

Minutes of Planning and Development Committee

Meeting Date: Thursday, 12 January 2012 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

S Bibby	S Knox
I Brown	G Mirfin
S Carefoot	D Taylor
T Hill	M Thomas
B Hilton	R Thompson
J Holgate	J White

In attendance: Director of Community Services, Head of Planning Services, Director of Resources, Head of Legal and Democratic Services and Senior Planning Officer.

Also in attendance: Councillors R Newmark, M Ranson, J Alcock and K Horkin (arrived 7.25pm).

615 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor J Rogerson.

616 MINUTES

The minutes of the meeting held on 8 December 2011 were approved as a correct record and signed by the Chairman.

617 DECLARATIONS OF INTEREST

Councillor T Hill declared an interest in planning application 3/2011/0111/P in respect of Lawsonsteads, Whalley and Councillor J Holgate declared an interest in planning application 3/2011/0940/P in respect of Calderstones NHS Trust, Whalley.

618 PUBLIC PARTICIPATION

Mr Alan Kinder spoke on agenda item No 8 in relation to the revised charges in relation to pre-application planning enquiries. He welcomed a review of this service and also the additional post in the planning section but raised concerns about the level of increase in the fees and the additional categories that had been added for which fees would be charged.

619 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

PLANNING APPLICATIONS

1. APPLICATION NO: 3/2011/0662/P (GRID REF: SD 377730 433332)
PROPOSED ERECTION OF A RESEARCH AND DEVELOPMENT BUILDING
AT CALDER VALE PARK, SIMONSTONE PARK, SIMONSTONE LANE,
SIMONSTONE

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 be implemented in accordance with the proposal as detailed on drawings 11057/PL01; 11057/PL02 REVA (amended 17 November 2011); 11057/PL03; 11057/PL04 REVB (amended 17 November 2011).

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

3. The building hereby permitted shall be constructed in accordance with materials as specification submitted on 9 January 2012 which details the use of Atlas Smooth Red Ipstock bricks, roof and wall cladding of Kingspan Goosewing grey with powder coated aluminium window frames and door (dark grey specification Ral 7016).

REASON: For the avoidance of doubt and to clarify the approved materials specification.

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 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 reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

1. 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 and may require the consent of the Environment Agency.
2. The proposed development lies within a coal mining area, which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities, which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

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

2. APPLICATION NO: 3/2011/0749/P (GRID REF: SD 369909 436638)
PROPOSED CONSTRUCTION OF A FIVE-BEDROOM DETACHED DWELLING INCLUDING ATTACHED DOUBLE GARAGE WITH OFFICE SPACE ABOVE AT PLOT 3, CHERRY DRIVE, BROCKHALL VILLAGE, OLD LANGHO, NR BLACKBURN, LANCASHIRE, BB6 8HJ.

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 01/01, 01/02 and 033.

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 10 November 2011.

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

4. 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.

5. 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 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”.

6. The dwelling hereby approved shall be constructed with the first floor, en-suite window in the north facing elevation (facing Plot 2) obscurely glazed; and also fitted with restrictors limiting the degree of opening of each opening light to not more than 45°. Thereafter it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

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

7. 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”.

8. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, any trees to be retained on the site shall be protected in accordance with the BS5837 [Trees in Relation to Construction].

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 are afforded maximum physical protection from the adverse affects of development. In order to comply with Planning Policy G1 of the District Wide Local Plan.

INFORMATIVE

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.

3. APPLICATION NO: 3/2011/0768/P (GRID REF: SD 377945 435087)
ALTERATIONS TO ACCESS, INCLUDING RE-SITING GATEWAY FURTHER BACK FROM ROAD TO CREATE A LARGER SPLAY. EXTENDING THE EXISTING WALL TO REACH THE NEWLY POSITIONED GATEWAY. ERECTING A POST AND RAIL FENCE FROM THE NEWLY POSITIONED GATEWAY TO THE EXISTING FARM BULDINGS AT LAW FARM, TRAPP LANE, SIMONSTONE.

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. WHITW/03 in relation to the location plan, Drawing No. WHITW/03 Dwg 02 in relation to the existing site plan and Drawing No. WHITW/03 Dwg 03 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. The development shall be carried out in strict accordance with the recommendations and mitigation measures on page 2 and 3 of the submitted

phase 1 habitat survey report conducted by Bowland Ecology dated the 14th of December 2011.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1 and ENV9 of the Ribble Valley Districtwide Local Plan.

4. APPLICATION NO: 3/2011/0858/P (GRID REF: SD 374646 437471)
PROPOSED ERECTION OF A SUMMER HOUSE TO REPLACE THE REMOVED GARDEN SHED AT WOODCROFT COTTAGE, 36 PENDLETON ROAD, WISWELL.

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 plan received on the 9th of December 2011 (Drawing No. 2816/103a) in relation to the revised location of the summerhouse. Also Drawing No. 2816/203 in relation to the floor plan and elevations of the proposed summerhouse.

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

5. APPLICATION NO: 3/2011/0881/P (GRID REF: SD 370064 436679)
DETACHED DWELLING WITH ATTACHED GARAGE – SUBSTITUTION OF HOUSE TYPE ON PLOT 1, FRANKLIN HILL, BROCKHALL VILLAGE, LANGHO, BLACKBURN, 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 Drawing Reference No's 2011-T/0-414-04 and 2011-T/0-414-06.

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 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 Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

5. The dwelling hereby approved shall be constructed with the windows in the north and south facing, side elevations at first floor, obscurely glazed, details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences; and also fitted with restrictors limiting the degree of opening of each opening light to not more than 45°. Thereafter it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

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

6. 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”.

7. The bund and planting belt on the eastern, southern and western boundaries of the site shall be retained and maintained on site in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to retain the existing levels of privacy afforded to both the site and the adjacent properties in compliance with Policy G1 of the Local Plan.

8. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the multi stemmed Sycamore [*Acer pseudoplatanus*] shall be protected in accordance with the BS5837 [Trees in Relation to Construction].

The root protection zone shall be 10 x the DBH [10.80m + 20% = 12.96m] 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 Planning Policy G1 of the District Wide Local Plan.

INFORMATIVE

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 conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

6. APPLICATION NO: 3/2011/0882/P (GRID REF: SD 370056 436696)
DETACHED DWELLING WITH ATTACHED GARAGE – SUBSTITUTION OF HOUSE TYPE ON PLOT 2, FRANKLIN HILL, BROCKHALL VILLAGE, LANGHO

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 2011-T/0-414-04 and 2011-T/0-414-11.

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 amending, revoking or re-enacting that Order) the building 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 dwelling hereby approved shall be constructed with the windows in the north and south facing, side elevations at first floor, obscurely glazed, details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences; and also fitted with restrictors limiting the degree of opening of each opening light to not more than 45°. Thereafter it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

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

6. 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”.

7. The bund and planting belt on the north, west and eastern boundaries of the site shall be retained and maintained on site in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to retain the existing levels of privacy afforded to both the site and the adjacent properties in compliance with Policy G1 of the Local Plan.

8. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the multi stemmed Sycamore [*Acer pseudoplatanus*] shall be protected in accordance with the BS5837 [Trees in Relation to Construction].

The root protection zone shall be 10 x the DBH [10.80m + 20% = 12.96m] 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 Planning Policy G1 of the District Wide Local Plan.

NOTE(S):

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 Ribble Valley Borough Council Contact Centre on 01200 425111.

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

7. APPLICATION NO: 3/2011/0940/P (GRID REF: SD 372382 437803)
PROPOSED LOW SECURE UNIT WITH DAY FACILITIES AND SECURITY FENCING, INCLUDING PERIMETER OF ADJACENT BUILDING;; NEW VEHICULAR ACCESS TO PENDLECROFT; AND IMPROVEMENTS TO MAIN HOSPITAL ACCESS FROM MITTON ROAD (RESUBMISSION) AT CALDERSTONES PARTNERSHIP NHS FOUNDATION TRUST, MITTON ROAD, WHALLEY

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 proposed development as shown on the submitted drawing numbers as follows:

- 08-0905-108 REVC – Tree works plan
- 08-0905-110 REV2D – Proposed site plan
- 08-0905-111 REVG – External works plan
- 08-0905-112 REVB (sheet 1) – Proposed site levels
- 08-0905-113 REVC (sheet 2) – Proposed site levels
- 08-0905-120 REVW – Proposed floor plans
- 08-0905-135 REVC – Proposed roof plan
- 08-0905-145 REVA – Proposed building footprint
- 08-0905-151 REVE – Proposed elevations
- 08-0905-152 REVN – Proposed elevations
- CS-048270-800-001 REVJ – Proposed drainage layout
- CS-047949-E-6008 REVP4 – External lighting and external CCTV cameras
- CAL-LA-900-001 REVP3 – Landscape general arrangement
- CAL-LA-900-002 REVP2 – Landscaping staff break area
- CAL-LA-900-003 REVP1 – Landscaping widened access road
- H-048849-02-SK3 REVI01 – Access design

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

3. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees included in the Calderstones Tree Preservation Order and identified in the arboricultural/tree survey dated the 3 May/13 May 2001 to be retained shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which, including, a tree protection monitoring schedule, shall be submitted, agreed in writing and fully implemented.

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 the Calderstones Tree Preservation Order 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 Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

4. The landscaping scheme (as shown on drawing numbers CAL-LA-900-001 REVP3, 002 REVP2 and 003 REVP1) 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.

(Councillor Holgate returned to the meeting).

8. APPLICATION NO: 3/2011/0947/P (GRID REF: SD 365660 450050)
PROPOSED LAYING OF DRAINAGE OUTFALL PIPE AND RE-GRADING OF AGRICULTURAL LAND TO ACCOMMODATE FALLS TO LANGDEN BROOK, TROUGH ROAD, DUNSOP BRIDGE

The Head of Planning added some concerns on visual impact.

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.

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

9. APPLICATION NO: 3/2011/0111/P (GRID REF: SD 373758 436488)
PROPOSED OUTLINE APPLICATION FOR A MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL (C3), NURSING HOME (C2) AND PRIMARY SCHOOL (D1) AND ASSOCIATED ACCESS, CAR PARKING AND ANCILLARY LANDSCAPING AT LAND TO THE EAST OF CLITHEROE ROAD (LAWSONSTEADS), WHALLEY

The Head of Planning added five items of additional information including two letters of objection, a response from the County Surveyor, a letter from the applicant and the concerns of the Strategic Housing Working Group).

REFUSED for the following reason(s):

1. The proposed development, by virtue of its detrimental impact on the setting of and views into and out of Whalley Conservation Area, would have an unduly harmful impact upon the character, appearance and significance of Whalley Conservation Area. This is contrary to Policy ENV16 of the Ribble Valley Districtwide Local Plan.
2. The proposed development by virtue of its scale and location outside the defined settlement boundary of Whalley is considered to represent an urban extension into the open countryside which would change the character of this swathe of countryside to the detriment of the visual amenities of the area. It is thus contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.
3. The proposed development by virtue of its scale, proposed land use and location does not comply with the spatial vision as set out in saved Policies G2 and G5 of the Ribble Valley Districtwide Local Plan. In the context of these two policies and that of the emerging Core Strategy, the proposal fails to meet the tests of PPS3, paragraph 69 in that it would conflict with the current and emerging spatial vision for the area. Approval at this time would therefore be premature leading to a lack of confidence in the planning system.

(Mr McBurney spoke in favour of the above application. Mr Barker, on behalf of Whalley Parish Council spoke against the above application).

10. APPLICATION NO: 3/2011/0312/P (GRID REF: SD 368423 437962)
OUTLINE PLANNING APPLICATION FOR THE ERECTION OF 13 NO. DWELLINGS AND A VILLAGE STORE AND TEAROOM ON LAND AT THE DENE, HURST GREEN, CLITHEROE.

WITHDRAWN

- 621 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>
3/2010/0407/P	One 'V' shaped tray sign mounted above the main entrance doors and one 'Angled' sign on galvanised posts in raised turf area at the main entrance from the road	Bowland County High School Sawley Road Grindleton
3/2010/0974/P	Application for listed building consent 3/2008/0005/P for refurbishment and rearrangement of the self catering units in the former Home Farm buildings. Extend the self catering units to form storage areas. Refurbishment staff accommodation in Rose Cottage. Adjust access track to allow for better disabled access including the demolition of storage shed. Landscape the front of the building including the erection of terraces	Waddow Hall Waddington Road Clitheroe
3/2011/0008/P	Proposed conversion of traditional building to form two dwellings and a double garage	Carr House Farm Longsight Road Clayton-le-Dale
3/2011/0243/P	Removal of a modern staircase and changes to first floor layout	Horton Grange Cottage Horton
3/2011/0561/P & 3/2011/0818/P	Reduction in height and rebuilding of English Martyrs Church perimeter stone wall to make safe	English Martyrs Church The Sands, Whalley
3/2011/0583/P (LBC)	Replace first floor rear window with a white painted wooden double glazed window of similar appearance to the existing	21 Church Street Ribchester
3/2011/0615/P	Installation of solar photovoltaic (pv) cells on the roofs of Ribchester St Wilfrid's C of E Primary School, aspects south, south west	St Wilfrid's C of E Primary School Church Street Ribchester
3/2011/0673/P	Conversion of a redundant agricultural barn to create a canine hydrotherapy and rehabilitation centre	Howgill Farm Howgill Lane Rimington
3/2011/0722/P	Proposed raising of the existing roof by no more than 1m and single storey rear extension	2 Bushburn Drive Langho
3/2011/0736/P	Installation of a 4Kw black solar PV array to rear facing aspect of the detached garage	Cross House Back Lane, Grindleton

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0743/P	Extension to the rear and dormer window to existing loft room	14 Hawthorne Place Clitheroe
3/2011/0774/P	Change of use of agricultural land to residential curtilage to accommodate double garage element of proposed new building (new building will comprise of domestic double garage and agricultural workshop/garage)	New Hall Farm Blackburn Road Ribchester
3/2011/0782/P (LBC)	Take down unsafe retaining wall to the corner of Stork Cottage Garden, and rebuild to match existing. Take down retaining wall fronting Wiswell Lane, adjoining Stork Cottage, build concrete block behind the rebuild, existing to match original on front face	Stork Cottage Pendleton
3/2011/0787/P	Proposed amendments to planning consent 3/2003/1029P, to complete the pitched roof over the existing garage and build the first floor extension over the existing ground floor kitchen. New flue stack, window at first floor level to side elevation and alterations to windows to rear elevation of extension	31 Beaufort Close Read
3/2011/0791/P	Application for the variation of condition No 1 of planning consent 3/2005/0289/P to allow plots N1 to N25 to be available for 12 months, only for the purpose of holiday lets and not as a permanent residence	Todber Caravan Park Burnley Road Gisburn
3/2011/0806/P	Replacement house type to that previously approved under application 3/2009/0233/P with one additional velux roof light	The Beehive adjacent 17 Chesterbrook Ribchester
3/2011/0812/P	Proposed two-storey side extension and single storey rear extension	16 Moorland Crescent Clitheroe
3/2011/0813/P	Proposed change of use of agricultural barn to residential unit and to include retention of existing detached garage to be used as domestic garaging	Wheatley Farm Four Acre Lane Thornley-with-Wheatley
3/2011/0814/P	Proposed ground mounted solar panel installation	Bay Tree Farm 104 Mellor Brow Mellor

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0816/P	Proposed erection of a UPVC conservatory upon dwarf walls	2 Beacon View Chipping Road Longridge
3/2011/0827/P	Application for discharge of condition no. 2 (materials) and condition no. 3 (garage door details) of planning consent 3/2009/0236/P	The Coach House 20 Castle Gate Clitheroe
3/2011/0829/P	Installation of photovoltaic solar panels to the roof of an existing agricultural building to the South Eastern elevation	New Higher Alston Farm Preston Road Ribchester
3/2011/0834/P	Proposed single storey extension to side and rear, conversion of existing garage into bedroom and erection of open-sided car port to side elevation	1 St Mary's Drive Langho
3/2011/0836/P	Proposed dormers to rear roofslope. Re-submission of 3/2011/0461	44 Padiham Road Sabden
3/2011/0842/P	Material amendment to approved hotel extension (3/2008/0548/P and 3/2011/0265/P) to form additional gymnasium accommodation and extended bar area	Stanley House Preston New Road Mellor
3/2011/0846/P	First floor extension above the existing garage (Resubmission)	51 Warwick Drive Clitheroe
3/2011/0850/P	Alterations to windows of Woodcroft Cottage to become more uniform in village street scene. Alterations to porch to allow for safer access. Re-submission of application 3/2011/0634	Woodcroft Cottage 36 Pendleton Road Wiswell
3/2011/0855/P	Application to discharge condition no.6 (landscaping) and condition no. 7 (tree protection measures) of planning consent 3/2011/0330/P	Plot 5 Weavers Loft Brockhall Village Old Langho
3/2011/0856/P	Erection of 1.8m high mesh fencing and gate (BetaFence Securifor 3d)	St. John's C of E School Straits Lane, Read
3/2011/0868/P	Construction of a slatted walkway/starting platform, aerial ropeway/zip wore and termination post	Hothersall Lodge Field Centre Hothersall Lane Hothersall
3/2011/0872/P	Proposed single storey rear annex extension	14 Kirklands Chipping

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0899/P	Change of use from the existing wine merchants to a mixed use comprising of the manufacture, wholesale distribution and retailing of ceramic tiles	Unit 18 Deanfield Court Clitheroe
3/2011/0901/P	Proposed replacement dwelling (existing dwelling to be demolished)	1 Ribblesdale Place Osbaldeston Lane Osbaldeston
3/2011/0902/P	Proposed alteration to 1) S.E. rear elevation to change existing combined door and window opening into a full width window opening, with new vertical boarded panel below. 2) S.W. rear elevation to change existing window opening into a door opening with new glazed external door	Alston Cottage Farm Alston Lane Longridge
3/2011/0905/P	Proposed side extension	Bolton Close Gisburn Road Bolton by Bowland
3/2011/0907/P	Replacement of asphalt flat roof porch of brick, timber and glass construction with a slate pitched roof porch of brick, upvc and glass construction, on the same footprint as the existing porch	Moonrakers 88 Whalley Road Wilpshire
3/2011/0912/P	Proposed amendments to planning consent 3/2011/0296P, to reduce the set back at first floor level from 750mm to 500mm in order to increase floorspace in bedroom/ensuite room at front elevation, and to reduce the set back of the garage from 1000mm to 750mm	15 Somerset Avenue Clitheroe
3/2011/0921/P	Application for a Lawful Development Certificate for a proposed single storey rear extension and conversion of existing garage	11 Meadowlands Low Moor Clitheroe
3/2011/0923/P	Non-material amendment to planning consent 3/2011/0923P, for the alteration and insertion of window and door openings to the elevations and roofscope of the previously approved extension	12 Stoneygate Lane Knowle Green

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0942/P	Proposed single storey rear extension	89 Peel Street Clitheroe
3/2011/0950/P	Discharge of condition attached to planning permission	3 Southport Barn Cottages Sawley
3/2011/0955/P	Outline Application for residential development (up to 200 dwellings), public open space and ancillary works (all matters reserved) on land North	The Hills Longridge Road Grimsargh

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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/0239/P (LBC)	Replace existing windows	4 Church Street Clitheroe	The proposal would be unduly harmful to the character (including setting) and significance of the listed building, the setting and significance of nearby listed buildings and the character, appearance and significance of Clitheroe Conservation Area because of the unconvincing and conspicuous form of glazing bar replacement. Insufficient information has been submitted to understand the impact on the special architectural and historic interest of the listed building of window frame replacement.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0624/P (LBC)	Fit secondary glazing	Vicarage House Vicarage Fold Wiswell	The proposal would be unduly harmful to the character (including setting) and significance of the listed building because the secondary glazing would be conspicuous and incongruous and visually intrusive to the building's interior and exterior.
3/2011/0729/P	Demolition of redundant agricultural sheds. Conversion and extension of existing barns to 1no. new dwelling and improvements to existing access	Lawson House Farm Bolton-by-Bowland Road Sawley	G1, ENV1, H15, H17 & H18 – Unsympathetic alterations detracting from the original character of the barn to the detriment of the visual amenity of the Area of Outstanding Natural Beauty.
3/2011/0778/P	Retrospective installation of a new window to the side elevation	Strathaven Whalley Road Billington	Policy G1, H10 and the Council's SPG on Extensions and Alterations to Dwellings – detriment affect on neighbouring amenity due to direct overlooking of neighbours garden.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0790/P	Proposed conversion of a redundant field barn into residential use	Jacksons Barn Sawley Road Sawley	Policies G1, G5, ENV1, H2, H15, H16, H17, and PPS1: Sustainable Development, PPS3: Housing, PPS5: Planning for the Historic Environment and PPS7: Sustainable Development in Rural Areas – unsustainable location for the creation of a new dwelling and contrary to Local Plan Policy, with potentially detrimental effects upon the appearance of the historic barn and character of the locality.
3/2011/0793/P	Proposed new build holiday cottage development creating 2no. holiday cottages, and demolition of ruined former cart shed and granary	Standen Hey Whalley Road Clitheroe	Given the position, size, scale, massing and location of the scheme, it is considered to be a dominant and incongruous building, detrimental to the visual amenity of the area, and detrimental to the amenities of the occupiers of the neighbouring dwellings. Contrary to Policies G1, G5, ENV3 and RT1 of the Districtwide Local Plan.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0820/P	Application for the removal of condition no. 15 (length of occupancy) of planning consent 3/2006/0836/P, to allow the holiday let to be used as permanent residential accommodation	Burons Laithe Horton	Policies G1, G5, ENV1, H2, H15, H23, and PPS3: Housing – unsustainable location for the creation of a new dwelling and contrary to Local Plan Policy, with potentially detrimental effects upon the appearance and character of the locality.
3/2011/0931/P (LBC)	Installation of 21 solar panels to south roof slope of a former barn	Dutton Hall Gallows Lane Ribchester	The proposed photovoltaic array is unduly conspicuous, incongruous and visually intrusive to the prominent roof slope of the Grade II listed barn (further compromising the barn's agricultural character and significance) and the harmonic setting of the listed building group (including disruption to the historic front elevation of the Grade II* listed Hall).

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0992/P	Application for a non-material amendment to planning consent 3/2011/0271P, to allow replacement of the first floor extension above the kitchen with a 45 degree roof pitch (replacing the existing 40 degree roof) and providing additional bathroom and en-suite facilities within the ne roof void. The height of the new eaves and ridge will be significantly reduced from those heights approved	Sunnymede Ribblesdale Ave Clitheroe	This scheme in respect of works to the southern gable is of such a nature that it is not considered appropriate to determine as a non-material amendment given that it would result in potential overlooking of a neighbouring property.

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SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Progress</u>
3/2009/0732P	27 Cringle Way Clitheroe	Delegated 27/11/09	Applicant contacted, expected to withdraw the application
3/2009/1011P	Land adj Petre House Farm Whalley Road Langho	4/2/10	Not Signed yet With applicants agent
3/2010/0078P	Old Manchester Offices Whalley New Road Billington	20/5/10	Ongoing negotiations in relation to contribution issues
3/2010/0929P	Land between 36 and 38 Henthorn Road Clitheroe	14/7/11	Not Signed yet With applicants solicitor
3/2011/0039P	Land at Hambledon View Simonstone	17/3/11	Not Signed yet With applicants agent
3/2011/0129P	Victoria Mill Watt Street Sabden	14/7/11 8/12/11	Not Signed yet With applicants solicitor

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Progress</u>
3/2011/0247P	Land off Chapel Close Low Moor Clitheroe	13/10/11	Not Signed yet With LCC
3/2011/0307P	Barrow Brook Business Village Barrow	13/10/11	Not Signed yet With applicants solicitor
3/2011/0316P	Land off Preston Road Longridge	10/11/11	Not Signed yet With applicants solicitor
3/2011/0541P	Dilworth Lane/Lower Lane Longridge	10/11/11	Not Signed yet With applicants solicitor. Disputing LCC Highway requirement
3/2011/0482P	Brown Leaves Hotel Longsight Road Copster Green	8/12/11	Not Signed yet With Legal
3/2010/0324P	The Freemasons Arms 8 Vicarage Fold Wiswell	15/7/10	Signed 24/11/11
3/2010/0934P	Black Bull Hotel Church Street Ribchester	13/10/11	Signed 15/12/11
3/2010/1014P	11 Stubbins Lane Sabden	7/4/11	Signed 28/11/11
3/2011/0460P	Land at Whalley New Road Billington	15/9/11	Signed 8/11/11

625 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0676/P	Application for a Lawful Development Certificate for conversion of existing attached garage for habitable use to include replacement of garage roof and alterations to elevations	Norbeck 47 Whalley Road Langho
3/2011/0852/P	Application for a Lawful Development Certificate for the construction of a rear conservatory	9 Timbrills Avenue Sabden

3/2011/0854/P	Application for a Lawful Development Certificate for a proposed loft conversion, internal works and fitting of Velux rooflights in the roof slope	Maveril Ribchester Road Clayton-le-Dale
3/2011/0921/P	Application for a Lawful Development Certificate for a proposed single storey rear extension and conversion of existing garage	11 Meadowlands Low Moor Clitheroe

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

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0866/N	Portal frame building for storage of machinery, equipment and materials	Clough Barn Proctors Farm Woodhouse Lane Slaidburn

627 APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0306/P	Change of use of land and construction of four three storey houses	Chatburn Village Sawley Road Chatburn
3/2011/0516/P	Erection of timber clad building rear of St Leonard's Church for gardening equipment ancillary to maintenance at the churchyard	St Leonard's Church Commons Lane Balderstone
3/2011/0517/P	Erection of timber clad building rear of St Leonard's Church for gardening equipment ancillary to maintenance at the churchyard	St Leonard's Church Commons Lane Balderstone
3/2011/0751/P	Barn to store feed and machinery	Whittakers Farm Back Lane Read

<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	–	APPEAL ALLOWED AND COSTS AWARDED 25.11.11
3/2009/0968 O	22.8.11	Mr A Patel Residential development comprising 9no. new dwellings Fell View Barnacre Road Longridge	WR	–	APPEAL ALLOWED 28.11.11
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 four days)	
3/2010/0159E NF	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	–	AWAITING DECISION

<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>
3/2011/0205 & 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	—	Awaiting site visit
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	—	Awaiting site visit
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	—	Awaiting site visit
3/2011/0326 Non-determination	25.11.11	Ms D Barnes Single attached garage extension to Plum Tree Cottage. Single attached garage and ground floor extension together with alterations to retaining wall at Cherry Tree Cottage Plum Tree Cottage & Cherry Tree Cottage Clitheroe Road Waddington	WR	—	Notification letter sent 5.12.11 Questionnaire sent 8.12.11 Statement to be sent by 5.1.12 Awaiting site visit

<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>
3/2011/0671 D	1.12.11	Miss L Charnock Two-storey side extension with single storey wood store, water filtration system and double garage Shays Farm Tosside	Householder appeal	—	Notification letter sent 6.12.11 Questionnaire sent 7.12.11 AWAITING DECISION
3/2011/0725 D	8.12.11	Mr Stephen Bennett Proposed first floor bedroom over the existing ground floor extension 4 Branch Road Mellor Brook	Householder appeal	—	Notification letter sent 14.12.11 Questionnaire sent 15.12.11 AWAITING DECISION
3/2011/0641 D	14.12.11	Mr & Mrs Mark & Victoria Haston Carr Meadow Barn Carr Lane Balderstone	WR	—	Notification letter sent 16.12.11 Questionnaire sent 21.12.11 Statement to be sent by 25.1.12
3/2011/0245 D	14.12.11	Mr & Mrs A O'Neill Proposed conversion of existing offices above a shop into 2no. flats. (Change of use from class A2 to class C3) 18-20 Berry Lane Longridge	WR	—	Notification letter sent 19.12.11 Questionnaire sent 22.12.11 Statement to be sent by 25.1.12
3/2011/0508 D	14.12.11	Mr & Mrs A O'Neill Proposed change of use of the existing offices above a shop from class A2 to form two flats (class C3). Re-submission of planning application 3/2011/0245P 18-20 Berry Lane Longridge	WR	—	Notification letter sent 19.12.11 Questionnaire sent 22.12.11 Statement to be sent by 25.1.12

<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>
3/2011/0481 D	19.12.11	Huntroyde Estate Demolition of the stone building and piggeries Dean Farm Sabden	WR	–	Notification letter sent 21.12.11 Questionnaire sent 23.12.11 Statement to be sent by 30.1.12

629 OBSERVATIONS TO ANOTHER LOCAL AUTHORITY – OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (UP TO 200 DWELLINGS) PUBLIC OPEN SPACE AND ANCILLARY WORKS (ALL MATTERS RESERVED) ON LAND NORTH OF THE HILLS, LONGRIDGE ROAD, GRIMSARGH

The Director of Community Services submitted a report requesting Committee's views in relation to a recent outline application for 200 dwellings on land off Longridge Road, Grimsargh that is to be determined by Preston City Council. The planning application in question had been received by Preston City Council who were now requesting this local authority's comments or views on the application. He gave a brief summary of the proposal and informed Committee that in the view of the Head of Regeneration and Housing, there were no significant issues.

Councillors from Longridge expressed concern that this proposal would have an effect on the people of Longridge and that the highway matters were of particular concern, along with the fear that at some point in the future, there would be no separation between Ribble Valley and Preston.

RESOLVED: Defer and Delegate the response to the Head of Planning to advise Preston City Council that Ribble Valley Borough Council raise concerns about highway matters and the potential urbanisation between Ribble Valley and Preston.

630 REVISED CAPITAL PROGRAMME 2011/2012 AND PROPOSED PROGRAMME 2012/15

The Director of Resources submitted a report asking Committee to approve the revised programme for the current year and also the future three year capital programme for this Committee. She reminded Committee that the original capital programme for the current year had one approved scheme relating to Clitheroe market redevelopment. This was to have been a joint scheme with Lancashire County Council at an estimated cost of £30,000 to be shared equally between the two Councils. However, revisions to the concept of developing the market area in isolation from the remainder of the town centre, had meant that the initial scheme had now been abandoned in its current form. A summary table showed the original estimate being £30,000: and the revised estimate being Nil.

With regard to the draft programme for 2012/2013 to 2014/2015, the Director of Resources informed Committee that in August 2011 the Budget Working Group had agreed a focus for the future capital programme based on the current life of the Council and split into categories of capital spend. The Heads of Service had been invited to submit scheme bids for this programme. One new bid had been submitted for economic development initiatives totalling £100,000 which now fell under the remit of Policy and Finance Committee. This programme would require further consideration by the Budget Working Group and by Policy and Finance Committee.

RESOLVED: That

1. Committee approve the revised capital programme for 2011/2012 as set out in the report; and
2. it be recommended to Policy and Finance Committee that the future three year programme for 2012/2013 to 2014/2015 be approved as set out in the report.

631 REVISED REVENUE BUDGET 2011/2012 AND ORIGINAL ESTIMATE 2012/2013

The Director of Resources submitted a report asking Committee to agree a revised revenue budget for 2011/2012 together with a draft revenue budget for 2012/2013 for submission to Policy and Finance Committee. She reminded Committee that the grant settlement received confirmed the need for the Council to identify substantial savings in its base budget. The proposed budget within the report represented the base budget for this Committee taking into account the service review savings proposals that had been approved previously at Policy and Finance Committee.

The revised budget for 2011/2012 was £72,450 higher than the original estimate, which was then decreased to £8,230 higher than the original estimate after allowing for transfers to and from earmarked reserves. A comparison between the original and revised budgets for each cost centre was shown with the main reasons identified.

With regard to the 2012/2013 draft revenue budget, the Director of Resources informed Committee that the three year forecast to Policy and Finance Committee in September highlighted the need for savings in the region of £635,000 in the 2012/2013 financial year. She informed Committee that the estimates included savings from the service review savings package agreed at Policy and Finance Committee on 22 November 2011 and also included provision for price increases of 2.5%. The estimates under each cost centre were detailed with relevant comments appended. The Director of Resources highlighted several of these for Committee to consider. The draft budget was also summarised both objectively and subjectively for Committee's information. She brought to Committee's attention that the net costs to this Committee were

projected to increase by £38,410 between financial years and gave the main reasons for the fluctuations which included:

- Reduced planning delivery employee costs of £62,500 and consultancy fees of £60,000 offset by reduced contribution from reserve fund due to service ending.
- Transfer of £58,000 planning specific budgets from Community Services to Planning Control.
- Extension to the post of Senior Planner (Forward Planning) to 31 December 2012, costing £26,000.
- Making the Assistant Planning Officer's post permanent and creating a new post of part time Planning Assistant to deal with pre-application advice to be funded from increased income from planning fees of £58,000 and pre-application advice of £14,000.
- Reduction in building control fee income of £24,000.

She reminded Committee that fees and charges for this Committee had been agreed in November 2011 and would be applicable from 1 April 2012.

Councillors asked questions with regards to various issues included in the budget report.

RESOLVED: That Committee

1. approve the revised budget for 2011/2012; and
2. agree the revenue budget for 2012/2013 for submission to the special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

632 REVISED CHARGES IN RELATION TO PRE-APPLICATION PLANNING ENQUIRIES

The Director of Community Services submitted a report requesting Committee's authorisation to revise the current pre-application charging levels in relation to pre-application discussions on development proposals. It was also requested that Members authorise charging fees on previous services which were not charged relating to domestic enquiries, listed buildings, advertisement consent proposals and hedgerow and tree matters. He reminded Committee that a charge for pre-application advice had first been introduced in January 2010 and that during that time, approximately £24,000 and a total number of 433 enquiries had been received in 2010 and approximately £26,000 and a total number of 379 enquiries had been received in 2011. Due to workload commitments, it had not always been possible to deliver a reasonable level of service when dealing with pre-application requests and as a result, some fees had been refunded with advice still given as it was considered that the level of service was inadequate. A new post had now been created which was a Senior Planning Officer with a critical role of this post being to give advice on pre-applications and attend the requisite meetings resulting from pre-application proposals. It was also felt appropriate that now was the right time to increase the level of charging for the

existing pre-application services and to also introduce charges for domestic enquiries, advertisement proposals, listed building and conservation area consent proposals and hedgerow and tree advice.

Members discussed the introduction of the charges and felt that the increases in fees were not unreasonable nor was it unreasonable to add the additional categories. However, there was a question mark with regard to listed building consent that the Committee asked the Head of Planning to investigate further.

RESOLVED: That

1. Committee accept the revised charges and the introduction of the additional charges for pre-application advice and the other procedures and that the revised charges operate from 1 March 2012; and
2. a 12 month review of the new service charges be carried out in due course.

633 EXTENSION TO THE DELEGATION SCHEME IN RELATION TO DETERMINATION OF PLANNING APPLICATIONS

The Director of Community Services submitted a report requesting minor changes to the scheme of delegation in relation to the determination of planning applications. He reminded Committee that the most recent revisions to the delegation scheme was in January 2010 to take into account the changes to the planning legislation which introduced a new application type in relation to minor amendments and non-material amendments. Prior to that the most recent change had been in April 2009. He informed Committee that in order to achieve better planning outcomes by improving effectiveness and efficiency, the number of delegated planning decisions needed to be maximised, which would also give Planning and Development Committee more time to focus on the more complex applications as well as other reports. The proposal was to allow delegation on minor commercial schemes as well as minor residential developments which would speed up the process of determination of planning applications. This would also include applications where there have been no more than two objections from either a Parish Council or any other interested party. This change would also bring the Borough Council in line with similar Councils and hopefully free up officer time and Member time to be available on key applications. The wording of the delegation scheme also needed to be altered to refer to the Director of Community Services and Head of Planning rather than the Director of Development Services.

RESOLVED: That Committee endorse the revise changes to the delegation scheme on determination of planning applications to include:

- applications for up to 3 new dwellings;
- all other minor developments including minor commercial extensions;
- changes of use and developments of up to 3 new dwellings;

- delegation to Director of Community Services or Head of Planning to decide to take applications to Planning and Development Committee even if they fall within the delegated procedure if it is deemed appropriate.

634 BIODIVERSITY OFFSETTING

The Director of Community Services submitted a report seeking Committee's approval through the planning process introduce biodiversity offsetting and to register Primrose Lodge as a receptor site with the Environment Bank in order for the site to receive conservation credit funding. He explained that basically this would allow developers to contribute voluntarily to environmental benefits with Primrose Lodge being our receptor site. However, there could be more than one receptor site in the future but having Primrose Lodge registered would allow any developers who wished to contribute a site that was already designated.

RESOLVED: That Committee approve the use of biodiversity offsets to enable off site biodiversity/nature conservation enhancement management work to be implemented and to register Primrose Lodge as the first receptor site in this process.

635 MEMORANDUM OF AGREEMENT FOR THE FOREST OF BOWLAND AONB

The Director of Community Services submitted a report requesting Committee to confirm that it would not be appropriate for Ribble Valley Borough Council to become a signatory to the Forest of Bowland Area of Outstanding Natural Beauty Memorandum of Agreement at this time. He outlined the background to the Borough Council's workings with the Forest of Bowland AONB and the issues involved. He pointed out that the proposed Memorandum of Agreement included a number of clauses designed to formalise existing working arrangements and that the clause that covered redundancies was of concern because it had the potential to leave the Council exposed to financial liabilities.

RESOLVED: That Committee confirm that negotiations should continue with DEFRA through the Forest of Bowland AONB until a satisfactory resolution of the issue of redundancies has been resolved and that until such time, the Ribble Valley Borough Council does not become a signatory to the Memorandum of Agreement for the AONB.

636 APPEALS

- 3/2010/0751/P – proposed residential development (39 dwellings) at Whalley New Road, Billington. Appeal allowed with conditions.
- 3/2010/0751/P – costs decision – awarded to Acland Bracewell Ltd.
- 3/2009/0968/P – proposed residential development (9 dwellings) at Fell View, Barnacre Road, Longridge. Appeal allowed with conditions.

637 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on Outside Bodies.

The meeting closed at 8.15pm.

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