if no agreement had been issued after six months, the application would be likely to be reconsidered by the Planning and Development Committee. It was also his intention to designate a member of his staff as a Section 106 Monitoring Officer in order to keep Committee updated with progress. He reiterated the fact that at the stage of the Planning and Development Committee report, it was still an officer recommendation and therefore still subject to Committee ratification and no illegal decision would have been issued at the time of the meeting, until such time as the Section 106 Agreement had been signed and a Decision Notice signed and duly despatched, that consent had been granted.

Committee discussed various aspects relating to Section 106 Agreements, in particular in relation to particular sites and asked that they too be kept informed of progress. The Chairman thanked the Head of Planning Services for his presentation.

491 STRATEGIC HOUSING WORKING GROUP – TERMS OF REFERENCE

The Chief Executive submitted a report outlining terms of reference for the Strategic Housing Working Group.

RESOLVED: That Committee accept the proposed terms of reference for the Strategic Housing Working Group as outlined in the report.

492 PROPOSED ALTERATIONS TO FLATS 5 AND 8 THE JOINERS, 90 WHALLEY ROAD, CLITHEROE TEMPORARY ACCOMMODATION

The Chief Executive submitted a report proposing alterations to the temporary accommodation 90 Whalley Road, Clitheroe to provide an additional two self contained units of accommodation. The temporary accommodation at Clitheroe currently provides two fully self-contained units and five units with shared facilities. Flats 5 and 8 are larger flats and have double beds and single bunk beds and are used for providing family accommodation. The proposal was to install shower facilities in both these flats to make them fully self contained. This would allow an additional management cost to be included in the rental charge.

RESOLVED: That Committee approve the proposed alterations to flats 5 and 8 at the temporary accommodation to make them fully self contained.

493 APPROVAL OF REVISED PRIVATE WATER SUPPLIES AND CHARGES

The Chief Executive submitted a report asking committee to consider and approve an amended scale of charges in relation to the Private Water Supplies

(England) Regulations 2009. He reminded Committee that in May 2010, this Committee had resolved to adopt fees up to the maximum permissible under the Private Water Supplies Regulations 2009. However, further guidance had now been received from the Drinking Water Inspectorate on behalf of concerns expressed by the Minister on the setting of fees and charges by local authorities, in that the guidance emphasises that the regulations permit local authorities to recover reasonable costs associated with providing these services to private supply owners/operators. The guidance requires councils to adopt good practice and set their charges based on actual costs of analysis and an hourly rate for officers. As a result interim revised fees and charges have been introduced and will continue to the end of the current sampling period of 31 December 2011. Then the new proposed fees would be introduced for the next sampling year. The report showed a table of proposed revised fees for approval.

RESOLVED: That Committee note the interim charges being used to 31 December 2011 and agree to adopt the amended administration fees and charges as set out in the report with effect from 1 January 2012.

494 CONSULTATION ON FUTURE HEALTH AND SAFETY ENFORCEMENT

The Chief Executive submitted a report informing Committee of an important national consultation document inviting comment on the government's plans for the reform of the health and safety system in Britain with the publication in March 2011 of 'Good Health and Safety, Good for Everyone'. Under the reforms protecting people in the workplace and in society as a whole, remains a key priority. However, the focus of the health and safety regime would move to a lighter touch approach concentrating on higher risk industries and tackling serious breaches to the rules. The report also made particular reference to the work of the Event Safety Advisory Group and felt it appropriate that this matter be brought to the attention of Committee. He informed Committee that local authorities are required to decide, plan and target their health and safety interventions having regard to the range of possible interventions, the risk profile of the business/sector, national information and knowledge and priorities. The Head of Environmental Health Services felt that this move was acceptable and very much in line with the way the Event Safety Advisory Group current approach.

RESOLVED: That Committee note the contents of the report. No comments were necessary.

495 CAPITAL MONITORING 2011/2012

The Director of Resources submitted a report informing Committee of the progress made in achieving the schemes in the capital programme for the first quarter of the financial year. He highlighted two areas where spending was at present particularly low, which included disabled facilities grants and landlord tenant grants. The report also gave details of individual schemes, together with budget holders comments on progress.

RESOLVED: That the report be noted.

496 REVENUE MONITORING 2011/2012

The Director of Resources submitted a report for Committee's information showing the position for the first six months of this year's revenue budget as far as this Committee was concerned. Main reasons for underspend and concern were highlighted.

RESOLVED: That the report be noted.

497 MINUTES OF THE HEALTH WORKING GROUP

The minutes of the Health Working Group held on 24 October 2011 were circulated for Committee's information. Councillor Bridget Hilton gave a brief update on the public health reforms, including the PCT and CCGs as well as local issues with regard to the Lancashire County Council setting up a Shadow Health and Wellbeing Board and the Lancashire Health Watch Service.

A discussion also ensued regarding the national alcohol awareness seminar that had taken place that day and the associated perceived problems in Clitheroe.

RESOLVED: That the report be noted.

498 GENERAL REPORT OF THE CHIEF EXECUTIVE

The Chief Executive submitted a report for Committee's information which included a flood protection grant update, Clitheroe Market, minutes of the Hanson Cement Liaison meeting and feedback on Halloween on Pendle Hill.

499 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following items of business be an Exempt Information Under Categories 1, 2 and 3 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

500 GENERAL REPORT - GRANTS

The Chief Executive submitted details of four disabled facilities grants and two landlord tenant grants that had been approved. The report also outlined a list of grants approved for the financial year 2011/2112.

RESOLVED: That the report be noted.

501 AFFORDABLE HOUSING UPDATE

The Chief Executive submitted a report for Committee's information on the affordable housing schemes in progress and proposed in the borough. These had been split into free application and applications submitted categories. The Housing Strategy Officer informed Committee that a report on the housing needs policy would be submitted to the January meeting of this Committee.

RESOLVED: That the report be noted.

The next item considered was an item of urgent business because a decision was needed by the County Council as a matter of urgency to enable them to respond to their client. The request had been received too late to be formally included on the agenda. The request had been made on a confidential basis to the Council and was for a discretionary contribution that falls outside the normal considerations for the Council's grant schemes and therefore required a Member decision. The need for a response could not wait for the next available meeting of this Committee in January.

502 REQUEST FROM SOCIAL SERVICES FOR CONTRIBUTION TOWARDS A DISABLED ADAPTATION

The Chief Executive submitted a report informing Committee of a request made by Social Services to provide the technical support and to contribute towards the installation costs of specialist disabled bathroom equipment. He reminded Committee that they had previously considered requests for financial support towards the adaptation of this property and had, after much discussion, resolved not to offer any assistance as the child's mother's house had been adapted through a mandatory disabled facilities grant from Blackburn with Darwen Council and had therefore felt it was not reasonable to adapt two properties for one applicant. Committee discussed this request in some detail.

RESOLVED: That Committee agree not to offer any assistance to Lancashire County Council for this adaptation and reiterated the principle that an adaptation had already been received on behalf of this applicant.

The meeting closed at 8.10pm.

If you have any queries on these minutes please contact Marshal Scott (414400).

Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 22 November 2011, starting at 6.30pm
Present: Councillor E M H Ranson (Chairman)

Councillors:

R Bennett	J Rogerson
J Hill	R E Sherras
T Hill	D T Smith
K Hind	R J Thompson
S Hirst	N C Walsh
K Horkin	A Yearling
A Knox	

In attendance: Chief Executive, Director of Resources, Director of Community Services, Head of Regeneration and Housing.

503 APOLOGIES

There were no apologies for absence.

504 MINUTES

The minutes of the meeting of Policy and Finance Committee held on 27 September 2011 and of the Emergency Committee dated 6 October 2011, were approved as a correct record and signed by the Chairman.

505 DECLARATIONS OF INTEREST

There were no declarations of interest.

506 PUBLIC PARTICIPATION

There was no public participation.

507 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

508 PERFORMANCE REWARD GRANTS

The Head of Regeneration and Housing referred to Minute 372 of Committee dated 27 September and now provided an update report on existing performance reward grant projects.

He reminded Members that the endorsement of the 2011/12 projects was deferred at the previous meeting of the Committee whilst further information on the existing agreed projects was brought before this Committee. One of the projects was agreed relating to the Clitheroe Castle Grounds Activities Project,

which is currently being implemented; the remaining projects will be brought to a future meeting of Committee.

Members then considered the report and raised questions on individual projects such as the community food growing, hydropower generation survey, Gisburn mountain bike trails and STAN the Van.

RESOLVED: That:

1. Committee note the status of projects allocated funding from performance reward grants in 2010/11;
2. a full report be circulated to all Members as soon as possible regarding the community food-growing scheme;
3. a record of all schemes to be provided in the Members' Room detailing the progress with each scheme, outcomes achieved, amount spent so far and any match funding attracted from other sources.
4. in relation to the Gisburn mountain bike trails project; this scheme should only proceed once officers were satisfied with the developments on site; and
5. Committee consider a further report on the performance reward grant recommendations for 2011/12 at the next meeting of this Committee;

509 REVIEW OF FEES AND CHARGES

Committee were asked to approve proposals to increase this Committee's fees and charges with effect from 1 April 2012. These proposals were the first stage in the review of this Committee's budget for the forthcoming 2012/13 financial year.

The Council's latest budget forecast allows for a 2.5% increase in the level of income raised from fees and charges. The review aimed to increase budgeted income for 2012/12 by this amount as a minimum. Members were reminded of the need to identify overall savings in the region of £600,000.

The largest proportion of income for this Committee from fees and charges is from the issue of Summonses; this had last been increased on the 1 April 2011 and it was not proposed to increase this particular charge for 2012/2013.

In relation to Meals on Wheels, the proposal is to freeze the price at £1.50 per meal. The charge was last increased in April 2005 prior to which the charge was £1.25.

RESOLVED: That Committee approve the proposals for increases in fees and charges for implementation with effect from 1 April 2012 for the 2012/13 financial year.

REVIEW OF POLLING DISTRICTS AND POLLING PLACES

The Chief Executive informed Committee that under the Electoral Administration Act 2006 all Council's had a duty to review their UK Parliamentary Polling Districts and Polling Places at least once every four years. The Council's current review would be completed by the 31 December 2011. Once the review was complete it would require the approval of full Council but at this stage the matter was referred to Policy and Finance Committee in order that its recommendations could be so referred.

Details were given of how the review would be undertaken by Returning Officers. The review would look at 3 elements: Polling District, Polling Place and Polling Station.

Details were also given of the process for carrying out the review which was as follows: giving notice of the review, inviting comments from stakeholders and formulating proposals.

Amongst the factors to be considered when reviewing the existing polling places, the following were suggested: location, size, suitability and accessibility.

The Council's Electoral and Licensing Officer had carried out the review and would update details of Polling Stations' arrangements to be posted on the Council's website together with supporting information that had been compiled.

The polling places where problems had been identified were mainly where Portakabins were used due to limited accessibility for disabled users namely at Chaigley, Old Langho, Ramsgreave and Wiswell. Members also discussed the report and commented that the polling station used at the recent Salthill Ward By-Election in Clitheroe ie Brookside School was not ideal. The proposal was to leave polling districts and polling places unchanged but to continue to explore improvements to accessibility generally and in particular the four polling stations referred to above.

RESOLVED: That Committee

1. agree to the proposals for polling districts and polling places in the Ribble Valley Parliamentary Constituency
2. ask Members to bring forward any suggestions for alternative Polling Stations, particularly for those where portakabins are used; and
3. recommend the proposals to full Council for approval.

FINANCIAL REGULATIONS

Committee were asked to consider and recommend to full Council the acceptance of the attached Financial Regulations.

The existing Financial Regulations had not been updated for a number of years and had now been reviewed.

Financial Regulations covered all aspects of the Council's financial arrangements and activities they apply to every Members and officer of the Council and anyone acting on the Council's behalf.

Most of the amendments that had been required were minor and reflected updates in regulations and changes within the Council's since they were last approved.

*** RESOLVED: That Committee recommend to full Council acceptance of the revised financial regulations. ***

512 SURVEILLANCE COMMISSIONERS INSPECTION REPORT – 23 AUGUST 2011

Committee considered a report from the Council's Solicitor on the receipt of the Office of Surveillance Commissioners Inspection Report dated 23 August 2011, which arose from an inspection carried out by Mr Andrew Mackian (Surveillance Inspector) on the 17 August 2011. The report gave the legal background behind the Inspection Report, particularly in relation to Regulation of Investigatory Powers Act 2000 (RIPA). Members were informed that RIPA came into force on 25 September 2000 and its aim was to strike a balance between protecting individual's rights under the European Convention on Human Rights and the Human Rights Act and the need for investigatory powers to protect the interests of society as a whole.

Details were given of how the Council had responded to the Inspector's Review in terms of generating policies, keeping control records of authorisations, taking actions by the senior responsible officer.

A Member raised a specific question in relation to photographs being submitted by objectors in relation to planning applications. Members considered the report in some detail.

RESOLVED: That Committee

1. note the Inspector's recommendations;
2. approve the appointment of the Council's Solicitor as the Senior Responsible Officer;
3. approve the amended central records authorisations; and
4. approve the amended Policy as now set out.

513 TREASURY MANAGEMENT MONITORING 2011/12

The Director of Resources submitted a report on the Council's treasury management activities for the period 1 April 2011 to 31 October 2011. She

reminded Members that they had previously approved a Treasury Management Policy in accordance with CIPFA's Code of Practice on Treasury Management for Local Authorities. In accordance with that Policy, Councillors should receive a quarterly monitoring report on its treasury management operations. The report was sub-divided into the following sections: information - nationally bank interest rates had remained static at 0.5% in the period; borrowing requirements – the movement on the Council's external loans were summarised; investments – surplus funds were temporarily invested via the money market at the best rate interest available with the minimisation of risk to the capital sum; - Prudential indicators – the Prudential code for capital finance in Local Authorities regulated the Council's ability to undertake new capital investment; approved organisations.

The Director of Resources referred to recent events in particular the turmoil in the word financial markets due to concerns in the Euro zone. As a result the Director of Resources had reviewed the list of approved organisations for investment and recommended that more extensive use is made of the debt management account deposit facility with the United Kingdom Debt Management Office because any investments with them were guaranteed by HM Government during the particularly uncertain times.

RESOLVED: That Committee

1. agree to the reinstatement of the measures that had been introduced on investing surplus funds for the foreseeable future;
2. increase the limit with the Debt Management Office to £5m; and
3. keep under review our treasury management arrangements.

514 RURAL DEVELOPMENT PROGRAMME FOR ENGLAND ACTIVITY REPORT

The Head of Regeneration and Housing submitted a report on the activities of the Rural Development Programme for England in the Pennine Lancashire Programme Area.

The RDPE was jointly funded by the European Union and the Department for the Environment Food and Rural Affairs (DEFRA). The aims of the programme were to safeguard and enhance the rural environment, improve the competitiveness of the agricultural sector and foster sustainable and thriving rural businesses and rural economies across England.

Programme delivery was at sub-regional level with three areas overseen by Local Action Groups (LAGS); these were Lancashire West, North Lancashire and Pennine Lancashire. Members voiced their concern about the publicity given to the availability of and how to access this funding. The Head of Regeneration and Housing agreed that he would raise this with officers from the RDPE.

RESOLVED: That the report be noted.

515 CALCULATION OF COUNCIL TAX BASE 2012/13

Committee considered the Council Tax base for the next financial year ie 2012/13. Details were given of how this calculation was worked out. A number of assumptions had been made in relation to the number of exemptions remaining constant, the number of discounts remaining constant, the number of properties on the valuation list remaining constant and the collection rate being 99.25%.

The Council Tax base for 2012/2013 is 22,434.

RESOLVED: That the report be noted.

516 REGENERATION AND ECONOMIC DEVELOPMENT UPDATE

Committee considered an update from the Regeneration Team on a number of economic development and regeneration initiatives, locally, regionally and nationally. The report was split into the following sections:

- Ribble Valley Economic Strategy 2009-2014.
- Regional Economic Development.
- Local Enterprise Partnerships.
- Regenerate Pennine Lancashire.
- Business Support.
- Rural Development Programme for England (RDPE).
- Town centres and business groups.
- The future economic climate.

RESOLVED: That the report be noted.

517 REVENUES AND BENEFITS GENERAL REPORT

The Director of Resources reported on a number of areas under the control of the Head of Revenues and Benefits:

- (a) NNDR.
- (b) Council Tax.
- (c) Sundry Debtors.
- (d) Housing Benefit performance.
- (e) Housing Benefit fraud.
- (f) Housing Benefit overpayments.

RESOLVED: That the report be noted.

518 REVENUE MONITORING 2011/12

The Director of Resources gave an update report on the first 7 months of this year's revenue budget in relation to this Committee. She commented that the comparison between actual and budgeted expenditure showed an underspend of

£183,628 after allowing for transfers to and from earmarked reserves. She also commented on the cost of district and parish elections which totalled £117,948 but would be partly met from the election reserve fund and partly reimbursed by the Ministry of Justice.

She also commented that substantial underspends of £90,437 on vacant posts within Chief Executive's, Organisation and Member Development, Computer Section and Revenues Section as result of a recruitment freeze as part of the restructure review and finally a further sizeable variance was on audit fees.

RESOLVED: That the report be noted.

519 REVENUE BUDGET MONITORING 2011/12 – OVERALL

The Director of Resources asked Committee to consider the position of the overall revenue budget for the current financial year. She concluded that the number of vacant posts currently within the establishment had provided the greatest savings in relation to employee costs. Recommendations arising from the recent restructuring exercise would be considered later on the agenda and if approved would be reflected in the revised estimates.

On income the largest variances were still income from planning fees which was ahead of its budget forecast, however Building Control income was significantly down compared to the forecast.

She pointed out that there were already substantial savings against the budget and it was anticipated that further savings would be made before the end of the year.

RESOLVED: That the report be noted.

520 RIBBLE VALLEY COMMUNITY SAFETY PARTNERSHIP – UPDATE

Members considered a report from the Chief Executive on a variety of issues which Ribble Valley Community Safety Partnership had recently been involved with. These included:

- Wasted Lives Project;
- Castle Grounds Project;
- Smartwatch/Farmwatch;
- Longridge Community Alcohol Network;
- National Alcohol Awareness Week; and
- Domestic homicide reviews.

RESOLVED: That the report be noted.

521 CAPITAL MONITORING 2011/12

The Director of Resources informed Members of progress to the end of October on the Capital Programme for this Committee for the current financial year. The

main item was in relation to the Contact Centre Customer Relationship Management System replacement.

RESOLVED: That the report be noted.

522 OVERALL CAPITAL MONITORING 2011/12

The Director of Resources update Members with the progress on the overall Capital Programme for the current financial year up to the end of October. She commented that there had been some slippage from 2010/11 which was low in comparison to that experienced in previous years. She also commented that good progress had been made on most schemes whilst actual expenditure to date was low. There were some concerns around the level of spend to date on housing grants but this was influenced by external factors.

RESOLVED: That the report be noted.

523 MINUTES OF BUDGET WORKING GROUP

Committee received the minutes of the Budget Working Group held on 9 August and the Capital Working Group and Budget Working Group on 19 September 2011.

RESOLVED: That the minutes be noted.

524 REPORT OF REPRESENTATIVE ON OUTSIDE BODY – RIBBLE VALLEY CITIZENS' ADVICE BUREAU

Committee received a report from Councillor Lois Rimmer which was an annual report on the work carried out by the Ribble Valley Citizens' Advice Bureau.

RESOLVED: That the report be noted.

525 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by nature of the following items being exempt information under Categories 1 and 4 of Schedule 12(A) of the Local Government Act 1972 the press and public be now excluded from the meeting.

526 COUNCIL RESTRUCTURE

The Chief Executive presented his report on the review of the staffing structure of the Council together with other measures identified to achieve the savings required to produce a balanced budget for 2012/2013 and future years. It would ensure that the Council's services were provided in an efficient and cost effective manner. He set out the background to the review and the criteria the Corporate Management Team and Heads of Service had used.

He stressed that staff had been kept informed at each stage of the process and in particular, explained how they had been formally consulted following

presentation of the proposals to the Budget Working Group in October. He set out the response to the consultation from Unison in his report. He then went through the proposals for each service area and commented that every section had contributed to the review. He stressed that Members should see what was being presented as a complete package of measures that would achieve the savings required and produce more efficient services.

He also explained that the review had actually increased resources in areas of the Council where problems or pressures on services had been experienced, in particular in planning services.

In total the overall savings identified from the review were approximately £645,000 per annum and the report summarised this by service area.

Members then discussed the proposals and asked questions particularly regarding planning enforcement, bulky waste collection and tourism. They were pleased with how the review had been conducted and stressed that Heads of Service and the Corporate Management Team should implement the recommendations as soon as practicable.

RESOLVED: That the proposals set out in the report be approved and implemented as soon as possible.

527 ENTERPRISE ZONE AT BRITISH AEROSPACE

Members considered a report from the Head of Regeneration and Housing regarding the proposed Enterprise Zone for Lancashire. He explained that the Enterprise Zone would be a combined scheme around the British Aerospace sites at Samlesbury and Walton and be based upon the theme of advanced engineering and manufacturing.

The Head of Regeneration and Housing explained in relation to the Samlesbury site, what was proposed and the complications arising from the fact the site was partially in Ribble Valley and partially in South Ribble. He explained the planning process for Enterprise Zones which were different from normal planning procedures, and how a Local Development Order would need to be agreed. He was working along with officers of the County Council and South Ribble Borough Council to establish how this would be resolved.

Members then discussed the Enterprise Zone in some detail and in particular the Council's involvement. The Head of Regeneration and Housing highlighted a map of the site showing how the Enterprise Zone would fit into the existing footprint.

Councillor Walsh raised his concerns of the potential development at Samlesbury particularly due to the relaxation of normal planning rules. He said that local residents were also extremely worried about what might happen on the site and as such, he would not be able to support the proposal.

RESOLVED: That the Enterprise Zone submission be supported and the Head of Regeneration and Housing report to this Committee as further details emerge.

528 NNDR/COUNCIL TAX/HOUSING BENEFIT AND COUNCIL TAX BENEFIT WRITE-OFFS

The Director of Resources sought Committee's approval to write off certain NNDR, Council Tax and Benefit debts.

RESOLVED: That Committee approve the writing off of:

1. £3,355.60 Council Tax and £14,959.05 of NNDR debts; and
2. a Housing Benefit overpayment of £1,500.38

The meeting closed at 8.37pm.

If you have any queries on these minutes please contact Jane Pearson (414430).

Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 24 November 2011 starting at 6.30pm
Present: P Young (Chairman)

Councillors:

R Hargreaves	I Sayers
T Hill	G Scott
E M H Ranson	S Swarbrick
L Rimmer	D Taylor

Parish Representatives:

A Carr	Bowland Forest (Higher)
H Douglas	Chatburn
F Fletcher	Chipping
P Hunt	Chipping
B Redhead	Clayton-le-Dale
R Asshetton	Downham
N Walsh	Mellor
R Whitwell	Pendleton
T Nelson	Ramsgreave
C Pollard	Read
A Mashiter	Read
A Ormand	Ribchester
M Calvert	Sabden
G Molloy	Simonstone
K Jackson	Waddington
S Staines	Waddington
C Cherry	West Bradford
M J Highton	Whalley
T Gaffney	Wilpshire

In attendance: Chief Executive, Head of Regeneration and Housing, Head of Cultural and Leisure Services.

Also in attendance: Donna Atkinson – Little Green Bus for item 4.

529

APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Borough Councillors G Mirfin, R Newmark and M Robinson and from the following Parish Representatives:

J Porter	Bolton by Bowland
E Miller	Bowland Forest (Lower Division)
A Yearing	Clitheroe
P Morray	Hothersall
F Priest	Longridge
S Rawthorne	Newsholme and Paythorne
A Ansbro	Thornley with Wheatley

530 MINUTES

The minutes of the meeting held on 29 September 2011 were approved as a correct record and signed by the Chairman.

531 MATTERS ARISING

a) Minute 389(c) – Waddington Double Yellow Lines in Villages

The Leader asked whether the meeting of the district engineers had yet met and that when it had, it would be reported back to this Committee.

b) Minute 395 – Review of Parliamentary Constituencies

The Chief Executive informed Committee that he had written on behalf of the Council and was awaiting a response.

532 DECLARATIONS OF INTERESTS

There were no declarations of interests.

533 LITTLE GREEN BUS

The Chairman welcomed Donna Atkinson, Chief Officer from the Little Green Bus to the meeting. Donna gave a short presentation giving information about the Little Green Bus and the fact that community transport was not statutory and therefore not funded by the government and thus needed to be sustainable. She informed Committee that they had introduced a £20 annual fee to become members which helped cover the cost of the door to door service that they provided which was invaluable to a lot of people. Initially when this has been introduced money had been lost each month but this was slowly improving as people realised they were reliant upon this service. They were currently working closely with the Citizen's Advice Bureau, with particular reference to the elderly people. She reported of the 800 members, 203 are active users which brought in £4,000 per annum. The Little Green Bus had recently registered as a charity and as such was more attractive for funding and grants. Donna had written to several companies/organisations asking for financial aid in order to keep the little green bus running. She reminded Parishes that she had also written to their Parish Clerks asking for a contribution of £150 for which she had already received several positive responses.

The Chairman thanked Donna for attending the meeting.

534 CHIPPING VILLAGE PLAN

Paul Hunt, Chairman of Chipping Parish Council gave a presentation on the formulation of the Chipping Village Plan. He informed the Committee of the reasons why Chipping had decided to produce a plan and the way in which they had gone about it. This involved a lot of time having meetings, preparing and reviewing drafts and taking into account feedback received from various sources within the village area. The plan had now been completed and distributed widely

in the village and although it had taken a lot of time and effort it had not cost a lot of money. The plan outlined various issues that were of importance to Chipping which included employment, housing, car parking, policing and recreation and also included an Action Plan.

The Head of Regeneration and Housing informed Committee that the village plan from Chipping was a good example and had been adopted as part of the evidence base in the LDF process for the Borough Council. He went on to explain about neighbourhood planning which had been introduced as part of the Localism Act and where to find information on the DCLG website with regard to these.

RESOLVED: That the report be noted.

535 QUEEN'S DIAMOND JUBILEE BEACONS

The Head of Cultural and Leisure Services submitted a report reminding Parishes that they should have been contacted by the Pageant Master of the Jubilee Beacons Project with details of how communities could use the beacon event as part of the Diamond Jubilee Celebrations. He asked that any Parishes that were considering being involved in this should contact him so that there could be a co-ordinated approach to a publicity campaign across the Ribble Valley.

RESOLVED: That Committee agree to contact the Council's Head of Culture and Leisure Services if they are considering being part of the beacon celebrations.

536 LONGRIDGE COMMUNITY ALCOHOL NETWORK

Leaflets had been circulated highlighting the six week campaign being carried out by the Community Alcohol Network in conjunction with Trading Standards Office, Lancashire Constabulary and the Lancashire Drug and Alcohol Action Team. This campaign was taking place in the Longridge Community and their presence had already raised awareness with positive outcomes.

RESOLVED: That the report be noted.

537 THREE TIER FORUM

The Chairman informed Committee that she would be attending the first meeting of the Three Tier Forum on 28 November 2011. She also informed Committee of a recent meeting that Mr Alker had attended at County Hall where there had been an explanation as to the vision behind the Three Tier Forums which had replaced Lancashire Locals but were a very different model. The Chairman reported that she was yet unsure how the Parish Council's would feed their views into the Three Tier Forum but should any of them have any issues they should let her know. The Chief Executive reported that this forum's aim was to deal with strategic issues rather than details but reiterated again that Parish Council's must feed in any issues they wanted raising. Parish Council's were again concerned about winter maintenance in the villages and the provision/filling up of salt bins. The Chief Executive and Leader informed the meeting that they would report back to this Committee.

RESOLVED: That the report be noted.

538 MATTERS BROUGHT FORWARD FROM PARISH COUNCILS

(a) Bolton-by-Bowland

A letter was submitted by the Clerk of Bolton-by-Bowland, Gisburn Forest and Sawley Parish Council informing the Committee that one of their Councillors who was an electrician had enabled their SPID to operate utilizing rechargeable batteries and that should any other Parish Council wish to know how this had been done, to get in touch.

(b) Dog Control Order

The Head of Cultural and Leisure Services reminded Parishes that he had written to their Clerks asking them to identify areas of open space within their Parishes that they wished to be included in the Council's Dog Control Order. He informed the meeting that he would send out documents to the Parishes of the areas of land that are currently on file before Christmas so that at their next meetings consideration could be given to them.

This could include private land not just land owned by the Parish or Borough Council.

(c) Cold Weather Plan

The Head of Cultural and Leisure Services informed Committee that the NHS had produced guidance on a Cold Weather Plan with particular reference to elderly people and the need to protect health and reduce harm from severe cold. He also informed Committee that the Department of Health were given grants for specific interventions and that Rachael Stott, Strategic Housing Officer, would be submitting a bid and that if any Parishes had any issues, activities or initiatives to included this, they should contact her directly.

539 DATE AND TIME OF NEXT MEETING

The Chairman announced that the next meeting of this Committee was scheduled for Thursday, 26 January 2012, starting at 6.30pm.

The meeting closed at 7.50pm.

If you have any queries on these minutes please contact Colin Hirst (414503).

Minutes of Licensing Committee

Meeting Date: Tuesday, 29 November 2011, starting at 6.30pm
Present: Councillor J Alcock (Chairman)

Councillors:

P Ainsworth	S Knox
S Brunskill	R Moores
P Dowson	C Ross
R Hargreaves	G Scott
K Hind	R Swarbrick
J Holgate	M Thomas

Also in attendance: Head of Legal and Democratic Services.

540 APOLOGIES

An apology for absence from the meeting was submitted on behalf of Councillor C Conner.

541 MINUTES

The minutes of the meeting held on 6 September 2011 were approved as a correct record and signed by the Chairman.

542 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

543 PUBLIC PARTICIPATION

There was no public participation.

544 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

545 FEES AND CHARGES

The Head of Legal and Democratic Services submitted a report asking Committee to determine its annual fees for hackney carriage and private hire vehicle licences.

She reminded Committee that changes to the licence fees in respect of hackney carriage vehicles, private hire vehicles and private hire operator licences must be advertised in a newspaper circulated in the local area 28 days before the change in charges would take effect. She also commented that the Committee had since it took responsibility for hackney carriage and private hire licences considered its fees and charges at the final meeting of the financial year. However in order to

synchronise fee setting with the budget process, the decision by Committee had now been brought forward, however the implementation date would remain at the 1 April 2012.

The report set out the current fees for each type of licence.

She commented that in recent years licence fees had generally been uplifted annually in line with inflation. The Council was therefore recommending uplifting the fees by reference to inflation (based on 3%) for 2011/12 and details were given as to what those new fees and charges would be:

Private hire and hackney carriage from 2012 from 1 April

- Driver renewals/annual licence £54.
- Temporary/six month licence £27.
- Replacement driver's badge £11.

Vehicle Licence

- Annual up to 3 years' old £151.
- Six months over 3 years but not exceeding 7 years £80.
- Four months over 7 years £57.
- Discount on previous licence ($\frac{1}{12}$ of the annual fee) (£12.60 1 full month).
- Transfer on licence ownership £22.
- New or replacement plates (at cost plus 10% admin).
- Private Hire Operator's Licence from 1 December to 30 November per annum for five vehicles or fewer, thereafter £10.50 per vehicle - £140.
- Log books 100 sheets each £1.45.
- Knowledge test – first one free – paper version £7 – in person £14.

She commented that the current fee for the knowledge test had been reviewed. She informed Committee that applicants could choose between a written test or a test where a member of staff went out in the vehicle with the applicant making the test verbal. However this involved staff time of up to 1 hour conducting the test, hence the proposed difference in fee between written and verbal.

RESOLVED: That Committee agree the current fees with effect from 1 April 2012 as shown above.

546 STEERING TO SUCCESS COURSE AND KNOWLEDGE TEST

The Head of Legal and Democratic Services informed Committee about the way in which the Steering to Success and Knowledge test elements of the application process were working and sought Committee's views on whether or not any changes should be made.

She reminded Committee of the requirement to pass the Steering to Success course and knowledge test form as part of the application process and applied to both private hire and hackney drivers licences. Hackney drivers were not

allowed to obtain a licence until they had completed both courses whereas private hire drivers were allowed to have a six month licence before completing the Steering to Success course and passing the Knowledge test.

As the Steering to Success and Knowledge tests were central to the way in which the Council satisfied itself that the applicant was a fit and proper person, it was questionable whether it was appropriate to make a distinction between the two types of licence, the rationale for this historically had been the fact that private hire drivers had the ability to contact their operator should they have any difficulty finding property or require any advice about proper procedures and behaviour.

Figures were produced relating to the number of six month licences being acquired over the Christmas period for the past four years.

Committee were informed that the Electoral and Licensing Officer was satisfied that there were now sufficient courses available to accommodate applicants for licences with the Council. A sign had recently been placed at Level C Reception to inform licence holders that there would be no exception to the requirement that they complete the Steering to Success course within six months of being granted a licence and that the licence would not be renewed until they had completed the course; this same rule applied to the knowledge test course.

Committee were therefore being asked if they wished to change the current arrangements and Members discussed this matter in some detail.

RESOLVED: That

1. Committee having considered the current arrangements for the Steering to Success course agree that these should be confined, save as set out at 3 below;
2. Committee considered the current arrangements for the knowledge test and agree that these should also be confined; and
3. applicants for a driver's licence must show evidence that they are booked on the Steering to Success course when applying for a licence.

547 CRIMINAL RECORDS BUREAU CHECKS – ADDITIONAL INFORMATION

The Head of Legal and Democratic Services sought Committee's instructions relating to additional information supplied as part of the response to criminal record bureau checks.

She reminded Committee that there were two levels of CRB checks – Standard and Enhanced. The Enhanced CRB check was the highest level and the one currently used by the Council. One of the key differences between Standard and Enhanced checks was that the Enhanced check may include approved or additional information which are defined below:

Approved Information – None conviction information provided by the Police from their local records.

Additional Information – The Chief Police Officer may decide it is necessary in the interests of the prevention or detection of crime to release additional information to the Counter Signatory only.

In order for the Council to countersign the applications which individuals make for a CRB check, it had to register with the CRB. One of the obligations placed on the Council as registered body was to ensure that additional information including information as to its existence is not revealed to the disclosure applicant and is disposed of in a manner appropriate and at the appropriate time.

The Head of Legal and Democratic Services commented that such information was received very infrequently. However if it was received this placed the Council in a difficult position in that it was required to take into account information which was unknown to the applicant and in respect of which they therefore had no opportunity to provide an explanation. This had an effect on the weight which could be attached to the information provided particularly in the absence of a relevant criminal conviction.

The current procedure was that the application was referred to the Licensing Sub-Committee. If the applicant's licence was referred to the Sub-Committee then information had to be given to the Sub-Committee in the absence of the applicant which mitigated against the expectation of the right to a fair hearing. Members were dissatisfied with the current process, as when considering additional information as they had concluded that no regard can be had to the information due to the lack of convictions or other issues set out above. She was therefore proposing a change to the procedure as follows:

Where the only issue in relation to an application is the existence of additional information, that the information be disclosed solely to the Chairman, and only where the Chairman considers the matter should be referred to the Licensing Committee would a Licensing Committee be convened. Other applications would be determined by officers in the normal way.

RESOLVED: That Committee authorise the Head of Legal and Democratic Services and the Licensing and Electoral Registration Officer to determine applications where additional information had been received but no other matters of concern exist subject to confirmation by the Chairman that the matter should not be referred to the Licensing Sub-Committee.

548 LONGRIDGE COMMUNITY ALCOHOL NETWORK

The Community Development Officer referred to the circulated information in relation to Community Alcohol Networks which were being set up across Lancashire by Lancashire Trading Standards in an attempt to curb under age drinking, proxy sales of alcohol and alcohol related anti-social behaviour.

One such Community Alcohol Network had recently been established in Longridge and was scheduled to run for the six week period on the run up to Christmas 2011.

The Campaign had the full support of the Police who had provided extra targeted patrols in hotspot areas aimed at tackling the problem first hand with Trading Standards offering support and guidance to off-licence staff when dealing with young people wishing to purchase alcohol either for themselves or for young people.

The results in Longridge had proved positive so far with around 50 interventions with young people on campaign evenings.

RESOLVED: That the report be noted.

549 APPEAL UPDATE AND PREMISES HOURS INFORMATION

The Head of Legal and Democratic Services referred to a recent application by KeyStreet to vary their premises licence. As a result of the fact that representations were received about this variation, a hearing was held on 13 July 2011. The application was refused in part, the element of refusal relating only to additional hours on Bank Holiday weekends. Once the changes permitted by the Committee were translated into the licence, it became clear that modifications to the Bank Holiday hours would be relatively minor and would not affect the opening hours of the premises. Therefore after consultation with the Chairman and confirmation of certain matters by the Police an agreement had been reached with the applicant whereby the appeal was disposed of without a contested hearing.

She referred to the concerns expressed by Members of the Licensing Sub-Committee, not in relation to the management of individual premises rather in relation to the effect on the character of the town, visitors and residents of premises operating for longer periods in the early hours of the morning. She reminded Committee that the Police and Social Responsibility Act 2011 would give local Licensing Committees more power to influence the way in which licensing affected their local area although it would be some time before all the relevant provisions came into force. Amongst the changes which the Act would make would be the late night levy, early morning restriction orders and the conditions that could be attached to the licence.

Committee were provided with information regarding the current opening hours, times for supply of alcohol and hours and provision of regulated entertainment at all premises in the centre of Clitheroe.

The Chairman expressed her support for a proposal that a meeting be set up with Members of Clitheroe and Whalley Pubwatch to discuss the whole question of later licensing hours, their impact on the licence trade and how this could be better operated in Clitheroe.

She also commented on information she had received from the Chief Supt of Eastern Policing Division about the increasingly vibrant nighttime economy in Clitheroe which was causing some concerns for the Police. Extra Police manpower would be deployed in Clitheroe on the run up to Christmas to cope with the extra number of visitors drinking and socialising in the town centre. Members discussed these various issues at some length.

RESOLVED: That

1. the report be noted; and
2. the Head of Legal and Democratic Services approach Members of the Whalley Pubwatch Scheme to discuss specific licensing issues.

The meeting closed at 7.23pm.

If you have any queries on these minutes please contact Diane Rice (414418).

Minutes of Accounts & Audit Committee

Meeting Date: Wednesday, 30 November 2011 starting at 6.30pm
Present: Councillor J Hill (Chairman)

Councillors:

P Ainsworth	M Thomas
G Mirfin	N C Walsh
R Moores	A Yearing

In attendance: Chief Executive, Director of Resources and Head of Financial Services.

Also in attendance: Karen Murray and Georgia Jones – Audit Commission.

550 APOLOGIES

There were no apologies for absence.

The Chairman welcomed Karen Murray the Council's new District Auditor to the meeting.

551 MINUTES

The minutes of the meeting held on 24 August 2011 were approved as a correct record and signed by the Chairman.

552 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

553 PUBLIC PARTICIPATION

There was no public participation.

554 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

555 ANNUAL AUDIT LETTER 2010/2011

The Director of Resources submitted the Audit Commission's Audit Letter for 2010/2011 for Committee to consider. The Audit Commission, as the Council's external auditor is required to review various aspects of the Council's activities in line with the requirements of the Audit Commission's Code of Practice. The Annual Audit Letter summarises the outcome of their work and makes specific recommendations for the coming year. It outlines the Council's position in relation to its accounts and whether the Council has made proper arrangements for securing economy, efficiency and effectiveness in its use of resources. The

Director of Resources reported that the Annual Audit Letter this year was particularly pleasing and highlighted the auditor's comments with particular reference to value for money and financial resilience. This included that the organisation has robust systems and processes to manage effectively financial risks and opportunities and to secure a stable financial position that enables it to continue to operate for the foreseeable future. It acknowledged that the leadership team understands the significant financial management challenges and risks facing the Council and was taking appropriate action to secure a stable financial position. It also included that the Audit Commission provided effective challenge across the organisation and assurance on the arrangements for risk management, maintaining effective internal control and reporting on financial and other performance.

The Council has a good recent record of operating within its budget with no significant overspends and management takes timely action to address any budget pressures, for example by taking corrective action to manage unfavourable variances. The Council is also reviewing its strategic priorities and the cost effectiveness of its activities and taking a rational view of its priorities and of the short, medium and longer-term opportunities for savings. The Council has good monitoring arrangements to ensure planned efficiencies are achieved and to understand the impact on services and on performance. The Director of Resources highlighted that the Audit Letter included two recommendations with regard to the financial statements that would be adhered to.

The Chairman was pleased with the comments regarding the effective challenge provided by the Accounts and Audit Committee.

RESOLVED: That Committee note the key findings highlighted in the Annual Audit Letter and accept the auditor's recommendations.

556 INTERNAL AUDIT PROGRESS REPORT 2011/2012

The Director of Resources submitted a report for Committee's information on the internal audit work to date for 2011/2012. She highlighted the work carried out in relation to the visitor information centre and reported that significant progress had now been made.

Discussion took place regarding the role of audit and value for money. The District Auditor, Chief Executive and Director of Resources all commented on the importance of the audit function particularly in relation to the use of public funds.

RESOLVED: That the report be noted.

557 UPDATE ON PROCUREMENT OF AUDIT SERVICES

The Director of Resources submitted a report for Committee's information on the latest position regarding procurement of external audit services. She reminded Committee that in August 2010, the Department of Communities and Local Government had announced their intention to disband the Audit Commission and transfer its in-house audit practice to the private sector. The Audit Commission

had now sought bids for the work currently undertaken by the in-house audit practice with the intention that auditor appointments for 2012/2013 would start on 1 September 2012. The report outlined the key points of the procurement and the timetable for this. The Director of Resources informed Committee that a letter had been received from the Audit Commission outlining the latest position with the procurement exercise, which was that 13 bidders had been invited to submit tenders by 16 December 2011. However, we would not know who the new appointed auditor for Ribble Valley Borough Council would be until at least April 2012 with the appointment taking effect from 1 September 2012.

RESOLVED: That the report be noted.

558 CHANGE OF APPOINTED AUDITOR FOR 2011/2012

The Director of Resources submitted a report for Committee's information regarding a change in the Council's appointed auditor for 2011/2012. She reminded Committee that the Council's external auditor is the Audit Commission and had been since 2008/2009 and during that period, the appointed auditor was Clive Portman. Clive Portman had now retired from the Audit Commission and the Council had been formally notified that its new appointed auditor would be Karen Murray.

RESOLVED: That the report be noted.

The meeting closed at 7.10pm

If you have any queries on these minutes please contact Jane Pearson (414430).

Minutes of Overview and Scrutiny Committee

Meeting Date: Tuesday, 6 December 2011 starting at 6.30pm
Present: Councillor M Thomas (Chairman)

Councillors:

R Bennett	K Horkin
S Bibby	C Ross
I Brown	I Sayers
S Carefoot	N C Walsh
P Dowson	J White

In attendance: Director of Community Services, Principal Policy and Performance Officer.

559 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Hill, A Knox and S Knox.

560 MINUTES

The minutes of the meeting held on 25 August 2011 were approved as a correct record and signed by the Chairman.

561 MATTERS ARISING

Councillor White referred to minute 293 and asked Committee to reconsider inviting Councillor Hilton to future meetings to speak to Committee in her role as the Council's representative on the Lancashire County Council's Health Scrutiny Committee. The Chair commented that he would raise this matter again with the Leader of the Council.

562 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

563 PUBLIC PARTICIPATION

There was no public participation.

564 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representative on outside bodies.

565 QUARTER 2 PERFORMANCE INDICATORS

The Principal Policy and Performance Officer presented her second report of 2011/2012 which detailed the Council's performance against our local

performance indicators. The report comprised quarterly figures for all our indicators reporting by exception. She also reported on the performance clinic in relation to the following performance indicators – RH1, RH5 and RH7, which had been held on 18 October 2011 and had been attended by Members of this committee and the Health and Housing Committee, who were the parent Committee for those indicators.

In relation to indicator RH1, which related to public sector dwellings returned into occupation or demolished, it was felt that this indicator would be closer to its target by 31 March 2012.

Indicator RH5 which related to length of stay in temporary accommodation, it was noted that this was very much dependent on the temporary accommodation market improving which seemed unlikely in the short term.

Indicator RH7 – the number of affordable homes delivered, there was already a marked improvement in this indicator which had gone from red to green over the past couple of months.

RESOLVED: That the report be noted.

566 REPORT OF WORKING GROUPS

a) Energy Efficiency in Council Owned Buildings

Councillor Sayers reported on a recent meeting of the Joint Working Group from Community Committee and Overview and Scrutiny Committee held in November. The Working Group had discussed a number of suggestions with the Principal Surveyor, including voltage stabilisers, wall construction, better heat exchange in the CCTV monitoring office and the cost of water usage in male toilets.

The Director of Community Services also gave his comments on how these issues could be taken forward.

RESOLVED: That the Joint Working Group be encouraged to finalise their findings and review a course of action with the Principal Surveyor by early 2012.

b) Membership on Outside Bodies

Councillor White presented his comprehensive review of membership on Outside Bodies. The report supplied a list of bodies on which Councillors sat, gave details of whether they were statutory or non statutory, how frequently they met and how often reports were received by the parent Committee.

He commented that there were a number of anomalies which the report highlighted including bodies which no longer existed, bodies where the Council was no longer a member of and some bodies which had been

omitted from the list in the Council's year book. In some cases, outside bodies had no parent Committee to report to.

A survey had been carried out of all Councillors seeking their views on their membership on outside bodies, its usefulness and whether Councillors fully understood the work of the body they served on.

Members then asked specific questions about particular outside bodies including Clitheroe Royal Grammar School Trustees and the Copster Green and Salesbury Commons Management Committee. They also discussed the report in some detail and the Director of Community Services gave advice on how Committee could best progress the report.

RESOLVED: That the report in its entirety be submitted to the Corporate Management Team for their views with a request that the report be then referred to Policy and Finance Committee on 27 March 2012, so that any changes can be incorporated in time for the publication of the 2012 Ribble Valley Borough Council year book.

c) Safeguarding

The Head of Leisure and Tourism gave Members a potted history of safeguarding and how it affected many aspects of the Council's operations. He commented on the Council's work with the Lancashire Safeguarding Children's Board in reviewing the Council's policies and good practice in this area.

He highlighted a number of areas which would require attention:

- Corporate policies and procedures
- Operational procedures
- Training/awareness
- Joint working/information sharing
- Local leadership

He also circulated a copy of a draft action plan which covered the following key issues:

- Operational policy procedure
- Senior management involvement
- Member involvement
- Corporate documentation
- Embedding safeguarding in normal business
- Awareness/training
- Engagement
- Leadership
- Joint working/information sharing
- Equality and diversity

RESOLVED: That the report be noted.

d) Functioning of this Committee

Councillor Thomas reported that this report would look at how other fourth option councils operated, how the Committee had operated in the past and how they were currently working, subjects which had been investigated and then passed on to other committees for their views; and current terms of reference. There was one final piece of work in relation to performance indicators which needed to be added to the report and it was hoped to present the final report to Committee before March 2012.

RESOLVED: That the report be noted.

e) Member Training

Councillor Bibby commented on a previous piece of work which had been carried out in 2009 which she felt was too complicated. As a result of this the scoping document which had been prepared would now need to be revised. She further commented that although resources had diminished in recent times, she felt there was enough knowledge amongst senior councillors to enable them to train up newer Members and share their knowledge on different topics such as planning and information technology.

Other Councillors commented on their experience of training in other areas of work.

She commented that her aim was to produce a final report for consideration by Committee in April 2012.

RESOLVED: That the report be noted.

f) Ribble Valley Borough Council Website

The Chairman reported that this working group was being led by Councillor Knox who unfortunately was absent from tonight's meeting.

The Chairman referred to the recommendation from the previous Committee in relation to the possibility of appointing a dedicated web master to help improve the Council's website. The Director of Community Services commented that as part of the Council's recent restructure, an unfilled post in IT had been agreed to be filled and it was hoped that this post would go some way towards improving the Council's website.

The Chairman also reminded Members that they had been encouraged to navigate the website looking for any problems which could then be fed back to Councillor Knox to help him with his investigations.

RESOLVED: That the report be noted.

VISIT TO RICHMONDSHIRE DISTRICT COUNCIL

The Chairman referred to a recent visit which Councillors and officers had made to Richmondshire North Yorkshire, to find out more about how they handled scrutiny.

The Principal Policy and Performance Officer had prepared a briefing note of the visit which included a comparison of the two districts (Ribble Valley and Richmondshire) and some key points of difference between their approach and ours to the scrutiny function. Amongst the key points to emerge were

- Richmondshire is led by independent councillors and does not have any political interference in its scrutiny function
- They have a full time officer who deals with nothing else than scrutiny and progress chase reports and investigations.
- They publicise all their work and ask the public for scrutiny topics.
- They co-opt members of the public where appropriate.
- They are free to scrutinise other partners eg police, NHS and frequently call them to account.
- They see their purpose as adding to and aiding the decision making process.

RESOLVED: That

1. the Principal Policy and Performance Officer be thanked for her excellent summary; and
2. the report be noted.

The meeting closed at 8.55pm.

If you have any queries on these minutes please contact John Heap (414461).

Minutes of Planning and Development Committee

Meeting Date: Thursday, 8 December 2011 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

S Bibby	G Mirfin
S Carefoot	J Rogerson
T Hill	D Taylor
J Holgate	M Thomas
S Knox	J White

In attendance: Head of Planning Services, Head of Regeneration and Housing, Head of Legal and Democratic Services and Assistant Planning Officer (Regeneration and Housing).

Also in attendance: Councillors G Scott, N Walsh, R Swarbrick and I Brown.

568 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors B Hilton and R Thompson.

569 MINUTES

The minutes of the meeting held on 10 November 2011 were approved as a correct record and signed by the Chairman.

570 DECLARATIONS OF INTEREST

Councillor J White declared an interest in planning application 3/2011/0937/P in respect of Carlinghurst Farm, Dutton and Councillor Rogerson declared an interest in agenda item number 7 in respect of 46 Higher Road, Longridge.

571 PUBLIC PARTICIPATION

There was no public participation.

572 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

PLANNING APPLICATIONS

1. APPLICATION NO: 3/2011/0266/P (PA) & 3/2011/0267/P (LBC)
(GRID REF: SD 374296 441790)
PROPOSED CHANGE OF GROUND AND FIRST FLOOR FROM RETAIL (USE CLASS A1) TO A MIXED-USE COFFEE SHOP (A1/A3) INCLUDING INTERNAL ALTERATIONS AND A NEW SHOP FRONT AT 9 CASTLE STREET, CLITHEROE

The Head of Planning Services reported additional correspondence.

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall be implemented in accordance with the proposal as amended by plans received on 16 November, drawing no 7730110/01 in relation to existing ground and first floor plan, drawing no 773010/02 REVD in relation to the proposed elevation plans and amended plan dated 28 November 2011, drawing no 773010/02E in relation to the internal plans which reduces the number of covers.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and to ensure that the development is carried out in accordance with the submitted plans in accordance with Policy G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan.

3. No primary cooking of unprepared food shall be carried out on the premises. Only re-heated or cold food that has been prepared elsewhere shall be served within the premises.

REASON: To safeguard the amenity of the area as supported by Policies G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan.

4. The premises shall be used for mixed A1/A3 use and no other purpose, except A1 use as specified in the Town and Country Planning (Use Classes) Order 2005.

REASON: To ensure that no alternative use is made of the premises which would cause harm to the vitality and viability of the principal shopping area in the Town Centre.

5. The use of the premises in accordance with this permission shall be restricted to the hours between 0700 to 1900 Monday to Saturday, and 1000 to 1600 on Sundays and Bank Holidays.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan as the use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

6. Precise specifications and samples of materials to be used in the construction of the shopfront including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given that the property is Grade II Listed and located in a Conservation Area.

NOTE: The applicant is strongly advised to comply with the British Standard 6465 'Sanitary installations: Code of practice for scale of provision, selection and installation of sanitary appliances' and section 20 of the Local Government (Miscellaneous Provisions) Act 1974 to avoid possible enforcement action being taken by the Local Planning Authority. Failure to do so may lead to prosecution.

RECOMMENDATION 2: That listed building consent be GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall be implemented in accordance with the proposal as amended by plans received on 16 November, drawing no 7730110/01 in relation to existing ground and first floor plan, drawing no 773010/02 REVD in relation to the proposed elevation plans and amended plan dated 28 November 2011, drawing no 773010/02E in relation to the internal plans which reduces the number of covers.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and to ensure that the development is carried out in accordance with the submitted plans in accordance with Policy G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan.

3. Precise specifications and samples of materials to be used in the construction of the shopfront including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with

Policies G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given that the property is Grade II Listed and located in a Conservation Area.

(Ms Binns spoke in favour of the above application.)

2. APPLICATION NO: 3/2011/0331/P (GRID REF: SD 374301 441787)
ONE NON-ILLUMINATED FASCIA SIGN AND ONE ILLUMINATED PROJECTING SIGN AT 9 CASTLE STREET, CLITHEROE

GRANTED subject to the following condition(s):

1. This permission shall be implemented in accordance with the proposal as amended by plan received on the 16th of November. Drawing No. 773010/03 Rev. D in relation to the proposed signage scheme.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and to ensure that the development is carried out in accordance with the submitted plans in accordance with Policy G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan.

2. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

REASON: In the interests of visual amenity and in accordance with Policies G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan.

3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

4. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

3. APPLICATION NO: 3/2011/0498/P(GRID REF: SD 375156 438116)
PROPOSED DEMOLITION OF ALL BUILDINGS ON SITE (EXISTING HOUSE, KENNELS AND VARIOUS OUT BUILDINGS) AND ERECTION OF A NEW DWELLING INCORPORATING A BED AND BREAKFAST BUSINESS AT THE EAVES, PENDLETON ROAD, WISWELL

The Head of Planning Services reported additional correspondence.

REFUSED for the following reasons:

1. The proposal by virtue of its scale, design and massing is not considered to reflect adequately the local vernacular and as such would have a significant detrimental impact on the setting of the Area of Outstanding Natural Beauty and in particular the views of Pendle Hill enjoyed from the north west. An approval would thus be to the detriment of visual amenities of the area and contrary to the provisions of Policies G1, ENV2 and ENV3 of the Ribble Valley Districtwide Local Plan.
2. The proposal is considered by virtue of its scale, siting and design to have a detrimental impact on the amenities of a neighbouring property by virtue of the overbearing nature of the development, with overlooking of private garden areas. It is thus contrary to provisions of Policy G1 of the Ribble Valley Districtwide Local Plan.

(Mr Shaw spoke in favour of the above application.)

(Mr Schofield spoke against the above application.)

4. APPLICATION NO: 3/2011/0657/P (GRID REF: SD 362301 437538)
ERECTION OF STABLE BLOCK AND ASSOCIATED SITE WORKS AT RADCLIFFE FARM COTTAGE, LOWER ROAD, LONGRIDGE.

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to Drawing No. 03 in relation to the existing site plan, Drawing No. 03A in relation to the proposed site plan and Drawing No. 02A in relation to the proposed floor plan and elevations.

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

3. The stables building hereby permitted shall be used for private recreational purposes only and shall not be used in connection with any commercial enterprise such as livery stables or a riding school.

REASON: In the interests of the amenities and character of the locality, the amenities of nearby residents, and highway safety, and to comply with Policy G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

4. No external lighting shall be installed to facilitate the use of the stables unless precise details thereof have first been submitted to and approved in writing by the Local Planning Authority.

REASON: To comply with Policy G1 and ENV3 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

5. APPLICATION NO: 3/2011/0695/P (GRID REF: SD 378118 437272)
PROPOSED ERECTION OF ONE DETACHED DWELLING, NEW VEHICULAR ACCESS, PARKING, TURNING AND CREATION OF GARDEN ON LAND ADJACENT TO MOUNT PLEASANT, PADIHAM ROAD, SABDEN

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the proposal as shown on drawing numbers 176/01,02,03 and 04 (as slightly amended in accordance with condition number 3 below).

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. The vehicular access shall be formed in a position 0.5m to the north of the position shown on drawing numbers 176/03 and 04.

REASON: To provide an improved separation distance between the access and the existing telegraph pole in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. In the first planting season following the completion of the development or the first occupation of the dwelling, whichever is the sooner, four trees (as replacements for the trees to be felled) shall be planted within the site in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority.

If, within a period of five years from their planting, any of the trees are removed, or die or become seriously damaged or seriously diseased, it shall be replaced by a species of similar size to that which was originally planted.

REASON: In the interests of visual amenity and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

6. The north and east boundaries of the site shall be enclosed only with a 1.1m high stained timber post and rail fence as stated on drawing number 176/04. No different means of boundary treatment (such as walls or closed board fences) shall at any time be erected on these boundaries unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of visual amenity and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

6. APPLICATION NO: 3/2011/0703/P (GRID REF: SD 374238 442493)
PROPOSED ERECTION OF A THREE BEDROOM, TWO-STOREY DETACHED DWELLING WITH ATTACHED GARAGE (RE-SUBMISSION OF 3/2011/0315/P) AT 43 HAWTHORNE PLACE, CLITHEROE

REFUSED for the following reason:

1. The proposed development given its size and siting would have a detrimental impact on the adjacent residential amenity by virtue of overlooking and thus impacts on the privacy and as such be contrary to Policy G1 of the Districtwide Local Plan.

(Mr Bialecki spoke in favour of the above application.)

(Mr Bury spoke against the above application.)

7. APPLICATION NO: 3/2011/0714/P (GRID REF: SD 373876 437360)
THREE NON-ILLUMINATED SPONSORSHIP ACKNOWLEDGEMENT SIGNS AT 500MM X 1200MM X 3MM AT JUNCTION OF A59/A671 ACCRINGTON ROAD ROUNDABOUT, WISWELL

GRANTED subject to the following condition(s):

1. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

REASON: In the interests of visual amenity and in accordance with Policies G1 and S14 of the Ribble Valley Districtwide Local Plan.

2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

4. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

8. APPLICATION NO: 3/2011/0716/P(GRID REF: SD 374366 438981)
TWO NON-ILLUMINATED SPONSORSHIP ACKNOWLEDGEMENT SIGNS AT
500MM X 1200MM X 3MM AT JUNCTION OF A59 CLITHEROE BY-PASS/A671
WHALLEY ROAD ROUNDABOUT

GRANTED subject to the following condition(s):

1. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

REASON: In the interests of visual amenity and in accordance with Policies G1 and S14 of the Ribble Valley Districtwide Local Plan.

2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

4. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

9. APPLICATION NO: 3/2011/0719/P (GRID REF: SD 374177 442539)
OUTLINE APPLICATION FOR THE ERECTION OF 3 DETACHED DWELLINGS
AT LAND OFF RIBBLESDALE AVENUE, CLITHEROE

GRANTED subject to the following conditions:

1. This outline permission shall relate to the proposal as shown on drawing number TRI-0648-06.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

2. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and a development must be begun not later than whichever is the latter of the following dates:

(a) the expiration of 3 years from the date of this permission; or

(b) the expiration of 2 years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3. Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements for vehicles, including a contoured site plan showing existing features, the proposed floor slab level and driveway level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before

development commences. The submitted plans and details shall include, in relation to the proposed shared drive, some form of delineation to identify the point of access to Plot 1 and to Plot 2, any dwellings that are two storeys high (not 2½ storeys as referred to in the Design and Access Statement) with an eaves height of approximately 5m and a ridge height not exceeding 9m.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

10. APPLICATION NO: 3/2011/0753/P (GRID REF: SD 370657 441076)
PROPOSED COW HANDLING BUILDING AT WITHGILL FARM, WITHGILL FOLD, WITHGILL, CLITHEROE

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the proposal as shown on drawing number BARN/20DWG02.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

The proposed development must comply with the terms of The Water Resources (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010. The proposals must fully comply with the DEFRA Guidance document "Protecting Our Water, Soil and Air: A Code for Good Agricultural Practice for Farmers, Growers and Land Managers".

(Mr Kinder spoke in favour of the above application.)

11. APPLICATION NO: 3/2011/0763/P(GRID REF: SD 372623 436815)
PROPOSED TWO-STOREY EXTENSION TO THE REAR FORMING GROUND FLOOR TREATMENT ROOMS AND FIRST FLOOR OFFICE SPACE INCLUDING A DORMER WINDOW AND TWO ROOF LIGHTS. REPLACEMENT SHOP FRONT, REINSTATEMENT OF WINDOW TO MOOR LANE ELEVATION AND INSTALLATION OF ONE ROOF LIGHT TO EXISTIING ROOF AT DEEP BEAUTY SALON, 76 MITTON ROAD, WHALLEY.

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to Drawing No. A.200 in relation to the existing floor plans and elevations and Drawing No. A.100 in relation to the proposed floor plans and elevations.

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

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

NOTE:

The applicant's attention is drawn to the actions, methods and timings included in the mitigation notes attached to 'Bat Surveys – Guidance Note for Planning Departments' dated the 21st of September 2011. In the event that any bats are found or disturbed during any part of the development work shall cease until further advice has been sought from a licensed ecologist.

12. APPLICATION NO: 3/2011/0775/P(GRID REF: SD 375495 446872)
APPLICATION FOR DISCHARGE OF PLANNING OBLIGATION RESTRICTING THE BUILDING AS A HOLIDAY COTTAGE AT LANESIDE FARM, GRINDLETON

GRANTED and the Section 106 Agreement be formally revoked.

13. APPLICATION NO: 3/2011/0832/P(GRID REF: SD 374803 442520)
PROPOSED CONSTRUCTION OF A FRONT PORCH AT 3 WARWICK DRIVE,
CLITHEROE.

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to Drawing No. SJ/2011/01 in relation to the existing site plan and elevations and Drawing No. SJ/201/02 in relation to the proposed floor plan and elevations.

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

NOTE:

The applicant's attention is drawn to the consultation response from United Utilities, who advise that due to the Private Sewers Transfer not all sewers are currently shown on the statutory records. As a result, the development may fall within the required access strip of a public sewer; therefore the applicant is advised to contact a Building Control Body at an early stage, to discuss this matter further.

(Councillor White declared an interest in the next item and left the meeting.)

14. APPLICATION NO: 3/2010/0937/P(GRID REF: SD 366158 438177)
PROPOSED WIND TURBINE ON FREESTANDING 15M HIGH MAST ON LAND
AT CARLINGHURST FARM, HUNTGINDON HALL LANE, DUTTON

The Head of Planning Services reported on some clarification received from the applicant.

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. The permission shall relate to the development as shown on drawing numbers CF15e, and 9013.005/S50/A (amended plan received 24 October 2011).

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. Whilst the screen planting shown on drawing number 9013.005/S50/A is acceptable in principle, no development shall be commenced until further details of the precise number, location, species, size at planting and spacings of the trees, and details of the proposed plant specification, plant handling method, ground preparation, planting method and short-term after care have been submitted to and approved in writing by the Local Planning Authority.

Details shall also be submitted of a five-year maintenance programme that shall include details of proposals for weed control, watering, stake/tie adjustments and removal, thinning, control of pest and diseases and fertilizer application. Any trees that, within the five-year maintenance programme, are removed, or die, or become seriously damaged or diseased, shall be replaced by a species of similar size to those originally planted.

REASON: In order to ensure that the applicant has the right kind of methodology and techniques in place to ensure that the mitigation planting successfully establishes and, ultimately, achieves its intended purpose, in the interests of visual amenity and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

4. This permission shall relate only to the installation of a wind turbine that is accredited under the Micro Regeneration Certification Scheme. Evidence of such a Certification shall be submitted to the Local Planning Authority prior to commencement of the development.

REASON: In the interests of amenity and safety and to comply with Policy G1 of the Districtwide Local Plan.

(Councillor White returned to the meeting.)

15. APPLICATION NO: 3/2011/0025/P (GRID REF: SD 376579 444018)
PROPOSED OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (10 DWELLINGS) AT LAND OFF CHATBURN OLD ROAD, CHATBURN

WITHDRAWN from the agenda to enable assessment of additional information.

16. APPLICATION NO: 3/2011/0129/P (GRID REF: SD 377598 437271)
PROPOSED DEMOLITION OF PART OF VICTORIA MILL AND CONVERSION OF FORMER SPINNING MILL INTO 22 NO. APARTMENTS, CONVERSION OF FORMER OFFICE BUILDING INTO 3 NO. TOWNHOUSES, ERECTION OF 4 NO. AFFORDABLE ELDERLY CARE BUNGALOWS, 23 NO. OTHER AFFORDABLE DWELLINGS, 18 NO. DWELLINGS AND THE CREATION OF A NEW POND. VICTORIA MILL, WATT STREET, SABDEN

That Committee be minded to grant planning permission subject to the following conditions and therefore Defer and Delegate to the Director of Community Services to negotiate the satisfactory completion of a Legal Agreement within a period of six months (from the date of this decision and in the terms described in the section 'Content of Legal Agreement') to deal with the delivery of affordable housing and secure the necessary highways contributions of wheeled bin provision requested in relation to this development.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The permission shall relate to the development as shown on Plan Drawing No's 1029-7f, 1029-10, 1029-19, 1029-39, 1029-43, 1029-49, 5808-PS01-Rev B, 5808-PS02-Rev A, 5808-PS03-Rev A, 5808-PS04, 5808-PS05-Rev A, 5808-PS06-Rev A, 5808-PS07-Rev A, 5808-PS08-Rev A, 5808-PS09-Rev A, 5808-PS10-Rev A, 5808-PS11-Rev A, 5808-PS12-Rev A, 5808-PS13-Rev A, 5808-PS14-Rev A, 5808-PS15-Rev A, 5808-PS16-Rev A, 5808-EA-01 and 250-01-Rev. A.

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

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 13th of May 2011.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

4. The phased development of the site shall be carried out in accordance with the details provide within the e-mail dated 21 of June 2011, and as follows,
 - Phase 1 – Plots 4-30,
 - Phase 2 – Plots 1-3 and 31-41, and
 - Phase 3 – Plots 42-70.

REASON: In order to safeguard the development of the entire site and prevent the further deterioration of the original buildings proposed to be retained on site.

5. All the external works of the building to be converted into dwellings hereby permitted, shall be completed before the expiration of three years from the date of this permission.

REASON: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building contrary to Policies G1 and H16 of the Ribble Valley Districtwide Local Plan.

6. Prior to the commencement of the demolition works on site, a further full building condition survey relating to the buildings/structures to remain on site, namely the former office building, the chimney and the former spinning mill, shall be carried out by a qualified surveyor. Further surveys including a full, dimensional, verticality survey and a thorough, specialist structural survey, as indicated within the RSK Group plc Structural Condition Report dated February 2011, shall be carried out in relation to the chimney. The details, findings, a schedule of conditions and a proposed sequence of operations for the conversion of the two storey, office building located on the bank of Sabden Brook, shall all be submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing.

REASON: In accordance with the requirements of Policy G1, H16, ENV16 and ENV18 of the Local Plan, and PPS5, in order that the Local Planning Authority may be satisfied as to the extent of necessary rebuilding works, and the manner in which it is to be carried out.

7. Within two years from the date of this decision, a schedule of works including a proposed sequence of operations for the scheme of conversion of the former spinning mill shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall also include full details of the methods of 'cleaning' the building in question.

REASON: In accordance with the requirements of Policy G1, H16, ENV16 and ENV18 of the Local Plan, and PPS5, in order that the Local Planning Authority may be satisfied as to the extent of necessary rebuilding works, as the application is for the conversion of the building only, and the extent of other works and the manner in which they are to be carried out.

8. Prior to the commencement of phase 2 of the development, a schedule of works including a sequence of operations for the scheme of conversion of the former Marbill office building shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall also include dull details of the methods of 'cleaning' the building in question.

REASON: In accordance with the requirements of Policies G1 and H16 of the Ribble Valley Districtwide Local Plan in order that the Local Planning Authority may be satisfied as to the extent of necessary works involved, and the manner in which they are to be carried out.

9. Precise specifications and samples of walling, roofing, window and door materials, and details of any window and door surrounds including materials to be used shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works. This can be agreed by submission of a materials strategy plan if required.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1, ENV1, ENV16 and H17 of the Ribble Valley Districtwide Local Plan.

10. Prior to the commencement of built development, larger scale details, specifications and cross sections for all important features such as chimney pots, flues, external openings, bays, joinery, eaves and roof junctions, shall be submitted to and approved in writing by the Local Planning Authority before their use in the approved works. This is in respect to both the new and the converted buildings.

REASON: In order that the Local Planning Authority may ensure that the design, style and materials of the features to be used are appropriate to the locality in accordance with Policies G1, ENV1, ENV16 and H17 of the Local Plan.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwellings or apartments hereby approved, or any future additional structures, hard standing or fences including any development within the curtilages, as defined in Schedule 2 Part 1 Classes A to H and Part II Class A shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area and in order that the Local Planning Authority shall retain effective control over the development, in accordance with Policies G1, ENV1, ENV16, H2, H16 and H17 of the Ribble Valley Districtwide Local Plan.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) the new dwellings, apartments or converted buildings shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In the interests of the amenity of the area and in order that the Local Planning Authority shall retain effective control over the development, in accordance with Policies G1, ENV1, ENV16 and H17 of the Ribble Valley Districtwide Local Plan.

13. No development approved by this permission shall be commenced until details of the existing and proposed ground levels at the site entrances off Watt Street have been submitted to and approved in writing by the local

planning authority. The development shall subsequently proceed in accordance with the approved details.

REASON: To ensure that the development is subject to minimum risk of flooding.

14. No site clearance, site preparation or development work shall take place until a scheme for the removal of the culvert has been submitted and approved by in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in full.

REASON: To ensure that the watercourse and associated species are adequately protected during this operation.

15. Prior to the commencement of development a scheme for the provision and management of a buffer zone alongside Sabden Brook shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The scheme shall include:

- plans showing the extent and layout of the buffer zone,
- details of any planting scheme (for example, native species),
- details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term, and
- details of any footpaths, fencing, lighting etc.

REASON: To ensure the development does not detrimentally impact upon Sabden Brook.

16. No development shall take place until a scheme for compensatory habitat creation to mitigate for the loss of the existing on-site pond has been submitted to and agreed in writing by the local planning authority and implemented as approved. The scheme must include details of long-term management and phasing and must be created prior to the loss of the existing pond. Thereafter the development shall be implemented in accordance with the approved scheme.

REASON: To compensate for the loss of the existing pond and ensure no net-loss of aquatic habitat as a result of the development.

17. No development approved by this permission shall be commenced until a detailed 5-year management plan for the conservation of the mitigation pond has been submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be implemented in accordance with the approved scheme.

REASON: To protect and conserve the amphibian and fish mitigation ponds.

18. No site clearance, site preparation or development work shall take place until details of methods for the rescue of fish (including Species of Principal Importance) has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved details shall be implemented in full.

REASON: In order to protect and provide aftercare for important species, and for the benefit of biodiversity in accordance with ENV7 of the Local Plan.

19. No site clearance, site preparation or development work shall take place until a scheme of habitat creation, enhancement and management has been submitted and approved by Ribble Valley Borough Council in consultation with specialist advisors. The approved management plan shall be implemented in full. The scheme should include but not be limited to further details of adequate replacement tree planting (numbers and species and location), brook corridor treatment, nesting bird habitats, replacement ponds and surrounding terrestrial habitat, and habitat connectivity within the application area and the wider landscape.

REASON: In order to protect and provide aftercare and long-term habitat management of the site.

20. No site clearance, site preparation or development work shall take place until a construction environment management plan has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in full. The scheme shall include but not be limited to details of protective fencing for retained habitats and trees (in accordance with guidelines *BS5837: 2005 Trees in relation to construction - Recommendations*), directional and screened lighting to avoid impacts on wildlife habitat, and pollution prevention measures for the protection of water bodies/watercourses.

REASON: In order to protect and provide aftercare and long-term habitat management of the site.

21. Prior to commencement of development, full details of scheme for the eradication of Japanese Knotweed (*Fallopia japonica*) and Himalayan Balsam (*Impatiens glandulifera*) on site shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of these species during any operations such as mowing, strimming or soil movement. It shall contain measures to ensure that any soils brought to the site are free of seeds/root/stem of any invasive plant covered under the Wildlife and Countryside Act 1981. The scheme shall include a timetable for implementation and works shall be commenced within one year of approval, and the development shall proceed in accordance with the approved method statement. A delay of more than a year will render the approved scheme void and a further site survey must be undertaken and submitted to the Local Planning Authority for approval in order to ensure that the agreed scheme is still applicable.

REASON: To ensure the development does not contribute to the further spread of these invasive species.

22. The bat mitigation proposals given in the Draft Method Statement for the protection of bats (Appendix 3 of the report '*Land at Victoria Mill, Sabden, Lancashire. Ecological Survey and Assessment (including surveys for protected species)*' by ERAP, February 2011) will be implemented in full, subject to any changes required by Natural England at the licensing stage.

REASON: To protect and conserve the bat habitats identified on site in accordance with Policy ENV7 of the Local Plan.

23. No site clearance, site preparation or development work shall take place until the approved method statement for impacts on common toads and their habitat has been implemented in full.

REASON: To protect and conserve the habitats identified on site in accordance with Policy ENV7 of the Local Plan.

24. All mitigation and enhancement for biodiversity shall be implemented in the first twelve months following occupation or use of the development and maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. All mitigation/enhancement measures shall be in accordance with the details identified in the Environment Services report [sections 5 to 5.7.1 Water Courses/Water Bodies, Vegetation and Habitats, Wildlife, Ponds and Planting].

REASON: In accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan, in order to protect, enhance and mitigate for biodiversity on the site.

25. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds will be avoided between March and July inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.

REASON: In accordance with Policy ENV7 of the Local Plan, in order to protect, enhance and mitigate for biodiversity on the site.

26. The approved landscaping scheme for phases 1 and 2, shall be implemented in the first planting season following completion of each phase of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

27. Phase 3 of the approved development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

28. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of two programmes of work, one of building recording and analysis and another of archaeological. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters archaeological/historical importance associated with the site in accordance with PPS5.

29. Prior to the commencement of development, a comprehensive desk top and site survey shall be carried out by a competent person, to assess the nature, scale and extent of contamination; to assess the potential risks to: human health, property, adjoining land, ground waters and surface waters, ecological systems and archaeological sites and ancient monuments; and detail and appraise the remedial works required to meet the objectives in the Environmental Protection Act. The findings of the survey and proposed remedial actions to be submitted in writing to the Planning Authority for approval prior to development commencing, and be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11.

REASON: To ensure that risks from land contamination to site workers; future occupiers and users; and to neighbouring land, controlled waters, property and ecological systems are minimised in accordance with Policy G1 of the Local Plan.

30. Prior to commencement of built development further details of bin storage areas for the converted mill building and the new apartment building, including the access arrangements for such areas, shall be submitted to the Local Planning Authority and approved in writing and thereafter maintained in perpetuity.

REASON: To ensure adequate bin storage and to comply with Policy G1 of the Districtwide Local Plan.

31. No development approved by this permission shall be commenced until a detailed management plan for the retention, conservation and maintenance of the chimney on site has been submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be implemented in accordance with the approved scheme. The chimney and the proposed public open space landscaping details at ground floor level shall be repaired and brought into use prior to the commencement of Phase 2 of the development unless otherwise agreed in writing with the Local Planning Authority.

REASON: To protect and conserve the existing chimney on site in accordance with Policies G1 and ENV16 of the Local Plan, and to ensure its survival.

32. The three new vehicular access points proposed for the scheme shall be constructed in accordance with the amended site plan received on the 13th of May 2011, and the sightlines provided shall be kept free of all buildings, structures or erections above the surface of the land and shall remain so in perpetuity.

REASON: To comply with Policy G1 of the Local Plan and to permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

33. All parking areas and spaces indicated on the approved plans, shall be surfaced or paved in accordance with a scheme to be approved by the local planning authority with the manoeuvring areas marked out in accordance with the approved plan, before the use of the dwellings to which they relate become operative.

REASON: To comply with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

34. Prior to the commencement of the built development on site, precise specifications and samples of the proposed surfacing materials to be used for the access roads, footways and parking bays shall have been submitted to and approved by the Local Planning Authority before their use on site.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan,

and for clarification with the Highways Department prior to the highways being formally adopted.

35. Prior to the commencement of built development at this site, the following highway signage improvement works shall be carried out in consultation with the Local Highway Authority,
1. Replace the existing signing at the junction of Padiham Road and Whalley Road with a more coordinated arrangement,
 2. Remove redundant signing and posts from Whalley Road, and
 3. Review and replace other highway signage in the vicinity of the proposed development,

The final agreed improvement works shall be agreed in writing with the Local Planning Authority.

REASON: In order to improve road safety at this location and reduce road signage clutter in the interests of visual amenity.

36. Prior to commencement of the built development on site, a final scheme identifying the chosen method of how a minimum of 10% of the energy requirements generated by the development will be achieved on site by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the full details, specifications and types of renewable energy production methods to be used, as well as their location on site. This shall then be provided in accordance with the approved details prior to commencement of the built development on site and thereafter retained.

REASON: In order to encourage renewable energy and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

37. No site clearance, site preparation or development work shall take place until a scheme of site lighting has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in full. The scheme shall demonstrate that there will be no artificial illumination (above existing levels) of retained and boundary trees, the brook corridor, bat roosts, bat foraging and commuting habitat, or ponds.

REASON: In order to ensure the minimal visual intrusion after daylight hours, and in order to protect existing habitats, in accordance with Policies G1, ENV1, ENV7 and ENV16 of the Ribble Valley Districtwide Local Plan. The ecology report highlights the need to avoid artificial illumination of wildlife habitat, both during construction and operation of this site and recommends that lighting is directional and screened to avoid illumination of boundary trees, ponds, and the brook corridor and bat roosts/bat habitats.

38. No site clearance, site preparation or development work shall take place until a scheme of replacement bird nesting opportunities (as recommended by the

ecology report) has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in full.

REASON: To protect and conserve the habitats identified on site in accordance with Policy ENV7 of the Local Plan.

39. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services, all trees identified to be retained in the arboricultural/tree survey schedule of trees submitted with the application, shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing and implemented in full prior to commencement of any site development work. A tree protection - monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection zone shall be minimum of 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone. In addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included in the Conservation area are afforded maximum physical protection from the adverse affects of development, and in order to comply with Policies G1 and ENV13 of the District Wide Local Plan.

40. Prior to the commencement of development, details of the swept path modelling that have been carried out on the proposed site shall be submitted to and approved in writing by the Local Planning Authority.

REASON: For clarification purposes, as the submitted Transport Statement (Section 3.4.2) indicates that suitable manoeuvring space is available within the site to allow for the safe movement of refuse and other service vehicles.

41. Phase 3 of the approved development shall commence, at the latest, upon completion of the 40th unit on site unless otherwise agreed in writing. In addition, external works to enable the conversion of the former spinning mill to the north of Sabden Brook into apartments shall have commenced prior to the ground works required for the development of units 42-48, unless otherwise agreed in writing.

REASON: To avoid parts of the site remaining undeveloped and in order that the Local Planning Authority shall retain effective control over the development and to prevent the further deterioration of the original buildings proposed to be retained on site.

42. A detailed phasing plan and timetable for Phase 3 of development shall be submitted to and agreed in writing by the Local Planning Authority, prior to the completion of Phase 2 of the development.

REASON: To avoid parts of the site remaining undeveloped and in order that the Local Planning Authority shall retain effective control over the development and to prevent the further deterioration of the original buildings proposed to be retained on site.

43. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

1. the parking of vehicles of site operatives and visitors,
2. loading and unloading of plant and materials,
3. storage of plant and materials used in constructing the development,
4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
5. wheel washing facilities,
6. measures to control the emission of dust and dirt during construction, and
7. a scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: In the interests of residential amenity.

INFORMATIVES

As the Mill Chimney is to be retained, it is considered that there should be some sort of on-site information provided regarding the history of the site. In this instance, the production of either on-site interpretation panels or a 'popular' leaflet/pamphlet should form part of the agreed scheme of works.

Sabden Brook is designated as a 'Main River' watercourse, and it is therefore subject to Land Drainage Byelaws. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8 metres of the top of any bank/retaining wall of the watercourse without our prior written consent. Full details of such works, together with details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted for consideration.

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of Sabden Brook.

The Environment Agency has a right of entry to Sabden Brook by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 Of the same Act.

As palmate newts are present on the existing pond, we would advise sensitive translocation to the new pond, to preserve and enhance biodiversity. The EA agree with the recommendation in the ERAP report that the amphibian method statement be submitted to the Local Panning Authority for approval.

The EA recommend that the applicant consider options to restore the channel, to increase flood storage and enhance biodiversity of the area of the culvert being opened.

The proposed mitigation ponds are currently on land that appears to be outside the ownership of the applicant. Our concerns are dependant upon the mitigation scheme being provided as part of the development, so it is imperative that this matter does not prevent the agreed mitigation being implemented.

Our consent is needed before any fish can be introduced or removed from a watercourse or fishery. We have produced a detailed guide about moving fish called 'Healthier fisheries - a guide to moving fish.' This contains all the information an applicant needs to know about moving fish, including:

- how to apply for a consent to introduce fish to a watercourse or fishery
- how to apply for a consent to remove fish from a watercourse or fishery
- copies of the application forms and an explanation of how to complete them
- when fisheries need to register with the Centre for Environment, Fisheries and Aquaculture Science (Cefas)
- when fish health checks need to be carried out and who can do them
- where to buy fish from
- what to do if you are introducing non-native fish to a watercourse or fishery.

This guide can be downloaded from our publications database on our website via the following link http://publications.environment-agency.gov.uk/?lang=_e

17. APPLICATION NO: 3/2011/0482/P (GRID REF: SD 368356 431564)
OUTLINE APPLICATION FOR DEMOLITION OF THE EXISTING HOTEL AND ASSOCIATED BUILDINGS AND THE SUBSEQUENT REDEVELOPMENT OF THE SITE FOR RESIDENTIAL USE. BROWN LEAVES COUNTRY HOTEL, LONGSIGHT ROAD, COPSTER GREEN, LANCASHIRE

That the application be Deferred and Delegated to the Director of Community Services for approval subject to satisfactory completion of a Section 106

Agreement within a period of six months to deal with the matters of education contributions, affordable housing and the financial contribution for wheeled bins and the imposition of the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
 - (a) The expiration of three years from the date of this permission; or
 - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

2. The permission shall relate to the development as shown on Plan Reference No's P.598-01, P.598-02, BL-SK02 Rev. A and BL-JL01 Rev. A.

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

3. This permission shall be read in accordance with the Section 106 Agreement dated...

REASON: For the avoidance of doubt as the permission is subject to an agreement in relation to the low cost/affordable housing approved and the requested financial contribution towards wheeled bins.

4. Detailed plans indicating,
 - the layout of the site,
 - the external appearance and scale of the dwellings,
 - the landscape and boundary treatments,
 - parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, and
 - the proposed slab floor level and road level,

(called the reserved matters), shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

5. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of the A59 Longsight Road to points measured 90 metres in each direction along the nearer edge of the

carriageway of the A59 Longsight Road, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access.

6. The existing Clayton-le-Dale boundary sign adjacent to the proposed access road shall be removed and relocated to a suitable alternative position at the developer's expense, the details of which shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access.

7. The proposed access road from the site to the A59 Longsight Road shall be constructed to a width of 5.5 metres and this width shall be maintained for a minimum distance of 10 metres measured back from the nearside edge of the carriageway of the A59 Longsight Road.

REASON: To enable vehicles to enter and leave the site in a safe manner without causing a hazard to other road users.

8. The new estate road/access between the site and the A59 Longsight Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site.

9. Prior to commencement of the built development on site, a final scheme identifying the chosen method of how a minimum of 10% of the energy requirements generated by the development will be achieved on site by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the full details, specifications and types of renewable energy production methods to be used, as well as their location on site. This shall then be provided in accordance with the approved details prior to occupation of development and thereafter retained.

REASON: In order to encourage renewable energy and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

10. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural Impact Assessment/tree survey [June 2011] [T1/T2/T4/T6/T7/T9/T10/T12/T15/G1/G2/G3/G8] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection zone shall be 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development. In order to comply with planning policies G1 and ENV13 of the District Wide Local Plan, and to ensure that trees of visual amenity value are protected against adverse affects of the development.

INFORMATIVES

1. Development on this site should be drained on separate foul and surface water systems. All foul drainage must be connected to the foul sewer and only uncontaminated surface water should be connected to the surface water system.

However, where there are established combined systems the possibility of deviation from this general policy may be discussed with the Council's Chief Technical Officer.

2. This consent requires the improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact Lancashire County Council for further information.

(Mr Bailey spoke in favour of the above application.)

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ITEMS DELEGATED TO DIRECTOR OF COMMUNITY SERVICES UNDER SCHEME OF DELEGATED POWERS AND

The following proposals have been determined by the Director of Community Services under delegated powers:

APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0963/P & 3/2010/0986/P	Renewal of planning permission 3/2007/1017 for change of use from existing shop and dwelling to shop with living accommodation and separate dwelling. Renewal of listed building consent 3/2007/1016 for alterations and repairs to the existing building (change to shop with living accommodation and a separate dwelling)	1 & 3 Windy Street Chipping
3/2011/0117/P & 3/2011/0260/P	New signage throughout, internal and external (LBC). 15 No advertisements (AC)	Abbey Gisburne Park Hospital, Gisburn Park Estate Gisburn
3/2011/0365/P	Proposed new garage/car port block, lobby, store and toilets with office space above	Manor Farm, Hodder Bridge Chaigley
3/2011/0375/P	Erection of agricultural storage building for produce and machinery (Building 1)	land at Backridge Farm Twitter Lane, Bashall Eaves
3/2011/0405/P	Replacement detached garage	Little Elmridge Farm Height Lane, Chipping
3/2011/0477/P	Proposed new covered muck store	Plantation Farm Chipping Road, Chaigley
3/2011/0527/P	Demolition of the existing grounds store and bowling club room and erection of a new pavilion	Read Cricket Club Whalley Road Read
3/2011/0534/P	Proposed replacement shop front and erection of a rear single storey lean-to extension including minor elevational changes and change of window to French Doors at first floor level to access the existing balcony on the NE elevation	17-17A Accrington Road Whalley
3/2011/0564/P	Single storey rear extension with balcony over to replace the existing conservatory	Mill Pond House Clitheroe Road West Bradford
3/2011/0610/P	Proposed single storey rear extension and loft conversion	23 Mayfield Avenue Clitheroe
3/2011/0616/P	Proposed front porch and access ramp	4 Swinglehurst Cottages Swinglehurst Lane Chipping

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0630/P	Application for discharge of condition no. 5 (materials), condition no. 7 (details of sun pipes), condition no. 12 (building recording and analysis) and condition no. 13 (foul drainage) of planning consent 3/2011/0059/P	Moorgate Farm Moorgate Lane Dinckley
3/2011/0659/P	Proposed side extension and dormers to front and rear roof slope	11 Knowsley Road Wilpshire
3/2011/0680/P	Alterations to elevations from previous planning approval – 3/2010/0721	91 Berry Lane Longridge
3/2011/0696/P	Proposed covered midden for agricultural use	Fair Oak Farm Leagram Chipping
3/2011/0700/P	Loft conversion with two roof lights	5 Brennand Street Clitheroe
3/2011/0701/P	New pitched/hipped roof construction spanning over the garage and ground floor rooms to create new bedroom, new dormer windows and alterations to the facades to create new and adapted windows and doors	Orchard House Copster Green
3/2011/0707/P	Application for the discharge condition no. 4 (materials) and condition no. 9 (site investigation and assessment [contamination]) of planning consent 3/2010/0426/P relating to land adjacent to	26 Severn Street Longridge
3/2011/0709/P	Proposed dormer extension to north-westerly elevation of property	24 Ribchester Road Wilpshire
3/2011/0715/P	Three non-illuminated sponsorship acknowledgement signs 500mm x 1200mm x 3mm	Junction of A59 Longsight Road with Whalley New Road A666
3/2011/0717/P	Proposed alterations to replace the flat roof on part of the house to a hipped roof to match existing	8 Chatburn Avenue Clitheroe
3/2011/0720/P	Installation of PV panels to south-eastern roof slope	Foxhill Barn Great Todber Howgill Lane Rimington
3/2011/0724/P	Proposed roof over the existing sheep handling facilities	Parsonage Farm Parsonage Lane Chipping

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0728/P	Roofing of manure store and livestock gathering areas to enable separation of clean and dirty water and reduce potential run-off to the local river system	Rileys Farm Chapel Lane Langho
3/2011/0731/P	Construction of a detached garage	Wood End Cottage Birdy Brow, Chaigley
3/2011/0732/P	Proposed two storey rear extension and replacement single storey lean-to side extension with extended roof to form canopy	Red Barn Mill House Lane Longridge
3/2011/0735/P	Retrospective installation of ATM cash machine	KAMS Service Station Whalley Road Simonstone
3/2011/0747/P	Application to discharge condition no.7 (landscaping) and condition no. 8 (tree protection) of planning consent 3/2011/0336/P	Plot 7 Weavers Loft Brockhall Village Old Langho
3/2011/0748/P	Proposed two-storey side extension	17 Mellor Lane, Mellor
3/2011/0756/P	Installation of solar panels onto south facing pitch of garage roof (Listed Building Consent)	Parkhead Farm 5 Park Head Whalley
3/2011/0758/P	Addition of solar PV panels to garage roof	North Barn Leagram
3/2011/0767/P	Proposed first floor and dormer extensions	Crosmere 108 Whalley New Road Wilpshire
3/2011/0769/P	Installation of 10Kw Solar PV panel system to the South facing roof slope of the existing poultry building	Low Farm Ribchester Road Clayton-le-Dale
3/2011/0771/P	Single storey extension to the western elevation	Throstle Nest Edisford Road Clitheroe
3/2011/0777/P	Mounted 4KW Solar PV installation on embankment	Michaelmass Cottage Clitheroe Old Road Dutton
3/2011/0779/P	Application for the insertion of a window to gable front elevation at first floor of existing dwelling	Old Chapel Barn Preston Road Alston
3/2011/0781/P	New building to provide sheep handling facilities	Daub Hall Farm Inglewhite Road Chipping
3/2011/0783/P	Alterations and extensions to include link bridge, extend ancillary facilities to incorporate café and new shop front to the former Kwik Save	Kwik Save Station Road Clitheroe

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0786/P	Demolition of existing garage and relocation of garage, carport, home office/home hobby room and garden store in the North East corner of the site	Oak Farm Barn Longsight Road Clayton-le-Dale
3/2011/0792/P	Conversion of vacant barn to single residential dwelling, formation of vehicular permeable hardstanding and of formal garden area, erection of dry stone wall to part of curtilage to match existing	The Old Joinery King Henry Mews Bolton-by-Bowland
3/2011/0798/P & 3/2011/0799/P	Application for the renewal of planning consent 3/2008/0645/P and Listed Building Consent 3/2008/0646/P for the proposed conversion and extension of farm into barn including conversion of outbuildings	Higher Gazegill Farm Dancer Lane Rimington
3/2011/0800/P	Proposed erection of a steel framed agricultural building	Dairy Barn Farm Green Lane, Leagram Chipping
3/2011/0809/P	Proposed single storey rear extension	Brockhall Cottage Alston Lane, Longridge
3/2011/0828/P	Conversion of existing single storey flat roofed area to mono-pitch roof	St Marys RC Primary School Whalley Road, Langho
3/2011/0848/P	Application for non-material amendment to planning consent 3/2010/0417/P for layout changes to 1) create a softer layout so as to create less visual input, 2) to avoid encroaching on trees that are under a tree protection order, 3) to improve road layout for easier access, 4) to improve pathways so as to take pedestrian traffic away from the road and 5) to incorporate an LPG Gas system rather than gas	Land at Aspinall Farm Old Langho Road Blackburn
3/2011/0854/P	Erection of agricultural building for livestock housing (Building 2)	Land at Backridge Farm Twitter Lane Bashall Eaves
3/2010/0855/P	Erection of agricultural building for livestock housing (Building 3)	land at Backridge Farm Twitter Lane Bashall Eaves
3/2011/0856/P	Erection of agricultural building for livestock housing (Building 4)	Land at Backridge Farm Twitter Lane Bashall Eaves

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0857/P	Erection of agricultural building for livestock housing (Building 5)	Land at Backridge Farm Twitter Lane Bashall Eaves
3/2011/0858/P	Erection of agricultural building for livestock housing (Building 6)	Land at Backridge Farm Twitter Lane Bashall Eaves

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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0095/P	Re-submission of refused application 3/2010/0002/P for two affordable dwellings in garden area of existing house, demolition of outbuilding, re-aligning of vehicular access to Cherry Hall and removal of part of wall to site	Cherry Hall Grindleton	Contrary to Policies G1, ENV1, ENV13 and ENV16 of the Ribble Valley Districtwide Local Plan and PPS1 and PPS5. The proposed new dwellings by virtue of their design, scale, size, massing and location on site would be harmful to the character and appearance of both the Forest of Bowland A.O.N.B. and the Grindleton CA. Loss of trees detrimental to the visual amenity of the Conservation Area.
3/2011/0242/P	Proposed change of use of land and the erection of 2 no. Affordable and 1 no. 'holiday let' two bedroom houses	3 Highcliffe Greaves Slaidburn Road Grindleton	Contrary to Local Plan Policies G1, G5, ENV1, ENV9, ENV13 and RT1, PPS1, PPS7 and PPS9 – Adverse visual impact on the character, setting and appearance of the area.
3/2011/0256/P	Erection of new live/work unit (warden's house) in conjunction with the existing	Brick House Caravan Park Swinglehurst Lane Chipping	Policies G1, ENV1 and H2 – the proposed dwelling, for which there is no specific justification, would be

Cont

Cont'd	<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
		caravan site on land adjacent to		outside the settlement boundary of Chipping and within the AONB to the detriment of the visual amenities of the locality.
	3/2011/0503P	Two storey side extension with balcony to front elevation	43 St Mary's Drive Langho	The proposal by virtue of its scale, design and location is considered contrary to Policies G1 and H10 of the Districtwide Local Plan and the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings. It would result in a disproportionate and prominent addition which would be detrimental to the amenity of neighbouring dwellings and the visual amenities of the street scene.
	3/2011/0578/P	Proposed erection of a single storey side extension on the existing patio to form a new study	Austin House Malt Kiln Lane Chipping	Contrary to PPS5 and Policies G1, ENV16 and ENV19 of the Local Plan. The proposal would be conspicuous, intrusive and cause undue harm to the character, appearance and significance of Kirk Mill Conservation Area and the setting and significance of the adjacent Listed Building.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0627/P	Three new rooflights and replacement of two existing rooflights at the rear of the roof	The Barn, Dean Top Whalley Road Simonstone	Policy G1 and H17 – adversely affect the visual appearance, character and significance of this traditional rural building.
3/2011/0641/P	Proposed equine storage building (cart shed style)	Carr Meadow Barn Carr Lane Balderstone	Policies G1, ENV3, H12 and H17 – domestic building tantamount to an extension of curtilage affecting character, appearance and setting of the barn and open countryside.
3/2011/0653/P	Proposed erection of a detached two-storey timber building within garden area	10 Longridge Road Hurst Green	G1, ENV1, ENV16 and Councils SPG “Extensions and Alterations to Dwellings” – Inappropriate size, design and materials to the detriment of the character and setting of the main property, the appearance of the Conservation Area and the Area of Outstanding Natural Beauty.
3/2011/0725/P	Proposed first floor bedroom over the existing ground floor extension	4 Branch Road Mellor Brook	Policy G1, ENV1, H10 and the Council’s SPG on Extensions and Alterations to Dwellings – dominant and disproportionate addition to the detriment of visual amenities and the street scene.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0745/P	Proposed garage, office and covered link	Lime Kiln Cottage Bedlam Road Thornley-with-Wheatley	G1, ENV1, H10, SPG – Detrimental impact upon the appearance of the property to the visual detriment of the Area of Outstanding Natural Beauty.
3/2011/0772/P	Proposed single storey conservatory extension to the gable end	Hill House Hesketh Lane Chipping	G1, ENV1, H10, SPG – Detrimental impact upon the appearance of the property to the visual detriment of the Area of Outstanding Natural Beauty.
3/2011/0774/P	Change of use of agricultural land to residential curtilage to accommodate double garage (new building will comprise of domestic double garage and agricultural workshop/garage)	New Hall Farm Blackburn Road Ribchester	<p>Polices G1, G5, ENV3, H12 of the Local Plan - the proposed extension of the existing residential curtilage and the erection of the domestic garage/agricultural workshop on the extended area would represent an urban encroachment into the open countryside to the detriment of the appearance and character of this rural area.</p> <p>Approval of such an application without sufficient agricultural justification would result in further development to the visual detriment of the open countryside.</p>

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0780/P	En suite by means of an extension over the existing single storey larder to the rear of the property.	Rawsthorne House Main Street Grindleton	The proposal has an unduly harmful impact upon the character, appearance and significance of Grindleton Conservation Area because of the dominance and prominence of the extension, the loss of views of the important stair window and the compromise to the medieval street plan. This would be contrary to Policies ENV16 and G1 (a) of the Ribble Valley Districtwide Local Plan and Ribble Valley Borough Council supplementary planning guidance 'Extensions and Alterations to Dwellings' (adopted September 2000).
3/2011/0801/P	Insertion of four roof lights	Halsteads Farm Rimington Lane Rimington	The proposals would be unduly harmful to the character (including setting) and significance of the listed building because the roof lights are conspicuous, incongruous and visually intrusive in the otherwise unbroken and prominent roof slopes and further compromise agricultural character.

SECTION 106 APPLICATIONS

<u>Plan No:</u>	<u>Proposal/Location:</u>	<u>Progress:</u>
3/2009/0732/P	Demolition of existing single storey extension and construction of new attached bungalow to form dwelling	27 Cringle Way Clitheroe NOT SIGNED YET
3/2009/1011/P	Outline application to build ten two bedroomed semi detached bungalows, four semi detached and two detached three bedroom dormer bungalows and eight three bedroom semi detached houses and diversion of public footpath	Land adjacent Petre House Farm Whalley Road Langho NOT SIGNED YET
3/2010/0078/P	Demolition of existing commercial building, redevelopment of the cleared site and adjoining land for residential development of 18 dwellings, with garages and gardens. resubmission	Old Manchester Offices Whalley New Road Billington NOT SIGNED YET
3/2010/0929/P	Demolition of 60 lock-up garages and construction of 8 family houses	Land between 36 and 38 Henthorn Road Clitheroe NOT SIGNED YET
3/2010/0934/P	2 terraced dwellings fronting Blackburn Road and 5 two storey terraced cottages on existing car park. Resubmission	Black Bull Hotel Church Street Ribchester NOT SIGNED YET
3/2010/1014/P	Removal of industrial unit. Construction of 5 houses with association parking	11 Stubbins Lane Sabden NOT SIGNED YET
3/2011/0039/P	Replacement of two garages with five two bedroom houses with gardens	Land at Hambledon View Simonstone NOT SIGNED YET
3/2011/0129/P	Demolition of part of Victorian mill and conversion into 22 apartments, conversion of office in to 3 town houses, erection of 4 affordable elderly care bungalows, 23 other affordable dwellings, 18 dwellings and new pond	Victoria Mill Watt Street Sabden NOT SIGNED YET
3/2011/0247/P	Outline application for 38 market dwellings and 16 affordable dwellings	Land off Chapel Close Low Moor, Clitheroe NOT SIGNED YET
3/2011/0307/P	37 dwellings	Barrow Brook Business Village, Barrow NOT SIGNED YET

<u>Plan No:</u>	<u>Proposal/Location:</u>	<u>Progress:</u>
3/2010/0324/P	Retrospective change of use of two first floor rooms from residential accommodation to a licensed area	The Freemasons Arms 8 Vicarage Fold Wiswell NOT SIGNED YET
3/2011/0448/P	Conversion of existing barn and outbuildings into two dwellings including new detached double garage and new vehicular/pedestrian access	Hougher Fall Farm Old Clitheroe Road Ribchester
3/2011/0460/P	Outline application for 34 dwellings	Land at Whalley New Road Billington NOT SIGNED YET

578 APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0568/P	Demolition of existing barn and erection of new dwelling	Moornook Farm Clitheroe Road Knowle Green
3/2011/0596/P	Tennis court to be built on grassland	Denisfield House Rimington Lane Rimington

579 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0721/P	Lawful Development Certificate to confirm commencement of works within three year time condition	The Barn Alston Lane Alston
3/2011/0785/P	Application for a Lawful Development Certificate for proposed alteration to turn the loft store into a bedroom, with one velux roof light and one sun pipe	77 Derby Road Longridge

580 REFUSAL OF CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0795/P	Application for a Lawful Development Certificate for a replacement outbuilding	Croft Cottage 2 Grindleton Road West Bradford
3/2011/0817/P	Application for a Lawful Development Certificate for proposed installation of 16 solar panels on fixed garage roof	Black Hall Farm Garstang Road Chipping

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APPEALS UPDATE

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/ Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2010/0751 O	20.7.11	Acland Bracewell Ltd Outline application for a residential development for 39no. dwellings Land off Whalley New Road Billington	WR	–	AWAITING DECISION
3/2010/0959 D	1.8.11	Mr Ian Smith Agricultural worker's dwelling – temporary for three years Stubs Wood Farm Rimington Lane Rimington	–		APPEAL ALLOWED 1.11.11
3/2009/0968 O	22.8.11	Mr A Patel Residential development comprising 9no. new dwellings Fell View Barnacre Road Longridge	WR	–	AWAITING DECISION
3/2010/0719 O	29.9.11	Gladman Developments Ltd Proposed development of up to 270 residential dwellings, doctors surgery, landscape, open space, highways and associated works Land off Henthorn Road Clitheroe	–	Inquiry – to held 24.1.12 (scheduled to last for three days)	

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/ Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2010/0159ENF	7.10.11	Mr L P Dolman & Miss S Faragher Insertion of a first floor window in the roadside gable elevation of the property Old Chapel Barn Preston Road Alston	WR	-	AWAITING DECISION
3/2011/0472 D	27.10.11	Mr Duncan Weisters Proposed extensions to create new living space and a double garage 1 The Walled Garden, Woodfold Park, Mellor	Householder appeal	-	Notification letter sent 1.11.11 Questionnaire sent 3.11.11 AWAITING DECISION
3/2011/0205 & 0206 D	25.10.11	Mr D Outhwaite-Bentley Retrospective application for extensions and alterations at the dwelling and rear patio and decking walkways Mellor Lodge Gatehouse Preston New Road Mellor	WR	-	Notification letter sent 2.11.11 Questionnaire sent 4.11.11 Statement to be sent by 5.12.11
3/2011/0582 Non-determination	9.11.11	Mr & Mrs A J & J P Miller Outline application for the erection of two detached dwellings with detached garages (Resubmission of 3/2010/1013P) 46 Higher Road Longridge	WR	-	Notification letter sent 15.11.11 Questionnaire sent 21.11.11 Statement to be sent by 19.12.11

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/ Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2011/0557 D	17.11.11	Mr & Mrs R Lancaster Application for the removal of condition no.2 (occupancy period) of planning consent 3/2004/0523P, to allow the holiday let to be used as permanent residential accommodation Burons Laithe Horton	WR	-	Notification letter sent 22.11.11 Questionnaire sent 24.11.11 Statement to be sent by 29.12.11

(Councillor Rogerson declared an interest and left the meeting.)

582 NON-DETERMINATION APPEAL IN RELATION TO OUTLINE APPLICATION FOR TWO DWELLINGS ON LAND AT 46 HIGHER ROAD, LONGRIDGE APPLICATION NO 3/2011/0582

The Director of Community Services submitted a report advising Committee in relation to the recently received non-determination appeal and requesting guidance on the issues relating to the Council's reasons for refusal. He informed Committee that once the planning applications are received there is an 8 week determination period as standard for proposals of the type included in this application. After this time period applicants do have the opportunity to appeal for non-determination however it is rare that this happens. He reported that if this application had been received on the 19 July 2011 and was made valid and the 21 July 2011, which meant that the 8-week determination period ended on 15 September 2011. He reported that many of the statutory consultees had replied within the 21-day consultation period however additional comments were continuing to be received until late into October. The appeal against non-determination was received on 7 November 2011 and upon receipt no further work was carried out in relation to dealing with the planning application. The appeal will be considered under the Written Representation Procedure and as such the Planning Department must submit their written Statement of Case by 19 December 2011. This is the same timescale as other interested parties have in order to make any further comments. It was therefore important to gauge the views of the Planning and Development Committee in order that Committee Members are satisfied with the officer's report. On the basis of the merits of the case it was considered that should the officer have determined the application that a recommendation of refusal would have been forthcoming. He outlined the reasons for this recommendation.

Councillor Swarbrick was given permission to speak on this item.

RESOLVED: That Committee advise that they would have been minded to refuse the application for the reasons outlined and that they request the officer to base the written representation appeal on the aforementioned grounds.

(Mr Humphries spoke in objection to the above application).
(Councillor Rogerson returned to the meeting.)

583 LDF CORE STRATEGY – OUTLINE APPROACH

The Chief Executive submitted a report asking Committee to consider the outline approach to the preferred option and agree a direction of travel. He reminded Committee of the current approach to Development Plans introduced by the Planning and Compulsory Purchase Act 2004 that requires the Council to develop a new suite of documents known as the Local Development Framework that will replace the Adopted Districtwide Local Plan. The Policies within the LDF must be informed by a strong robust evidence base and therefore over the past few years officers have been working on creating the LDF baseline. Work continues on keeping this up to date however the central document of the LDF, the Core Strategy was now being formulated from this baseline. In progressing the plan a number of consultations had been undertaken on a range of options and evidence to inform the preparation of the Strategy in order to take the work forward and to inform that a paper had now been prepared for Committee's consideration.

He gave Committee the outline of the Development Strategy in that the majority of new housing development would be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the main urban areas of the borough. He advised that the boundary of the strategic site shown in the appendix to the report should be regarded as illustrative and would need to be precisely defined through the ongoing plan preparation. Strategic employment opportunities would be promoted through the development of the Barrow Enterprise Site as a main location for employment and the Samlesbury Enterprise Zone.

In general the scale of planned housing growth would be managed to reflect existing population size, the availability of or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area. Development that has recognised regeneration benefits is for identified local needs or satisfies neighbourhood planning legislation would be considered in all the borough's settlements including small-scale development in the smaller settlements that are appropriate for consolidation and expansion or rounding off of the built up area. Through this strategy development opportunities would be created for social and economic wellbeing and development for future generations.

It was also important to note that this document does not in itself have any statutory weight for the purposes of determining planning applications but does provide an opportunity for Members to confirm at an early stage the Council's position with regard to the approach being developed and to enable the preferred option to be developed to reflect Member preferences. He also informed the

Committee that this would need to be considered again by Planning and Development Committee before being approved by the full Council as currently timetabled in April 2012 and then referred to the Secretary of State. He drew attention to the likelihood of challenge to the Council's position as the Core Strategy progressed and that applicants and agents would look to make representations where they saw a conflict with their interests.

Committee discussed the document in some detail and asked questions with regard to housing numbers, strategic sites considered, flexibility employment land and neighbouring authorities.

RESOLVED: That Committee confirm the approach to the emerging Development Strategy as set out and that the preferred option be formulated to reflect the framework as outlined.

584 CORE STRATEGY – KEY STATEMENT AND DEVELOPMENT MANAGEMENT

The Chief Executive submitted a report informing Committee regarding the outcomes of recent consultations on the Core Strategy and how they are influencing the development of the document. The Core Strategy is a fundamental part of the Local Development Framework which will ultimately become a part of the borough's statutory plan and guide the location of future development. The report dealt solely with how the various responses from the consultations and Hyder have influenced the key statements and policies as originally laid out in the August 2010 Core Strategy Consultation document. The document included the various changes from several different sources for Committee to be able to understand what had been amended.

RESOLVED: That Committee agree the proposed changes and that the revised text be incorporated into the Core Strategy preferred option draft and that the Chief Executive be authorised to make any technical amendments and refinements that do not directly affect the substance of the document.

585 LOCAL DEVELOPMENT FRAMEWORK EVIDENCE BASE – REVIEW OF POLICY G6

The Chief Executive submitted a report asking Committee to consider matters raised from the consultation on the review paper. The report outlined the consultation process and the issues raised. The review was the subject of public consultation which included neighbour notices being sent to properties adjacent to the boundaries of identified sites, press releases and direct mailing to people on the LDF database. In all the Council had received over 350 responses, the majority of which focussed around a limited number of sites. The review work had also highlighted that some areas of public open space or playing fields were not included within the original designation either because they did not exist or were not developed sufficiently to be included in the original Local Plan. These would be addressed in future policy work for consistency. He also reported that many of the responses identified information that would justify the continuation of existing designation and that by far the most difficult sites to appraise are those that tend to seek to control development within the settlement boundary often

comprising existing residential curtilages. His conclusions were that the consultation had raised a number of considerations, strong support for most of the designations and a general concern about how the identified areas would lead to areas being developed for housing which was seen by most respondents as undesirable. Ongoing work would now be focussed upon the confirmation of the areas that contribute towards public open space provision, either formal or informal, and would be part of the supporting work to underpin the open space policies proposed in the Core Strategy that would supersede the policies of the Local Plan.

Individual applications would continue to be looked at on a case by case basis, dependent upon circumstances and relevant material considerations. No further detailed work would be progressed on the audit pending work commencing on the housing and economic DPD whilst resources focus upon the Core Strategy. It was also important to clarify that the review in itself does not remove the designation as this still exists within the Saved Local Plan Policies.

RESOLVED: That Committee

1. note the issues raised and agree the approach as set out; and
2. confirm that the audit would not be considered as a material consideration for the purposes of determining planning applications.

586 CORE STRATEGY EMPLOYMENT LAND REVIEW

The Chief Executive submitted a report updating Committee on the employment land in Ribble Valley. As part of the Core Strategy consultation process an Employment Land Position Statement was produced which will be used as an evidence base for future land needs for employment uses and as a means to inform the core strategy. The statement identified that there was a need to bring forward employment land and the provision would need to be made for additional land of an appropriate type in future years. The report outlined an overview of the responses received with regard to employment land provision, locations and town and key service centres.

RESOLVED: That Committee agree that the Employment Land Position Statement be published as part of the evidence base and used to inform the Core Strategy.

587 LOCAL DEVELOPMENT FRAMEWORK – ANNUAL MONITORING REPORT

The Chief Executive submitted the Annual Monitoring Report for Committee's information.

RESOLVED: That the report be noted.

588 PLANNING APPLICATION/ENFORCEMENT STATISTICS REPORT QUARTER
1 JULY TO 30 SEPTEMBER 2011

A report was submitted for Committee's information of a statistical account of planning applications, appeals and enforcement notices submitted to the Council for the quarter 1 July to 30 September 2011.

RESOLVED: That the report be noted.

589 APPEALS

(a) 3/2010/0959/P – Proposed agricultural workers dwelling (temporary for 3 years) at land at Stubbs Wood Farm, Rimington Lane, Rimington – appeal allowed with conditions.

590 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

591 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following item of business be exempt information under Category 3 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

592 ENTERPRISE ZONE

The Chief Executive submitted a report for Committee's information regarding the Enterprise Zone proposals for Lancashire. As part its measures to support business and promote growth the Coalition recently announced the formation of a number of Enterprise Zones. The Enterprise Zone that had been proposed for Lancashire comprised a combined scheme formed around the two BAE sites at Samesbury and Warton, based upon the theme of advanced engineering and manufacturing. He informed Committee that a report had been considered at the Council's Policy and Finance Committee where it had been resolved to support the submission.

RESOLVED: That the report be noted.

The meeting closed at 9.22pm.

If you have any queries on these minutes please contact John Heap (414461).

Minutes of Personnel Committee

Meeting Date: Wednesday, 16 November 2011, starting at 6.30pm
Present: Councillor D T Smith (Chairman)

Councillors:

P Ainsworth	B Hilton
S Brunskill	D Taylor
P Dowson	A Yearling
T Hill	

In attendance: Chief Executive, Head of HR and Personnel Officer x 2.

471 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor R Elms.

472 MINUTES

The minutes of the meeting held on 7 September 2011 were approved as a correct record and signed by the Chairman.

473 DECLARATIONS OF INTEREST

There were no declarations of interest.

474 PUBLIC PARTICIPATION

There was no public participation.

475 NORTH WEST EMPLOYERS' ORGANISATION ANNUAL HEALTH AND WELLBEING SURVEY

Consideration was given to the written report of the Personnel Officer which provided Members with information relating to the management of attendance and health and wellbeing across the region. Additional information had become available from the Chartered Institute of Personnel and Development which supported the data contained in the report and put the authority's performance figures into perspective.

RESOLVED: That Committee note the report.

476 LOCAL GOVERNMENT PENSION SCHEME (LGPS) CONSULTATION VERBAL REPORT OF CHIEF EXECUTIVE

The Chief Executive provided Members with information relating to the proposed changes to the Local Government Pension Scheme. He explained the basis of the Hutton Report on which the review of pensions had been based and also

some of the differences in the way public sector and Local Government pension schemes were funded. He advised Members that two options were available which involved changes to employee contributions and alternative accrual rates.

Members were also updated on the planned national day of action by the Unions and the management action plan which had been put in place to protect essential services and to minimise disruption to other services.

RESOLVED: That Committee note the report.

477 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following item of business be an Exempt Information Under Categories 1 and 4 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

478 REPORTS FROM OUTSIDE BODIES

There were no reports from outside bodies.

479 UPDATE ON COUNCIL RESTRUCTURE

Consideration was given to the written report of the Chief Executive which outlined the proposed changes to the Council's staffing structure and other items identified to deliver the significant financial savings required in the Council's base budget. The Head of HR confirmed that staff were aware of the proposals and although there were still some concerns amongst staff every effort would be made to redeploy staff who were at risk wherever possible. The Chairman praised the efforts of those involved in consulting with staff and unions.

RESOLVED: That Committee receive the report.

480 CONSULTATION ON NATIONAL PAY NEGOTIATIONS 2012

The Head of HR presented her written report, the purpose of which was to seek Member views on developing the employers position in respect of national pay negotiations for 2012. She explained the process behind the national negotiations and the claims that were expected from the Unions. The Chief Executive explained the potential future implications for continued pay freezes and the Council's financial position in the event a national pay award was agreed.

Following discussion the Chairman and the Head of HR collated the views of Members to take forward to the Local Government Pay Consultation meeting on 21 November 2011.

RESOLVED: That Committee note the report.

481 UPDATE ON QUALIFICATION TRAINING

The Personnel Officer provided Members with information on members of staff currently undertaking training courses, which would lead to a recognised qualification, via her written report. It was noted that following the successful completion of qualifications by a number of staff at the end of the last academic year, there were now only a small number of staff undertaking a formal qualification. For the benefit of newer Members she explained the operation of training contracts and the schedule of repayments to the Council should an employee leave the authority within 2 years of completion of their qualification.

RESOLVED: That Committee note the report.

482 TRAINING REPORT

Consideration was given to the written report of the Personnel Officer which provided details of training courses attended by Members and staff since the last meeting. Particular attention was drawn to the successful completion of NVQ Level 3 in Business Administration by the three modern apprentices prior to completion of their contracts at the end of October.

Special mention was given to the Senior Auditor who had won a prize from the Chartered Institute of Public Finance and Accountancy for achieving the highest exam score in the North West for her Financial Management Case Study paper.

RESOLVED: That Committee

1. receive the report; and
2. a letter of congratulations be sent to the Senior Auditor.

483 APPOINTMENTS AND RESIGNATIONS

The Personnel Officer updated Members on staff movements since the last meeting by way of her written report. She confirmed that no appointments had been made and that four members of staff had left the authority, three of whom were the modern apprentices at the end of their fixed term contracts, also a member of Community Services Department where external funding for a fixed term contract had ceased.

RESOLVED: That Committee receive the report.

The meeting closed at 7.40pm.

If you have any queries on these minutes please contact Marshal Scott (414400).