

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: MICHELLE SMITH
direct line: 01200 414402
e-mail: ce@ribblevalley.gov.uk
my ref: MS/CMS
your ref:
date: 24 February 2012

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414488
DX: Clitheroe 15157
www.ribblevalley.gov.uk

Dear Councillor

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, 6 MARCH 2012 at 6.30PM.**

AGENDA

Part I – items of business to be discussed in public

1. Apologies for absence.
2. Declarations of interest.
3. Public participation session.
 - i) To receive a petition from Clitheroe Residents Action Group (CRAG) requesting that the housing needs of the borough should represent the same proportion as population distribution (25% for 25%) – report of Chief Executive – copy enclosed.
 - ii) Any other public participation.
4. To confirm the minutes of the meetings of **Council** held on **20 December 2011**.
5. Mayoral Communications.
6. To consider a report on Budget Consultation with Non Domestic Rate Payer Representatives and Voluntary Organisations – report of Director of Resources – copy enclosed.
7. To consider the recommendations of the Special Policy and Finance Committee relating to the Council's 2012/13 Revenue Budget and Capital Programme for 2012/15 and to set the Council Tax for each category of dwelling in the Council's area for 2012/13 – report of Director of Resources – copy enclosed.
8. To consider the recommendations of the Personnel Committee relating to Pay Policy Statement – report of Chief Executive – copy enclosed.
9. Leader's Report and Question time.

10. 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: 20 DECEMBER 2011 – 9 FEBRUARY 2012			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
COUNCIL COMMITTEE	20 DEC	1 – 5	593 – 602
COMMUNITY COMMITTEE	10 JAN	6 – 11	603 – 614
PLANNING & DEVELOPMENT COMMITTEE	12 JAN	12 – 43	615 – 637
PERSONNEL COMMITTEE	18 JAN	44 – 47	638 – 650
HEALTH & HOUSING COMMITTEE	19 JAN	48 – 52	651 - 665
POLICY & FINANCE COMMITTEE	24 JAN	53 – 61	666 – 687
PARISH COUNCIL LIAISON COMMITTEE	26 JAN	62 – 66	688 – 697
OVERVIEW & SCRUTINY COMMITTEE	31 JAN	67 – 71	698 – 705
STANDARDS COMMITTEE	1 FEB	72 – 73	706 – 711
SPECIAL PLANNING & DEV'T COMMITTEE	2 FEB	74 – 77	712 – 716
SPECIAL POLICY & FINANCE COMMITTEE	7 FEB	78 – 84	717 – 724
PLANNING & DEVELOPMENT COMMITTEE	9 FEB	85 – 135	725 - 742

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 Meeting of the Council

Meeting Date: Tuesday, 20 December 2011, starting at 6.00pm
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
I Brown	L Rimmer
S Brunskill	J Rogerson
S Carefoot	C Ross
C Conner	I Sayers
P Dowson	G Scott
J B Hill	R E Sherras
T Hill	D T Smith
B Hilton	R Swarbrick
K Hind	D Taylor
S A Hirst	M Thomas
J Holgate	R J Thompson
K Horkin	N C Walsh
A M Knox	J White

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

593 PRAYERS

The Rev A Froud, opened the meeting with prayers.

The Mayor began by welcoming Councillor Ian Brown to the meeting following a by-election in the Salthill Ward of Clitheroe. He also noted the sad passing of former Mayoress Ruth Warkman, wife of former Mayor, Councillor Charles Warkman. Finally the Mayor thanked last year's Mayor, Councillor Lois Rimmer for the framing of the Freedom of the Borough Scroll which was now on display in the Council Chamber.

594 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Hargreaves, M Robinson and A Yearling.

595 DECLARATIONS OF INTEREST

There were no declarations of interest.

596 PUBLIC PARTICIPATION

Mr Bruce Dowles of Clitheroe, representing the Clitheroe's Torchlight 2012 Committee asked if Councillors or Officers could advise the Committee on how to

find potential sponsors/funding opportunities to cover the costs associated with inviting the band of the Duke of Lancaster's Regiment to attend the procession on 25 August 2012.

The Chairman of the Policy and Finance Committee, Councillor M Ranson, thanked Mr Dowles for his question and confirmed that he would ask officers to contact the Regiment to discuss ways to achieve the attendance of the band at the procession. Councillor Ranson also noted that Council Officers were providing a lead role in the planning and organisation of the event. He ended by placing on record the Council's appreciation to Peter Moore, the Chairman of the Torchlight Committee, for all he had done for Clitheroe and the Ribble Valley.

597 COUNCIL MINUTES

The minutes of the meeting of the Council held on 11 October 2011 were confirmed as a correct record and signed by the Chairman.

598 MAYORAL COMMUNICATIONS

The Mayor reported on engagements he had attended since the last meeting. He had been to a number of school prize giving ceremonies, Carol Services and charity fundraising events across the borough. He had also visited the Mountain Rescue Team on one of their training days.

Finally the Mayor reported on recent new initiatives including Ribble Valley Homes' Affordable Housing Scheme, the Community Toilet Scheme and the launch of the Ribble Valley Arts Trail.

599 COMMITTEE ARRANGEMENTS

Consideration was given to a written report of the Chief Executive asking Members to determine Committee arrangements following the Salthill Ward Clitheroe By-Election on 17 November 2011. (Councillor A Knox left the meeting.)

RESOLVED: That

1. the number of seats and allocation of those seats be as outlined in Appendix A of the report; and
2. a new list of Committee Membership be circulated to all Councillors once seats had been allocated to individual Councillors.

600 LEADER'S REPORT

The Leader began by welcoming Councillor Ian Brown to his first meeting following the recent by-election. He also congratulated Councillor Horkin on his Philanthropist of the Year Award.

The Leader then looked forward to the issues that would engage the Council and Officers in 2012. He referred to the Localism Act that was due in January and its implications, including the abolition of Standards for England.

The Leader noted that the economic situation was still poor and the restructuring of Local Government and public services would continue in the coming 12 months. The Leader noted that the Council had been subject to a dramatic reduction in funding and with no increase in Council Tax. He confirmed that the Council was working to finalise its budget for next year and expected to achieve further savings of £640,000 to produce a balanced budget.

The Leader went on to highlight some recent achievements of the Council eg the introduction of the Community Toilet Scheme, whereby shops and establishments were to make their toilets open to the public. Recent publicity on landlord and tenant grants had led to an increase in requests for such facilities and grants of between £10,000 - £15,000 had been made to enable Landlords to bring properties back into occupation. This was a vital initiative to support the vision of affordable housing in the borough. The Leader confirmed that together with key community organisations the Council had applied for funding from the Government's War Homes Fund which would allow Councils to provide warmer packs to vulnerable old people to reduce deaths and morbidity in the cold weather.

The Leader was pleased to report that parking charges were being waived at Council operated car parks in Clitheroe and Longridge town centres on Saturdays throughout December.

The Leader ended by thanking all the loyal staff within the Council for their hard work and dedication through 2011. Their input had been tremendous under difficult conditions.

601

LEADER'S QUESTION TIME

The Leader of the Opposition, Councillor A Knox, had submitted three questions in advance of the meeting which the Chief Executive then presented.

Firstly Councillor Knox had asked when the Council would produce a strategy to deal with further cuts in public spending that would follow the current CSR (Competitive Spending Review).

The Leader confirmed that the Council had so far not been given any real indication of its Government grant beyond 2012/13 but there had been an announcement the day before on the main elements of the Local Government Resource Review. It appeared that many of the items the Council had asked for had been included in the Review and in particular:

- a recognition that up to date data should be used;
- that the new grant system should properly reflect the cost of services in rural areas; and
- that growth in Business Rates should be shared 80/20 in favour of districts in two tier areas.

He also reported that there had been two recent announcements on the Localisation of Council Tax Benefits and on changes to the Local Government Pension Scheme. He noted that all of these would have a significant impact on the Council's finances beyond 2013. The Leader reported that the Director of

Resources and her staff would examine the announcements in detail and bring reports to a future meeting of the Budget Working Group.

Next, Councillor Knox had asked how much the Council had spent on the Arts, both directly and via grant funding.

The Leader reported that including such things as human creative activity through painting, music, literature, dance and culture studies etc, the total spend had been in the region of £357,500

Finally Councillor Knox had asked when the draft timetable of meetings for 2012/13 would be available.

The Leader confirmed that the timetable was prepared in draft form for Policy and Finance Committee to consider at its March meeting which was scheduled to take place on the 27 March 2012, prior to ratification at the Annual meeting in May.

Next Councillor J B Hill asked if the Leader would reaffirm the commitment of the Council to oppose any measures that might threaten the existence of rural post offices and wherever possible encourage Post Office Ltd to help outreach post offices to become more viable so that they could play a vital role in continuing to create a sustainable network of rural post offices.

The Leader thanked Councillor Hill for his question and agreed with the points raised. He confirmed that the Council would continue to try to keep post offices open and viable in rural area.

602 COMMITTEE MINUTES

(i) Emergency Committee – 6 October 2011

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

(ii) Full Council – 11 October 2011

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

(iii) Planning and Development Committee – 13 October 2011

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

(iv) Community Committee – 8 November 2011

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

(v) Planning and Development Committee – 10 November 2011

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

(vi) Personnel Committee – 16 November 2011

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

(vii) Health and Housing Committee – 17 November 2011

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

(viii) Policy and Finance Committee – 22 November 2011

RESOLVED: That the minutes of the above meeting be received with the exception of Minute Numbers 510 and 511.

MINUTE 510 – REVIEW OF POLLING STATIONS AND DISTRICTS

Members were asked to approve the proposals for polling districts and places in the Ribble Valley Parliamentary constituency as set out in a report to Policy and Finance Committee outlining the review of polling districts and places undertaken by the Elections and Electoral Registration Officer.

RESOLVED: That polling districts and polling places in the Ribble Valley Parliamentary constituency be approved.

MINUTE 511 – FINANCIAL REGULATIONS

The Leader, Councillor M Ranson, asked Members to approve the revised Financial Regulations.

RESOLVED: That the revised Financial Regulations be accepted.

(ix) Parish Council Liaison Committee – 24 November 2011

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

(x) Licensing Committee – 29 November 2011

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

(xi) Accounts and Audit Committee – 30 November 2011

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

(xii) Overview and Scrutiny Committee – 6 December 2011

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

(xiii) Planning and Development Committee – 8 December 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 Community Services Committee

Meeting Date: Tuesday, 10 January 2012 starting at 6.30pm
Present: Councillor R J Thompson (Chairman)

Councillors:

J E Alcock	R Newmark
S Brunskill	M Robinson
S Carefoot	R Swarbrick
J Hill	G Scott
G Mirfin (Arr 6.55pm)	J White

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

Also in attendance: Councillor N Walsh.

603 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Bennett, A Knox and L Rimmer.

604 MINUTES

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

605 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

606 PUBLIC PARTICIPATION

There was no public participation.

607 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

608 REVISED CAPITAL PROGRAMME 2011/2012 AND PROPOSED CAPITAL PROGRAMME 2012/2015

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 included schemes at a total estimated cost of £270,000 and at its meeting in July 2011, this Committee had approved the slippage of unspent budget from 2010/2011 to the 2011/2012 financial year which related to seven capital schemes and amounted to £38,290. There had

also been an additional approval to the programme of £118,580 which related to Longridge adventure play facility and Whalley Moor woodland paths and nature trail, both of which were schemes fully funded from external grants with this Council acting as the accountable body. A summary table showed the original estimate being £270,000; the revised estimate being £206,790 with actual expenditure to date of £100,684. It was recommended that a sizeable amount of the current year's budget be transferred to the 2012/2013 financial year in relation to two particular schemes. She also highlighted that the budget for the purchase of a replacement refuse collection vehicle had been reduced quite considerably from £200,000 to £165,000.

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. Five new bids had been submitted for this Committee totalling £434,000. 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 as set out in the report

609 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 £270,300 lower than the original estimate. This reduction allowed 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 fall by £409,710 between financial years and gave the main areas of savings for this Committee, which included

- Net savings of £58,000 in the Community Services department budget, in respect of the deletion of posts;
- Rationalisation of the provision of public conveniences saving £40,000;
- Additional income for refuse collection and recycling credits £20,000 and additional collections £16,000 together with savings in expenditure of £13,000.
- Closure of Longridge Gym saving £32,000;
- Savings totalling £22,000 at the Platform Gallery/art development following staff reductions;
- Savings of £15,000 in curatorial fees from Lancashire Museums in respect of Clitheroe Castle Museum; and
- Further reductions of £105,000 had been made as a result of reduced depreciation charges particularly on the CCTV service.

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 and Councillor Swarbrick asked to put on record his agreement in the rationale for the closure of the gym at Longridge.

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.

610 FUTURE OPEN SPACE PROVISION

The Director of Community Services submitted a report informing Committee on the proposals from the Working Group that had been set up to explore the development of open space policies in the new Core Strategy. He reminded Committee that, given the number of current and potential planning applications, the need to have evidence to strengthen the Council's negotiations around Section 106 Agreements and associated commuted sums was imperative and of equal importance for Committee was any ongoing revenue implications of adopting facilities such as play areas after developments had been completed.

The Working Group had considered an analysis of current open space provision, developing an evidence base for future developments, determining future

priorities and minimising the financial impact to the Council, with a view to incorporating an evidence base in the future Core Strategy.

Councillors discussed the ideas around open space in the Ribble Valley and the need for varying facilities for different age groups including the elderly and how developers could be engaged to achieve best results.

RESOLVED: That Committee

1. note the contents of the report and endorse the proposals of the Working Group; and
2. ask officers to incorporate the proposals in the future Core Strategy backed up by additional evidence where needed.

611 ALTERATIONS TO THE FREE FISHING ARRANGEMENTS

The Director of Community Services submitted a report proposing amendments to the free fishing arrangements currently made available to young persons who are resident in Clitheroe. The report gave the background to a long established arrangement whereby young people between the ages of 8 and 18 years of age who are resident in Clitheroe could fish without charge on a Council owned stretch of the River Ribble. He informed Committee that the approach to this particular stretch of water was quite hazardous and for health and safety reasons it would be better to transfer the scheme to a more suitable stretch of river to which the Council owns the fishing rights, downstream of the Edisford Caravan Site. He also recommended that the condition with regard to young persons resident within Clitheroe should be amended to include the whole of the borough.

RESOLVED: That

1. Committee approve the transfer of the free fishing from the current location upstream of Edisford Bridge to the length of embankment downstream of Edisford Caravan Park between the grid references 372688/440940 and 372677/440716; and
2. the qualifying residential criteria of Clitheroe be replaced with borough.

612 REVIEW OF THE PROVISION AND OPERATION OF PUBLIC TOILETS

The Director of Community Services submitted a report updating Committee on the findings of the Public Conveniences Working Group and seeking approval to implement the resultant recommendations in respect of the operation of the Council's public conveniences. He reminded Committee that the Working Group had been formed to consider officers' proposals in the development of an acceptable and sustainable solution for the provision of the conveniences across the borough that were accessible to the public. It is intended that the rationalisation of the provision of public conveniences will save £40,000 per annum as agreed as part of the Council's recent service review. It had been acknowledged that in order to maintain and in some instances, enhance the

provision of publicly accessible toilets, there would need to be tailored solutions for each locality. At its meeting in November, Committee had agreed to the early launch of the boroughwide community toilet scheme and development and trial of automated locking systems. The community toilet scheme had been launched in both Clitheroe and Longridge on 1 December and to date a total number of 36 businesses had agreed to support the initiative. This number was growing as more businesses were targeted. It was also noted that the locations of some of the CTS facilities were such that the additional toilets could provide alternatives for the RVBC public conveniences but that some were also in locations where no Council facilities existed and therefore were seen as an addition to the overall amenity of the area concerned.

Automatic unlocking and locking systems had now been installed successfully in six locations that meant separate trips by Council staff to merely lock or unlock the facilities were no longer required. This will contribute to the ongoing financial saving.

The sustainability of the RVBC conveniences was an issue also considered by the Working Group who recognised that the continued operation of all 24 sets of conveniences was not financially sustainable and although there were alternative and innovative ways to support and maintain some of these facilities, there was a need for others to be closed. Alternative uses for these facilities would be considered by the Council's Asset Management Group at a future date. The Director of Community Services informed Committee that in order to minimise the effect of closure of any facilities on the public, the ones where usage remained considerable and where no suitable alternative facilities existed would be retained. The selection criteria considered were included in the report for Committee's information and the conclusions of the Working Group were outlined in detail by location of each public convenience, which resulted in the closure of 8 sets of facilities.

Councillor Walsh was given permission to speak on this item and informed Committee that he was disappointed that Mellor public conveniences were included on the closure list, as he felt that it was a large enough village to warrant public conveniences being paid for by the borough.

Committee were supportive of the work carried out by the Working Group and were impressed with the community toilet scheme and the fact that this added available conveniences throughout the borough.

RESOLVED: That

1. Committee approve the recommendations of the Working Group as outlined in the Appendix to the report to be implemented prior to April 2012;
2. Committee accept the proposed funding from Clitheroe Town Council as a contribution for the continued operation of the town centre facilities in Clitheroe as outlined in the report; and

3. the operation of the revised service be reviewed by the Working Group and the outcome be reported back to Community Services Committee in the 2012/2013 cycle of meetings.

613

GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report informing Committee of the progress of various issues falling under this Committee's remit. This included the CCTV monitoring, waste management and arts development service.

The Director of Community Services informed Committee that with regard to the rationalisation of household waste recycling centres, although this decision had been called in by the Lancashire County Council Overview and Scrutiny Committee, the decision had been upheld which meant that the HWRC at Great Harwood would close. He also informed Committee that the trade waste charges that the Lancashire County Council had intended to increase from April 2012, had now been left at the same level for the 2012/2013 financial year.

He also informed Committee that the annual maintenance had taken place at Ribblesdale Pool over the Christmas closure period.

614

REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

A report had been submitted by Councillor Simon Hore on the North West Sound Archives at Clitheroe Castle. The Director of Resources highlighted that the future of this facility was being considered as funding was under threat of being withdrawn.

The meeting closed at 8.10pm.

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

APPENDIX B – “Overall Proposals”

Toilets	Area	Potential Peak Usage	Comments	Retain/Close	Servicing Arrangements
Bolton-b-Bowland	Bolton-b-B	High	Located on car park / potential for coach parties	Retain	Pursue local servicing arrangements
Sawley Road	Chatburn	High	Supports recreational area & local business.	Retain	Guardian & RVBC Mobile Cleaner
Chipping	Chipping	High	Located on car park / potential for coach parties	Retain	Guardian & RVBC Mobile Cleaner
Brungerley	Clitheroe	Low	Poor standard. Cemetery Toilets as alternative	Close	Not applicable
Castle Field	Clitheroe	Medium	High incidence of parent and children users. Very high summer use	Retain	Auto locks & RVBC mobile cleaner
Cemetery	Clitheroe	Low	Facility integral to the cemetery facility	Retain	Site staff & RVBC mobile cleaner
Church Walk	Clitheroe	High	High usage (ex Sundays) Suitable CTS available	Retain	Auto Locks & RVBC mobile cleaner
Clitheroe Mkt	Clitheroe	Medium	Public facility Market days only. Alternative CTS facilities available	Retain	Site staff & RVBC mobile cleaner
Edisford Bridge	Clitheroe	High	Very high summer recreational use, particularly children	Retain	Auto Locks & RVBC mobile cleaner
Woone Lane	Clitheroe	Low	Poor standard. Rebuild required. Low use. Adequate CTS available	Close	Not applicable
Downham	Downham	High	Located on car park / potential for coach parties	Retain	Guardian & RVBC mobile cleaner
Dunsop	Dunsop	High	Located on car park / potential for coach parties	Retain	Pursue local servicing arrangements
Mill Lane	Gisburn	Low	Alternative CTS facilities available	Close	Not applicable
Avenue Road	Hurst Green	High	Occasional coach parties / No suitable CTS alternatives	Retain	Guardian & RVBC mobile cleaner
Berry Lane	Longridge	Low	Poor condition / Alternative CTS facilities available	Close	Not applicable
Market Place	Longridge	Low	Alternative CTS facilities available / “Mothball” for community events	Close	RVBC mobile cleaner
Stonebridge	Longridge	Low	Integral to local business use.	Retain	Pursue local servicing arrangements
Mellor Lane	Mellor	Low	Low usage / limited CTS facilities available	Close	Not applicable
Newton	Newton	Low	Very Low usage	Close	Not applicable
Ribchester	Ribchester	High	Located on car park / potential for coach parties	Retain	Guardian & RVBC mobile cleaner
Sabden	Sabden	High	Located on car park / potential for coach parties	Retain	Guardian Auto Locks - RVBC mobile cleaner
Slaidburn	Slaidburn	High	Located on car park / potential for coach parties	Retain	Pursue Local servicing arrangements
Slaidburn Rd	Waddington	Low	Low usage – adequate local CTS as alternatives.	Close	Not applicable
King Street	Whalley	High	Essential for bus station & town centre - provide enhanced servicing	Retain	Guardian -Auto Locks – RVBC mobile cleaner

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 roofsope 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

623

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 new 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.

624

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).

Minutes of Personnel Committee

Meeting Date: Wednesday, 18 January 2012 starting at 6.30pm
Present: Councillor D T Smith (Chairman)

Councillors:

S Brunskill	B Hilton
P Dowson	D Taylor
R Elms	A Yearling
T Hill	

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

638 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor P Ainsworth.

639 MINUTES

The minutes of the meeting held on 16 November 2011 were approved as a correct record and signed by the Chairman.

The Chairman requested an update on recent industrial action. The Head of HR confirmed that 60% of Union membership had taken action and that peaceful picketing had taken place. The strike had been well publicised and successfully managed with staff pulling together to avoid disruption to services and there had been no major issues on the day.

640 DECLARATIONS OF INTEREST

There were no declarations of interest.

641 PUBLIC PARTICIPATION

There was no public participation.

642 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

Whilst there were no references from Overview and Scrutiny Committee, the Head of HR explained the relationship between Overview and Scrutiny and Service Committees.

643 LOCALISM ACT 2011 – PAY POLICY STATEMENT

The Head of HR updated Members on the Localism Act, which came into effect in November 2011 and gave an overview of the implications for the authority. She had attended a North West Employers Organisation meeting on 17 January 2012, which had been attended by representatives from 25 authorities. The

meeting had discussed ways of dealing with the requirements of the Act with the priority being the preparation of a Pay Policy statement that had to be published on the Council's website by 31 March 2012.

The Head of HR circulated a draft framework Pay Policy statement that would be used as a template and explained some of the intricacies of the information to be included in the document and how this would link into other policies. Following discussion, it was noted that the Pay Policy statement and any future amendments to it would require approval of Full Council prior to publication. Due to time constraints, it would be necessary to call a special meeting of the Personnel Committee to approve the document prior to submission to Full Council.

RESOLVED: That

1. Committee note the report;
2. a Pay Policy statement be produced for submission for Full Council for approval; and
3. a special meeting of the Personnel Committee be arranged to recommend a Pay Policy statement to Full Council.

644 EXCLUSION OF PRESS AND PUBLIC

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

645 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES – VERBAL REPORT OF CHAIRMAN RE LOCAL GOVERNMENT NATIONAL PAY NEGOTIATIONS ROADSHOW

The Chairman reported on his attendance at a meeting in Manchester with the Head of HR. This had been one of a number of meetings held around the country as part of the Local Government National Pay Negotiations Roadshow with 15 authorities being represented at the event. The meeting had been held against a backdrop of a 3.1% pay increase in the public sector; a government offer of £250 to the lowest paid employers which had not been implemented; disputes over some elements of terms and conditions; and the possibility of a third year with no national pay increase. The chairman reported that whilst the trade unions were keen to see a pay increase, representatives reported that the five previous meetings had recommended an across the board pay freeze. The Chairman felt that although some councils had budgeted for a 1% pay increase, the meeting had been led by some larger authorities who had not budgeted for any pay increase in their financial plans.

RESOLVED: That Committee receive the verbal report.

646 RESTRUCTURE – STAFF ESTABLISHMENT UPDATE

The Head of HR provided an updated copy of the full Establishment for the Council and reminded Members of the confidentiality of the document. She highlighted that staff numbers had decreased with some posts being deleted from the Establishment as a result of the restructure exercise. She confirmed that as a result of the restructure, four employees had been given notice of being 'at risk' of redundancy. One member of staff had chosen to retire and another was currently undertaking a trial period following redeployment to another section. A job matching process was underway to assist attempts to redeploy the remaining two employees.

RESOLVED: That Committee note the report.

647 UPDATE ON FIXED TERM CONTRACTS

The Personnel Officer updated Members on the number of staff currently employed on temporary or fixed term contracts. Members discussed some funding issues, particularly relating to Healthy Lifestyles posts and the impact of funds being transferred from the PCT control to Lancashire County Council.

RESOLVED: That Committee note the report.

648 ANALYSIS OF EXIT INTERVIEWS

The Personnel Officer presented her written report providing Members with information relating to staff leaving the Council during 2011. She explained the benefits of holding exit interviews and the valuable information this provided. She confirmed that analysis of the data had produced the expected results with no unexpected trends arising. It was recognised that there was a good deal of time expended on data collection but it was important to have a detailed understanding of the Council's leaver profile.

RESOLVED: That Committee note the report.

649 MEMBER AND STAFF TRAINING

Consideration was given to the written report of the Personnel Officer which detailed training approved since the last meeting. Attention was drawn to a number of training initiatives at Salthill Depot to highlight safe working practices and improve overall drive competence.

RESOLVED: That Committee note the report.

650 APPOINTMENTS AND RESIGNATIONS

The Personnel Officer advised Members that, although no appointments had been made at the time of preparing the report, two appointments had since been

confirmed. These were the Environmental Health Officer (Health and Safety) and the part time Pre-Planning Advice Officer.

The Personnel Officer confirmed that the Leisurecard Officer had chosen to take retirement following her post being identified as redundant and her 25 years of local government service was acknowledged. In addition, the Billing Officer had taken voluntary retirement following 21 years of service.

It was noted that there had been no suitably qualified applicants for the post of part time Environmental Health Officer (Pollution) and this post would be re-advertised.

RESOLVED: That

1. Committee note the report; and
2. that letters be sent to the Leisurecard Officer and the Billing Assistant acknowledging their long service.

The meeting closed at 7.20pm.

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

Minutes of Health & Housing Committee

Meeting Date: Thursday, 19 January 2012 starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

S Bibby	J Holgate
S Brunskill	R Newmark
R Elms	E M H Ranson
R Hargreaves	M Robinson
B Hilton	C Ross
K Hind	

In attendance: Chief Executive, Director of Resources, Head of Environmental Health Services, Head of Regeneration and Housing, Head of Revenues and Benefits and Housing Strategy Officer.

651 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors C Connor and L Rimmer.

652 MINUTES

The minutes of the meeting held on 17 November 2011 were approved as a correct record and signed by the Chairman.

653 DECLARATIONS OF INTERESTS

There were no declarations of interest.

654 PUBLIC PARTICIPATION

There was no public participation.

655 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

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

The Director of Resources submitted a report asking Committee to agree a revised 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 a service

review savings proposals that had been approved previously at Policy and Finance Committee.

The revised budget for 2011/2012 was £127,970 lower than the original estimate. This reduction allowed for transfers to and from earmarked reserves; a comparison between the original and revised budget 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 for this budget were projected to fall by £75,750 between financial years and gave the main areas of savings for this Committee, which included:

- Net savings of £34,000 has resulted in a reduction in support service costs to this Committee
- Government grants have increased as a result of the reinstatement of subsidy associated with the Council's management of benefit overpayments; the net effect of this amounts to an extra £35,350 this year; and
- A further saving has occurred as a consequence of service review savings of £10,000

The Head of Revenues and Benefits reported a change in the way business rates will be charged for Clitheroe Market. The Valuation Office Agency had recently reviewed the market and as such the cabin holders would now be liable effective from 31 January 2012. Each cabin had been assessed to have a rateable value of £1,000. However, most of the cabin holders would qualify for small business rate relief which the government had doubled to 100% until 1 April 2013 at the latest.

The Director of Resources suggested that the recommendation taken by this Committee in November 2011 to increase cabin rents was reversed and that the rents be frozen for two years to compensate for this change.

She reminded Committee that the other fees and charges for this committee that had been agreed in November 2011 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 as amended for submission to the Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

657 REVISED CAPITAL PROGRAMME 2011/2012 AND PROPOSED PROGRAMME 2012/2015

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 included schemes at a total estimated cost of £280,000 and at its meeting in July 2011, slippage was approved totalling £119,230 which related to six capital schemes. A summary table showed the revised estimate being £393,280 with actual expenditure to date of £155,477. It was recommended that a sizeable amount of the current year's budget be transferred to the 2012/2013 financial year in relation to various grants in recognition that it was extremely unlikely these schemes were able to allocate and pay out their total grant pots before the end of this financial year.

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. Five new bids had been submitted for this Committee totalling £870,000. 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. the future three year programme for 2012/2013 to 2014/2015 as set out in the report be recommended to special Policy and Finance Committee.

658 ADDRESSING HOUSING NEEDS HOUSING POLICY

The Chief Executive submitted a report asking Committee to consider adopting the Addressing Housing Needs Housing Policy following a six week consultation period. In March 2011 Committee had agreed to broaden scope of the Affordable Housing Memorandum of Understanding to address wider needs issues. The document had firstly been considered by Planning and Development Committee followed by a six week consultation period. All comments received during this time had been acknowledged and considered. A summary of the responses and key messages taken from the consultation responses were included in the report. It was highlighted when the Memorandum was agreed in 2009, it had been used as a material planning consideration in securing

affordable units on any site over specified thresholds. The changes to the document had taken into account the recent social housing changes as reported to Committee and as such, sought to address not only the issue of affordability in the borough but also the identified housing needs of the elderly. The proposal was to seek 15% of units on sites over 30 units to be of a type to meet elderly requirements, ie lifetime homes standard.

Committee discussed the issue of both affordable housing and providing units to meet elderly requirements and felt that more could be done to accommodate this. However, it was felt that the proposed changes to the document would deal with this initially and could be used as a material condition for the purposes of determining planning applications.

RESOLVED: That Committee adopt the Addressing Housing Needs Housing Policy to ensure the most appropriate affordable units are delivered on sites and that it be treated as a material condition for the purposes of determining planning applications.

659 WARM HOME, HEALTHY PEOPLE FUND 2011/2012

The Chief Executive submitted a report notifying Committee of a successful bid for funding from the Department of Health. The fund was to support local authorities in the winter months to reduce the levels of death and morbidity in their local authority that are due to vulnerable people living in cold housing in partnership with their local community. The warm home packs include electric blankets, shawls, slipper vouchers, night lights and flask as well radiator reflector panels and internal draft proofing that would be offered to be installed by the Council. The Housing Strategy Officer informed Committee that the launch of the scheme was to take place on Thursday, 26 January in Clitheroe with satellite launches in Chipping and Slaidburn.

RESOLVED: That the report be noted.

660 GET BRITAIN BUILDING

The Chief Executive submitted a report informing Committee of a new fund Get Britain Building to unlock stalled sites that have planning permission. The programme was intended to address difficulties in accessing development finance faced by some householders and help bring forward marginal sites. Funding would be made available by the government for the programme on the basis that it is recoverable and would operate by making direct investments in specific projects through loans to address cash flow issues or take an equity state. The Strategic Housing Working Group would consider any applications received by the Ribble Valley Borough Council and each application would be reported to Health and Housing Committee.

RESOLVED: That the report be noted.

661 MINUTES OF THE HEALTH WORKING GROUP

The minutes of the Health Working Group held on 4 January 2012 were circulated for Committee's information. Councillor Bridget Hilton raised concerns

about the current situation at Clitheroe Hospital regarding the use of beds for Ribble Valley/non Ribble Valley residents. She also corrected a point in the minutes regarding her appointment on the Shadow LCC Health and Wellbeing Board.

RESOLVED: That the Chief Executive write to the East Lancashire Hospital Trust raising the Committee's concerns over the increasing use of Clitheroe Hospital for non residents of the Ribble Valley.

662 GENERAL REPORT OF THE CHIEF EXECUTIVE

The Chief Executive submitted a report for Committee's information which included a flood protection grant update for Ribchester, Clitheroe market update, update on pest control income, private water supplies and food inspection.

663 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following items of business be 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.

664 GENERAL REPORT – GRANTS

The Chief Executive submitted details of three disabled facilities grants that had been approved. The report also outlined a list of grants approved for the financial year 2011/2012 for both disabled facilities grants and landlord/tenant grants. Updated figures were given in relation to these grants.

RESOLVED: That the report be noted

665 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 pre-application and applications submitted categories. Committee expressed concern about some of these projects that did not seem to be progressing.

RESOLVED: That

1. the report be noted; and
2. Christine Grimshaw, Chief Executive of Ribble Valley Homes be invited to attend the next meeting of this Committee.

The meeting closed at 8.15pm.

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

Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 24 January 2012, starting at 6.30pm
Present: Councillor E M H Ranson (Chairman)

Councillors:

R Bennett	J Rogerson
J B Hill (6.45pm)	R E Sherras
T Hill	D T Smith
K Hind	R J Thompson
S Hirst	N Walsh
K Horkin (7.20pm)	A Yearling
A Knox	

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

666 APOLOGIES

There were no apologies for absence.

667 MINUTES

Councillor Walsh referred to Minute 527 Enterprise Zone at British Aerospace and in particular to his comments around the potential development at Samlesbury, particularly due to the relaxation of planning rules. He felt that the Minute should also have reflected further comments which he made at the meeting.

Both the Leader of the Council and the Chief Executive pointed out that a recorded vote had not been called for in relation to this item and it was unusual for the minutes to reflect the contribution of an individual Member.

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

668 MATTERS ARISING

There were no matters arising.

669 DECLARATIONS OF INTEREST

There were no declarations of interest.

670 PUBLIC PARTICIPATION

There was no public participation.

671 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

672 REVISED REVENUE BUDGET 2011/12 AND ORIGINAL ESTIMATE 2012/13

The Director of Resources reminded Committee of the need to agree a revised revenue budget for 2011/12 together with the revenue budget for 2012/13.

She reminded Members of the backdrop against which the 2011/12 original budget had been prepared:

- The Government had announced severe cuts in public sector funding.
- The Council had tasked officers with carrying out a review of all its services to take place in Autumn 2011.
- A decision had been taken early in the year to freeze vacant posts where necessary in order to reduce potential redundancies.

She commented that as a result of this there were some large savings on employee costs when comparing the revised estimate.

She explained that the revised budget was £48,590 lower than the original estimate. This was increased to £242,240 lower than the original estimate after allowing for transfers to and from earmarked reserves.

There were many reasons for the variations however the Director of Resources stated the main ones were:

- savings on vacant posts;
- concessionary travel (where some outstanding issues had been resolved).

The three-year forecast to Policy and Finance Committee in September had highlighted the need for savings in the region of £600,000 and following the grant settlement in December an updated budget forecast estimated the amount of savings needed in 2012/13 as £635,000. The second phase of the Council restructuring agreed in November 2011 resulted in a package of measures which will meet this target.

The Director of Resources reported that net costs for 2012/13 for this Committee had decreased by £233,500 and gave the principal reasons for this reduction. These were:

- removal of concessionary travel costs £51k
- savings from new customer relationship management system £45k
- reduction of staffing posts/restructuring £151k

Fees and charges for this Committee had been agreed in November 2011 and had been increased by around 2½% where possible. Members then discussed the report in some detail.

RESOLVED: That Committee

1. approve the revised budget 2011/12; and
2. agree the revenue budget for 2012/13 and submit this to the Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

673 REVISED CAPITAL PROGRAMME 2011/12 AND PROPOSED PROGRAMME 2012/15

The Director of Resources sought Committee approval to the revised programme for the current year and also the future three-year capital programme for this Committee.

The original capital programme for £55,000 included an 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. However the project had now been abandoned. She reported that approximately 75% of the revised programme for the Committee had been spent to date.

In relation to the draft programme 2012/13 to 2014/15, four new bids had been submitted for this Committee:

- Non-specific measures to reduce energy consumption in Council buildings - £20,000.
- Introduction of photovoltaic schemes main offices, pool and depot - £147,000.
- Server and network infrastructure - £25,000.
- Economic development initiatives - £100,000.

This gave a total of £292,000 for this Committee's three-year capital programme.

The Director of Resources explained that this is a potential programme at this stage that would require further consideration by the Budget Working Group and by Special Policy and Finance Committee, who would want to ensure that it was affordable and achievable in both capital and revenue terms.

RESOLVED: That Committee

1. approve the revised capital programme for 2011/12; and
2. approve the future three-year programme for 2012/13 to 2014/15 subject to further consideration by the Budget Working Group and Special Policy and Finance Committee.

674 PERFORMANCE REWARD GRANTS 2012/13

The Chief Executive referred to Minute 372 of Committee dated 27 September 2011 and again sought Committee approval of the Ribble Valley Strategic Partnership Board's recommendations on the allocation of funds derived from

this borough's Lancashire Local Area Agreement Performance Reward Grant 2011/12 allocation and a discounted second home Council Tax for 2011/12.

Members were reminded that the endorsement of the 2011/12 PRG projects was deferred from the previous meetings of the Committee whilst further information on the existing agreed projects was brought to Committee. One of the projects was agreed relating to the Castle grounds activities project which was currently being implemented.

The Strategic Partnership Board had previously determined that these PRG funds and the funds derived from the discounted Council Tax on second homes would be combined for the purpose of providing a single source of funding for projects.

RESOLVED: That Committee

1. approve the recommendations of the Ribble Valley Strategic Partnership Board for 2011/12, the funds derived from the discounted Council Tax on second homes and performance reward grant and ask the Chief Executive to keep under the review the implementation programme in conjunction with the intended LSP review; and
2. agree that the projects relating Hield Well, Clitheroe, be agreed in principle but remain subject to final approval from this Committee following review by the Appraisal Panel and subject to this review being carried out within 6 months from the date of this resolution.

675 FUTURE OF LOCAL STRATEGIC PARTNERSHIP

The Chief Executive asked Committee to consider arrangements to undertake a review of the role and function of the Strategic Partnership. He traced the history of the Local Strategic Partnership which had been formed in 2002. He reminded Members that the Strategic Partnership was responsible for the Sustainable Community Strategy which formed the basis for defining the Council's ambitions. All funding decisions of the Strategic Partnership were subject to agreements and protocols with Lancashire County Council which required that those decisions were progressed through the regular financial allocation and accounting procedures of the Council.

He then went on to highlight the role which the LSP had played in preparing and consequently implementing the Council's Sustainable Community Strategy. Working through a series of theme groups which crossed a wide range of topics including community safety, economy, health, housing, the environment and so on. A principal aim of these theme groups was to draw together relevant public agencies, the voluntary sector and local community groups to work together to the benefit of the borough and its residents.

He commented that it was becoming increasingly clear that the established working arrangements for the Partnership needed to reflect the challenges that the Council and its partners were likely to face going forward and the time was therefore right to undertake a review now.

RESOLVED: That Committee endorse the review of the role, purpose and framework of the Ribble Valley Strategic Partnership proposed by the Chief Executive and to agree to the formation of an Officer Working Group to provide advice to this Committee in support of the review.

676 AMENDMENTS TO PARTS OF THE COUNCIL'S CONSTITUTION AND ACCESS TO INFORMATION PROCEDURE RULES

The Head of Legal and Democratic Services referred to Minute 376 of Committee dated 27 September 2011 and now updated Committee on the conclusions of the Working Group to whom they had delegated the task of reviewing the Solicitors reports on amendments to parts of the Council's Constitution and Access to Information Procedure Rules.

The Working Group consisted of Councillors J Hill, S Hirst, R Sherras and A Yearling. The Working Group generally agreed with amendments proposed in the September report. the group also proposed a number of additional changes in relation to how the Council operates, Access to Information Procedure Rules, Term of Reference of Committees and Standing Orders.

The Council's Solicitor had also presented the Working Group with a suggested protocol for calling the Emergency Committee and discussed issues surrounding the Terms of Reference for such a Committee.

The Head of Legal and Democratic Services outlined the proposed changes to the Constitution and Standing Orders, and explained amendments which were to be made to the Emergency Committee protocol prior to submission to Full Council.

RESOLVED: That Committee

1. approve the changes outlined in the original report to this Committee (27 September 2011) as modified by the report dated 24 January 2012 and as shown in the draft documents on the Council's website relating to the Constitution, Access to Information Rules and Standing Orders, with the amended version of Terms of Reference and Protocol for the Emergency Committee;
2. refer these suggested changes to Full Council with a recommendation for their approval; and
3. agree that the Working Group consisting of Councillor Sherras, Hill, Yearling and Hirst be established to consider further changes to the Council's Standing Orders and the Constitution.

677 DRAFT CYCLE OF COMMITTEE MEETINGS

Committee considered a report setting out a suggested draft Committee Cycle for 2012/13. The Chief Executive explained that this report had normally been presented to the March meeting of this Committee but it was felt that Members

should be asked for their views in good time so that any changes could be made before the final version was approved.

A number of potential problems with Committee dates were highlighted.

RESOLVED: That Members consider the draft meeting cycle and suggest any changes before the next meeting of this Committee.

678 CHANGES TO THE STANDARDS REGIME RESULTING FROM THE LOCALISM ACT 2012

The Head of Legal and Democratic Services informed Committee about the changes to the standards regime, namely the system of regulation of standards of conduct for Elected and Co-opted Members resulting from the Localism Act 2011 and the timescale for making the necessary adaptations to Council's arrangements.

She set out a timetable for how the Council proposed to consider changes to the standards regime which involved the Standards Committee considering the changes in detail at their meeting on 1 February 2012 with then a reference to Policy and Finance Committee on 27 March and then finally reference to Full Council who will consider changes and approve all matters in order that implementation can commence. The present arrangements would remain in force until the 1 July 2012.

She reported that the Localism Act 2011 made fundamental changes to the system of regulation of Standards of Conduct for Elected and Co-opted Members. The requirement to have a Standards Committee which met the requirements of Section 55 of the Local Government Act 2000 would therefore cease, however the Council would still need to have arrangements in place to deal with standard issues including complaints relating to the conduct of Elected Members. Councillors would need to decide which Committee would take responsibility for Standards issues and in addition the Council would have to decide to what extent it wished to involve representatives from Parish Councils.

Members discussed the way in which the Council currently dealt with complaints against Councillors in particular the question of informing them of the existence and nature of complaint. The Head of Legal and Democratic Services explained how the current procedure worked and pointed out that this was a scheme which the Council had agreed to. However there was now the opportunity to change the scheme if Members so wished.

RESOLVED: That the

1. report be noted; and
2. Head of Legal and Democratic Services undertook to report the concerns of this Committee about the existing standards regime to the Standards Committee at its next meeting.

679 TREASURY MANAGEMENT MONITORING 2011/12

The Director of Resources presented her monitoring report on the Council's Treasury Management activity.

The report included information on the following areas of business:

- Borrowing requirements.
- Investment.
- Prudential indicators.
- Approved organisations.

RESOLVED: That the report be noted.

680 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:

- National Non-Domestic Rates (NNDR).
- Council Tax.
- Sundry Debtors.
- Housing Benefit performance.
- Housing Benefit fraud.
- Housing Benefit overpayments.

The Head of Revenues and Benefits commented on the collection rate figures, which for Business Rates were showing a decrease on previous years and gave an explanation for this.

RESOLVED: That the report be noted.

681 MINUTES OF BUDGET WORKING GROUP

The Committee received the minutes of the Budget Working Group held on 17 October and 15 November 2011.

RESOLVED: That the minutes be noted.

682 RIBBLE VALLEY COMMUNITY SAFETY PARTNERSHIP – STRATEGIC ASSESSMENT 2012/13

Committee received a report on the Ribble Valley Community Safety Partnership Strategic Assessment which identified the top five priorities for the Partnership in 2012/13. These were as follows:

- Road safety.
- Other steelings.
- Domestic abuse.
- Substance misuse.

- Criminal damage.
- Anti-social behaviour.

The report also highlighted potential budget shortfalls.

RESOLVED: That the report be noted.

683 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next items of business being exempt information under Categories 1 and 3 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

684 COUNCIL OFFICES – RECEPTION REMODELLING SCHEME

The Director of Community Services reported on proposals for the remodelling of the Level B reception area within the Council Offices. He commented that a key element of the proposal was the transfer of the Visitor Information Centre to the Platform Gallery and the re-siting of the Contact Centre and Level C Reception staff. Discussions with relevant staff were ongoing and visits had been made to neighbouring Councils to see how they operated their reception areas.

RESOLVED: That Committee

1. approve the proposed layout outlined at Appendix 2 to this report and instruct the project team to develop and tender the scheme based on this layout;
2. approve the project programme as outlined at Appendix 3 and instruct the project team to manage the scheme based on this programme;
3. approve the estimated costs as outlined at Appendix 4 and instruct the project team to proceed with the scheme based on those costs; and
4. note that a separate report will be provided in relation to the relocation of the Visitor Information Centre to the Platform Gallery.

685 NATIONAL NON-DOMESTIC RATES AND COUNCIL TAX WRITE-OFFS

The Head of Revenues and Benefits sought Committee approval to write-off certain Council Tax and National Non-Domestic Rate debts.

He answered Members questions on individual cases and gave explanations on how particular debts had accrued.

RESOLVED: That Committee approve the writing-off of £4,140.41 Council Tax and £35,901.70 of National Non-Domestic Rate debts where it had not been possible to collect the amounts due.

686 ECONOMIC DEVELOPMENT INITIATIVE

The Chief Executive referred to the need to attract local business into the area to help ensure a vibrant economy. He identified the need for deliverable sites which was further highlighted by the growing number of enquiries being received by the Council for sites to enable existing firms to relocate, consolidate or expand within the Ribble Valley.

In accordance with the Council's Corporate Strategy ongoing discussions were being undertaken with potential developers and landowners with a view to establishing constraints to the delivery of employment land. Members then discussed this matter in some detail.

RESOLVED: That Committee authorise the Chief Executive in consultation with the Chairman of this Committee to pursue negotiations on potential sites with a view to acquisition for economic development as appropriate and that the Committee be kept informed of progress on a regular basis.

(Councillor Horkin declared an interest in the next item of business, left the meeting and took no part in the discussion.)

687 REQUEST FOR HARDSHIP RELIEF

The Council had received a request for hardship relief in relation to a business which was no longer trading. The Head of Revenues and Benefits gave a detailed history of this case and reminded Committee that under Section 49 of the Local Government Finance Act 1998 billing authorities has the power to reduce or remit business rates.

RESOLVED: That Committee refuse the application for hardship relief.

The meeting closed at 9.05pm.

If you have any queries on these minutes please contact Jane Pearson (414430).

Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 26 January 2012, starting at 6.30pm
Present: P Young (Balderstone PC) (Chairman)

Councillors:

S Brunskill	M Robinson
R Hargreaves	C Ross
T Hill	I Sayers
G Mirfin	R Swarbrick
R Newmark	D Taylor
E M H Ranson	

Parish Representatives:

D Bland	Aighton Bailey & Chaigley
J Porter	Bolton-by-Bowland, Gisburn Forest & Sawley
K Winstanley	Bowland Forest (Higher)
H Douglas	Chatburn
B Redhead	Clayton-le-Dale
A Yearling	Clitheroe
J Shervey	Clitheroe
R Assheton	Downham
P Ryde	Gisburn
P Morey	Hothersall
F Priest	Longridge
D Hicks	Longridge
N C Walsh	Mellor
R Whitwell	Pendleton
T Nelson	Ramsgreave
A Mashiter	Read
J D Waterhouse	Read
A Ormand	Ribchester
M Calvert	Sabden
D Peat	Simonstone
I R Hirst	Simonstone
P Cook	Slaidburn
K Staines	Waddington
R K Jackson	Waddington
M J Highton	Whalley
J Brewer	Wilpshire
A Wright	Wiswell

In attendance: Chief Executive, Head of Regeneration and Housing, Head of Engineering Services, Community Development Officer and Tasma Valinakis – Help Direct.

Also in attendance: Councillor R Thompson.

688

APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Borough Councillor G Scott and from the following Parish Representatives:

B Dowles	Bolton-by-Bowland
P Entwistle	Grindleton
G Malloy	Simonstone
C Ansbro	Thornley-with-Wheatley
C Cherry	West Bradford

689 MINUTES

The minutes of the meeting held on 24 November 2011 were approved as a correct record and signed by the Chairman.

690 DECLARATIONS OF INTERESTS

There were no declarations of interests.

691 MATTERS ARISING

(a) Chipping Village Plan

The Head of Regeneration and Housing reported that following this matter being discussed at the last meeting, a number of Parish Councils contacted him to discuss the possibility of developing their own village plan.

(b) Queen's Diamond Jubilee Beacons

The Chief Executive asked that if Parishes were planning to organise a beacon to celebrate the Queen's Diamond Jubilee they should contact the Chris Hughes, the Council's Head of Cultural and Leisure Services so that they could co-ordinate publicity. A Member also asked if Parish Councils were proposing to organise any other events celebrating the Jubilee they should inform the Borough Council who could then co-ordinate publicity for these events.

692 REVIEW OF THE PROVISION AND OPERATION OF PUBLIC TOILETS

The Head of Engineering Services referred to his report which had been considered by Community Committee. It updated Committee on the findings of the Public Conveniences Working Group and sought approval to implement the recommendations in respect of the operation of the Council's public conveniences. He reminded Committee that the Working Group had been formed to consider Officer proposals for an acceptable and sustainable solution for the provision of conveniences across the borough that were accessible to the public. He reminded Members that the intention was that the rationalisation of the provision of public conveniences could save £40,000 per annum and this had been agreed as part of the Council's recent budget review.

The Community Toilet Scheme had been launched in both Clitheroe and Longridge on the 1 December 2011 and to date a total number of number of 39 businesses had agreed to support the initiative.

Automatic locking and unlocking systems had been installed successfully in 6 locations which means that separate trips by Council staff to merely lock or unlock facilities were no longer required.

He also pointed out that the sustainability of the Borough Council's conveniences was an issue and the continued operation of all 24 sets of conveniences currently operated was not financially sustainable and although there were alternative and innovative ways to support and maintain of the facilities there was a need for facilities to be closed.

Parish Representatives from Gisburn and Waddington expressed their disappointment at the proposals to close public toilets in their areas and questioned the rationale behind the toilets being closed as low usage. The Head of Engineering Services referred to the count of usage undertaken in Autumn 2011.

Councillor Thompson, the Chairman of Community Committee, was given permission to speak and reminded Committee of the need to make these savings and pointed out that under the Community Toilet Scheme the use of toilet facilities in certain village which did not currently enjoy that facility was a welcome addition to the area.

RESOLVED: That the report be noted.

693 WARM HOME HEALTHY PEOPLE FUND 2011/12

The Head of Regeneration and Housing referred to a report which had been considered by Health and Housing Committee informing them of a successful bid for funding from the Department of Health. The fund was to support Local Authorities to help reduce the levels of deaths in their area and would be use of to support vulnerable people living in cold housing. The project was a partnership working with a number of local organisations operating in the community and included trained volunteers who would offer personal contacts and additional support.

The scheme had been launched today by the Ribble Valley Mayor in Clitheroe with satellite launches in Chipping and Slaidburn.

A Member raised a question of old people being 'cold called' by businesses and there was a discussion how best to protect elderly and vulnerable people from this practice.

RESOLVED: That

1. the report be noted; and
2. the Chief Executive contact the Telephone Preference Service to raise this matter with them.

694 ENFORCEMENT OF CAR PARKING IN VILLAGES

The Head of Engineering Services informed the Committee that enforcement of 'on-street' car parking in rural villages was undertaken by contractors working on

behalf of Lancashire County Council. Enforcement on weekdays between 9am and 5pm was regular, with enforcement out of office hours and at weekends more sporadic but it could be done on request. He also commented that Lancashire County Council welcomed any reports of breaches and would respond accordingly. Some enforcement had recently been carried out in one of the local villages in the Ribble Valley. The number to call to report problems was: 0800 195 2774.

RESOLVED: That the report be noted.

695 SUBSIDISED BUS SERVICES IN THE RIBBLE VALLEY

The Community Development Officer reported that Lancashire County Council were currently consulting on revisions to the Ribble Valley subsidised bus services. The consultation period ended on the 14 February and it was felt important to send the proposals to all Parish Clerks and also to include it on the agenda for tonight's meeting.

Lancashire County Council Officers had held consultation events at Clitheroe Library on Tuesday 24 and Thursday, 26 January and would also hold a further consultation event at Longridge Library on Friday, 27 January.

Broadly speaking the proposals were to merge a number of services, improve frequencies and look to extend services to some village which were currently poorly served.

Copies of relevant timetables were available for inspection by Parish Representatives. Any comments should be made direct to the Lancashire County Council or to Phil Dagnall at Ribble Valley Borough Council.

RESOLVED: That the report be noted.

696 THREE TIER FORUM

The Chairman reported on the first meeting of the Three Tier Forum which she felt had proved useful and requested Parishes to pass on to her any items which they wished her to raise on their behalf at future meetings.

The Chief Executive and Leader of the Council also commented on the usefulness of the Forum.

The Community Development Officer reported, for information, that the Lancashire Association of Local Councils had been proposing to appoint a deputy to the Chairman as a representative on the Forum. He had subsequently had a number of conversations with officers at LALC and this item had been withdrawn from their agenda.

A number of Members asked about the content and publicity for these meetings and the Chief Executive commented that the Three Tier Forum was not classed as a public meeting in the accepted sense. It was more a meeting between Councillors to discuss issues of mutual concern.

RESOLVED: That the report be noted.

697

DATE AND TIME OF NEXT MEETING

The Chairman reported that the next meeting of this Committee would be held on Thursday, 29 March 2012, starting at 6.30pm.

The meeting closed at 7.30pm.

If you have any queries on these minutes please contact Colin Hirst (414503).

Minutes of Overview and Scrutiny Committee

Meeting Date: Tuesday, 31 January 2012, starting at 6.30pm
Present: Councillor M Thomas (Chairman)

Councillors:

R Bennett	S Knox
S Bibby	M Robinson
I Brown	C Ross
S Carefoot	I Sayers
P Dowson	N C Walsh
J Hill (6.36pm)	J White

In attendance: Director of Community Services, Head of Cultural and Leisure Services, Principal Policy and Performance Officer.

698 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor K Horkin.

699 MINUTES

The minutes of the meeting held on 6 December 2011 were approved as a correct record and signed by the Chairman.

700 MATTERS ARISING

There were no matters arising.

701 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

702 PUBLIC PARTICIPATION

There was no public participation.

703 REPORT FROM REPRESENTATIVES ON OUTSIDE BODIES

Councillor Hilton reported on a recent meeting of the Lancashire County Council Overview and Scrutiny Health Committee where key issues had been discussed:

- Revenue Budget update.
- Morecambe Bay NHS Foundation Trust.
- Reconfiguration of the dementia services in Lancashire.

She also gave a comprehensive update on the ongoing NHS reforms. Amongst the issues which she reported upon were:

- the split of the NHS into health care and public health;

- budget savings of £20 billion by 2014/15;
- concerns of various professional bodies (BMA, Royal College of Nurses and Royal College of Midwives);
- clustering of five Lancashire PCT's into one pan Lancashire model;
- Primary Care Trust to be abolished by 31 March 2013;
- the establishment of six clinical commissioning groups;
- abolition of strategic health authority by 2013;
- establishment of Shadow Health and Wellbeing Board for Lancashire;
- the imminent appointment of a Director of Public Health for Lancashire;
- Health Watch to replace Lancashire Links;
- NHS framework;
- NHS and Local Government to work closer and build new relationships.

Members then asked a number of questions of Councillor Hilton.

RESOLVED: That Councillor Hilton be thanked for her comprehensive report.

704 QUARTER 3 PERFORMANCE INDICATORS

The Principal Policy and Performance Officer presented her third report of 2011/12 which detailed the Council's performance against our local performance indicators. The report comprised quarterly figures for all our indicators reporting by exception.

Members then asked a number of questions in relation to the following performance indicators:

- EH1;
- EH2;
- FS6;
- FS10;
- PL2;
- PL14b;
- PL14c;
- RH5; and
- CL15.

The Chairman commented that the annual review would be undertaken by Heads of Service on all their performance indicators and in particular looking at setting three-year targets. Information will be included in the year end report which will be submitted to a future meeting of this Committee.

RESOLVED: That the report be noted.

705 REPORT OF WORKING GROUPS

(a) Functioning of this Committee

The Chairman commented that this report was now 90% complete and he aimed to present the final report at the next meeting of this Committee.

He commented that the report would contain a reference to the recent trip by Members and Officers to Richmondshire in North Yorkshire which, although interesting, had shown that Richmondshire operated a totally different Overview and Scrutiny regime to the one operated by the Council.

RESOLVED: That the report be noted.

(b) Member Training

Councillor Bibby referred to her written report and also to a circulated summary of the main points and a number of recommendations to be taken forward.

She commented that Member training was a difficult area to tackle, as there were varying degrees of knowledge and length of service amongst serving Councillors. A lot depended upon the commitment of individual Councillors. She acknowledged that whilst Personnel Section had a list of courses undertaken by Members, this was by no means complete. She also pointed out the wide variety of courses available for Councillors to attend.

One of the key areas was for more experienced Councillors to act as mentors to help train newer Members. She reported that Councillor Sherras had offered to put on a training session for all Councillors on the planning system, aided by the Green Book manual which he had helped to develop with Planning Officers. Other areas of training that could be carried out in-house included IT, Licensing and Budgeting. We would also learn from neighbouring Councils such as Hyndburn and South Ribble.

She commented that she had discussed her report with the Head of Human Resources who was supportive of the main thrust of the report. Members welcomed the report.

RESOLVED: That it be recommended to Personnel Committee that:

1. they adopt a Member Development Framework;
2. they provide a comprehensive up to date induction course for new Councillors that delivered an overview of Council business within a month of election;
3. they work with a training representative/champion from Overview and Scrutiny Committee and the Council Leader to nominate Council mentors to train new Members in the practicalities of Committee procedures and protocol;
4. they ensure that all Councillors have a copy of competencies appropriate to Councillor duties;

5. they check that the system for notifying and recording Councillor training development is effective and that feedback from training is recorded for future consideration of training provision;
6. they liaise with training representatives/champions from Overview and Scrutiny Committee on an ongoing basis to find out what training Councillors need;
7. they arrange for in-house training, (currently there were requests for planning training and IT training). It was envisaged that planning training would be undertaken by the Chairman of Planning and Development Committee and that IT training would be discussed as to the best option for provision;
8. they ensure that all relevant opportunities for training and development were notified to all Councillors;
9. they plan the next stage of Councillor training and development, other in-house training and going forward, Councillor training and development plans and work steadily towards the North West Charter on Member Training and Development; and
10. Councillor Bibby be thanked for her excellent report.

(c) Safeguarding

The Head of Cultural and Leisure Services referred to Minute 566(c) of Committee dated 16 December 2011 and now gave an update on progress being made towards developing a Safeguarding Policy for Ribble Valley Borough Council.

He provided a paper on the policy context, on why safeguarding was important, the core principles, what was meant by safeguarding children and vulnerable adults and a draft safeguarding procedure including key staff contacts.

An Action Plan had also been developed listing issues, detail, action, responsible persons and timescale.

Finally three examples of child protection worksheets were circulated. These were around the areas of social contact, physical contact and first aid and administration of medication. These contained some basic do's and don'ts and courses of action for staff involved.

Members then discussed the report and the wider implications of safeguarding.

RESOLVED: That the report be noted.

(d) Energy Efficiency in Council Owned Buildings

Councillor Sayers reported that the next meeting of the Joint Working Group of Members of Community Committee and Overview and Scrutiny Committee would meet tomorrow evening, 1 February 2012.

He commented favourably on the work which had already been undertaken by officers within budget constraints and highlighted individual areas where savings had already been achieved.

RESOLVED: That the report be noted.

(e) Council Website

The Chairman reminded Members that this Working Group had been led by Councillor A Knox but, as Councillor Knox was no longer a Member of this Committee, a fresh approach was needed. He suggested the formation of a new Working Group consisting of Councillors Sayers, Bibby and White to look at the issues raised by Planning and Development Committee.

The Director of Community Services explained the system in place for putting items onto the website and monitoring of articles on there and its general upkeep.

RESOLVED: That

1. the report be noted; and
2. a further report be submitted to the next meeting of this Committee.

The meeting closed at 8.05pm.

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

Minutes of Standards Committee

Meeting Date: Wednesday, 1 February 2012 starting at 6.30pm
Present: B Dearing (Chairman)

Councillors:

S Hirst
M Robinson
D T Smith (left at 7pm)
D Taylor

Parish Councillors:

E Law-Riding
D Moon
P Whittaker
P Young

Independent Members:

P Walsh
G Wilkinson

In attendance: Head of Legal and Democratic Services.

706 APOLOGIES

There were no apologies for absence.

707 MINUTES

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

708 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

709 PUBLIC PARTICIPATION

There was no public participation.

710 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

711 IMPLEMENTING THE PROVISIONS OF THE LOCALISM ACT 2011

The Head of Legal and Democratic Services submitted a report describing the changes arising from the Localism Act 2011 relating to standards and

governance and ways in which this Committee could contribute to planning the steps necessary for the Council to implement the new regime. The report informed Committee that the Localism Act 2011 made fundamental changes to the system for regulating the standard of conduct of elected and co-opted councillors. It outlined some of the major changes made by the Act with regards to the actual Standards Committee, the Code of Conduct, misconduct complaints, independent persons, register of Members interests, disclosure of interests and withdrawal from meetings, and dispensations. Committee discussed various aspects of the changes and acknowledged that this Committee should remain in situ until July 2012 when the new regime would take over. They expressed disappointment that under the new system, the same independent Members of this Committee could not be retained.

RESOLVED: That Committee recommend to Policy and Finance Committee that:

1. the Standards Committee and procedures set out for dealing with complaint should be retained as at present (with the amendment to procedures that a councillor should be told immediately about the nature of a complaint made against them but not the identity of the complainant) until July 2012 where the responsibilities of the Committee should be transferred to a new Standards Committee that should include Parish Council representation if possible;
2. the format of the current Code of Conduct should be retained with relevant modifications made to it to comply with the requirements of the Localism Act 2011;
3. the procedure for dealing with misconduct complaints should be referred to the new Standards Committee;
4. the Monitoring Officer be authorised to put arrangements in hand to recruit two independent persons for the new regime in consultation with a working group of six Members comprising Mr Dearing and Mrs Walsh from the Standards Committee, two representatives from Policy and Finance Committee and two representatives from Personnel Committee;
5. action be deferred on action relating to the register of interest/dispensations/standing order issues, pending further regulations, with a report to be submitted to Full Council on 24 April 2012; and
6. any changes to the Council's constitution be considered by existing the Standards Committee if timing permits.

The meeting closed at 7.15pm.

If you have any queries on these minutes please contact Diane Rice (414418).

Minutes of Special Planning and Development Committee

Meeting Date: Thursday, 2 February 2012 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

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

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

Also in attendance: Councillors P Ainsworth, R Bennett, R Hargreaves, K Hind (arr. 7.15pm), S Hirst, S Hore, K Horkin, R Newmark, M Ranson, C Ross, I Sayers, G Scott, D Smith and N Walsh.

712 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor S Carefoot.

713 DECLARATIONS OF INTEREST

There were no declarations of interest.

714 PUBLIC PARTICIPATION

Adam Korol on behalf of the Sabden Residents Association expressed the view that developers should not be allowed to change the Ribble Valley and that further development in Sabden would reduce the quality of life for the villagers. He requested that the Council work with Sabden to revitalise the village and that no more houses be allowed to be built in Sabden.

Pauline Wood on behalf of Clitheroe Civic Society expressed surprise at the proposed numbers of homes to be built in the Ribble Valley and remarked that although residents had been consulted, they had only recently realised the impact. She reminded Committee that a petition had been started that already had over 400 signatories and that these people must be listened to.

Doctor Mike Harper on behalf of Save Whalley Village Action Group informed Committee that the people of Whalley had been encouraged to engage with the Core Strategy and that despite opposition the proposed number of houses had increased and that this target was not right for the borough. He expressed the

opinion that it cannot be sustainable for the Ribble Valley to have all these extra houses and that the Borough Council must defend the borough.

Mr Thornton-Bryer, Milton Avenue Protest Group felt that the government had lifted one set of rules without new ones being in place and that the Core Strategy process did not meet public sector requirements. He also expressed the opinion that the Council was leaning towards a maximum number of houses without any reasoning and asked that the Strategy be reconsidered in a professional manner.

Simon O'Rourke, Clitheroe Town Council informed Committee that it was felt that the Borough Council was being driven by developers and that there was a lack of industry to cope with more residents as well as other facilities also being full to capacity eg supermarket car parks and recreational facilities and that the Borough Council needed to maintain the character of the borough.

Steve Rush highlighted comments made by several conservative ministers with regard to avoiding inappropriate development and communities being in control helping to protect green space with less urban sprawl. He felt that locally, there was no one listening to the residents and that the countryside would be destroyed.

Mrs Mallinson felt very strongly about additional development in the Ribble Valley. She reiterated comments made by David Cameron MP and spoke about the need for affordable housing in Ribble Valley and not speculative housing.

Ron Loebell informed Committee that he was concerned that less than 1% of the borough's population had bothered to respond to the consultation, which he felt meant that 99% were either happy with what was happening or didn't care. He felt strongly that residents should have spoken up when they had the chance.

715 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

716 CORE STRATEGY – HOUSING REQUIREMENTS

The Chairman asked permission of the Committee for those Councillors who were not Members to be allowed to speak at this stage in the proceedings.

Councillor Ranson was given permission to speak and remarked that it was extraordinary that people say they are unaware of the Core Strategy considering the length of the consultation exercise and that ultimately the numbers will be decided by an Inspector in that we have to produce figures that can be justified by evidence in front of an Inspector. He informed Committee that the Borough Council does take this very seriously and that we need to be the ones making defensible decisions or the Inspectors will decide for us. He felt it was important that the Core Strategy should be progressed as quickly as possible so that the borough is not swamped by developments.

Councillor Hirst was given permission to speak. He informed Committee that dealing with planning issues was a highly constrained/regulated area with detailed guidance that must be worked to and subject to the independent scrutiny of an Inspector. A number had to be set for the housing requirement in order to control development in the future, and that it needs to be set at a level that is sustainable but that will not be thrown out by the Inspector and so have to start again from the beginning with the whole process.

Councillor Newmark was given permission to speak. He spoke strongly in defence of the Councillors on the Planning and Development Committee who were also residents of the Ribble Valley. He remarked that the Borough Council had lost appeals where applications had been refused in the past because, in the view of an Inspector, the refusal was not based on solid evidence. The consultation process had been lengthy and the proposed housing requirement numbers had been drawn from conclusions on receipt of consultation responses.

The Head of Regeneration and Housing gave Committee a brief roadmap through the report informing Committee why there needed to be established a requirement for housing and that it was fundamental to the Core Strategy moving forward. The Core Strategy also has to reflect national policies and guidance and there was a framework to abide by and relevant evidence to be considered. He reminded Committee that consultants had been appointed to provide the Council with their report and advice and that their key conclusion was that 190 – 220 was an appropriate level of dwellings per annum for the 20 year plan period. It was recognised that the position of housing delivery must be constantly monitored. Their report had been published for consultation and a working group had been established to look at the housing requirement numbers. The consultation had generated 139 responses from a range of respondees, 118 of which had been made by members of the general public and the others were generally of a more technical nature on behalf of landowners, developers and house builders. Some of these detailed responses had been sent to NLP Consultants for further consideration including the counter proposal from Save Whalley Action Group. However, NLP were of the same mind with regard to the housing requirement figure, although they acknowledged some of the points made. He felt that the conclusions and evidence pointed to a figure of 4,400 dwellings over the plan period of 20 years was the right figure to recommend.

Committee discussed various aspects of the housing requirement figure. It was felt by Committee that NLP offer a robust evidence base with recognition of economic growth and the challenges ahead. There was some discussion about when a formal review should be undertaken which would take into account new census figures and other information. Committee were informed that an annual monitoring report that would take into account changing policies and circumstances, would be carried out. It was understood that the Borough Council had to accept more houses being developed in the Ribble Valley and that the housing requirement number had to be defensible.

RESOLVED: That Committee agree for the purpose of the Core Strategy that the housing requirement is set at the middle of the range advised by the Council's consultants namely 4000 dwellings during the plan period (200 dwellings per annum) and

that provision for a formal review to be undertaken within five years or less of adoption of the Core Strategy be included in the proposals.

The meeting closed at 8.30pm.

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

Minutes of Special Policy & Finance Committee

Meeting Date: Tuesday, 7 February 2012, starting at 6.30pm
Present: Councillor E M H Ranson (Chairman)

Councillors:

R Bennett	J Rogerson
T Hill	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, Financial Services Manager.

717 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Hill, K Hind, R E Sherras and D T Smith.

718 DECLARATIONS OF INTEREST

There were no declarations of interest.

719 PUBLIC PARTICIPATION

There was no public participation.

720 PLATFORM GALLERY – RECEPTION REMODELLING SCHEME

The Director of Community Services submitted his report on proposals for the incorporation of the Tourist Information Centre into the Platform Gallery. The report also sought approval for the release of the capital budget of £49,211 for the remodelling scheme.

He reminded Members that the relocation of the Tourist Information Centre to the Platform Gallery was one of a range of measures to help achieve the Council's efficiency measures for 2012/13 and was essential for the proposed reorganisation and remodelling of Level B in the Council Offices to proceed. He commented that the building would have to be more flexible to deal with increased numbers and the range of enquiries. The current reception desk at the Gallery could accommodate one to two people at most and it was envisaged that the new facility would need a minimum of two people at any one time increasing to three during busy periods. A new reception counter was therefore needed.

The number of staff in the building at any one time could also double depending on rotas. A separate back office was therefore required if the combined service was to operate efficiently.

Storage space at the Gallery was an ongoing problem and would be exacerbated with the relocation of the TIC.

Finally as the scheme was closely linked to proposals for Level B Reception it has been assumed that the counter currently occupied by the TIC would remain as part of the new Contact Centre although there was an intention to recycle as much of the display/shop fittings from Level B to the Gallery as possible.

The estimated cost of the scheme was £49,211 however it was pointed out that the actual cost would be dependent upon the following factors:

- The extent of the works and the final specification.
- The cost of any variations to the design or brief.
- Any other unforeseen items.

The Director of Community Services also pointed out that some of the works included in the scheme would become necessary in the near future regardless of the move. This included the replacement of the laminate flooring and refurbishment of the wooden floor.

Members then discussed this matter in some detail.

The Director of Community Services was questioned on the absence of a Business Plan and Members expressed some concerns about the cost of the project. The Director of Community Services explained that the main reason for the project was the need to move the Tourist Information Centre down to the Platform Gallery as part of the overall changes to Level B Reception. He also pointed out the fact that these changes had been mooted quite recently and the lead in time for preparing his report had been very short.

RESOLVED: That

1. Committee approve the proposed layout outlined at Appendix 2 to this report and instruct the project team to develop and tender the scheme based on this layout;
2. approve the project programme as outlined in Appendix 3 and instruct the project team to manage the scheme based on this programme;
3. approve the estimate cost as outlined at Appendix 4 and instruct the project team to proceed with the scheme based on these costs combined with those for Levels B and C Receptions; and
4. a full report including a Business Plan be presented to the next meeting of Policy and Finance Committee.

721

OVERALL REVISED CAPITAL PROGRAMME 2011/12

The Director of Resources submitted her report to Committee to consider the overall revised Capital Programme for 2011/12. She pointed out that the Council

had spent only 40% of the revised estimate to date. With just over £100,000 of the above under-spend in respect of the recently awarded flood grants where the work would be completed by the end of March under the terms of the grant.

The Council had also just been notified that it was to receive additional resources from the Government for disabled facility grant schemes. The additional grant income had been used to increase the grant budget by £19,180. However it was anticipated that this would not be spent by the end of the financial year and so the increased budget had been moved to the 2012/13 financial year.

Furthermore the above revised estimate had been prepared on the assumption that the earlier agenda item on the remodelling of the Platform Gallery was approved. It was proposed to move a large proportion of the Capital Budget to the 2012/13 financial year.

She listed the variations in resources and expenditure to those anticipated at this time last year.

Overall expenditure had increased by £149,880; there had been some substantial increases to the Capital Budgets through the addition of schemes and slippage, which had largely been offset by the transfer of a large portion of the budget to the 2012/13 financial year. This was particularly in respect of:

- Whalley Moor Woodland paths and nature trails;
- purchase of refuse vehicle; and
- housing grants.

RESOLVED: That Committee approve the overall revised Capital Programme for 2011/12 as now set out in the Director of Resources report.

722 OVERALL CAPITAL PROGRAMME 2012/15

The Director of Resources submitted her report for a 3-year Capital Programme for 2012/13 to 2014/15 for submission to Full Council.

She commented that in August 2011 the Budget Working Group had reviewed the Council's Capital Programme, they had agreed the following:

- that the Capital Programme should cover the term of the current Council. The current Council covers the years 2011/15 and therefore there are three years remaining;
- the forward programme should be analysed into the following themes:
 - housing services;
 - service support and delivery;
 - economic growth and prosperity.

- this was to compare proposed expenditure alongside the appropriate resources available eg economic growth and prosperity schemes, funded by the New Homes Bonus;
- Heads of Service be invited to submit scheme bids for the forward programme;
- schemes put forward should be the absolute basic requirements to keep the Council's services running over the coming 3 years.

The resources shown for 2012/13 included anticipated spare resources carried forward from 2011/12 of £155,700. Clearly the total programme as submitted to service committees was unaffordable.

The submitted Capital bids were reported to the Budget Working Group in September 2011 where the schemes were discussed in some detail. Members were clear that any schemes should be the absolute basic requirements to keep the Council's services running over the coming 3 years. A substantial amount of capital budget was recommended for transfer to the 2012/13 financial year. The reasons and the amounts were detailed for Committee.

Corporate Management Team had reviewed the potential programme in early January 2012 in line with the remit given by the Budget Working Group. In addition Corporate Management Team considered the total capital resources available. The Budget Working Group had met on the 16 January to consider the Capital Programme and their recommendations were incorporated in the report alongside the original bids. Corporate Management Team had recommended to the Budget Working Group that four schemes be removed from the proposed Capital Programme. These were as follows:

- Non-specific measures to reduce energy consumption in Council buildings.
- Introduction of photovoltaic schemes – main offices, pool, depot.
- Energy efficiency grant.
- Renewable energy source grants.

Two further schemes were recommended for reduction, it was suggested that the disabled facilities grant bid would be reduced from £150,000 per annum to £120,000 per annum and that the landlord tenant grants bid be reduced from £100,000 to £75,000 per annum.

Whilst the recommendation was for a reduction in the level of these capital bids for 2012/15 there was a large amount of capital budget being moved from the current financial year to 2012/13 in respect of these two schemes. The revised Capital Programme for 2011/12 recommends that £69,180 be moved to 2012/13 in respect of disabled facilities grants and £45,000 is moved in respect of landlord tenant grants.

Resources to finance the proposed Capital schemes had been applied in a manner to best match the nature of the asset and the anticipated asset life. Use of borrowing and the VAT shelter reserve had been kept to an average of approximately £100,000 per annum for each method of finance in line with previous Budget Working Group recommendations.

*** RESOLVED: That Committee recommend to Full Council the Capital Programme for 2012/15 as set out at Appendix 3 of the report. ***

723 OVERALL REVENUE BUDGET 2012/13

The Director of Resources submitted a report asking Committee to approve the revised revenue budget for 2011/12 and recommend a revenue budget and precept to Full Council for 2012/13.

The revised estimate showed a reduction in Committee expenditure of £339,000. The Director of Resources highlighted some of the main reasons for the difference, these included savings on staffing costs as a result of non filling of vacant posts, a freeze on non essential expenditure, additional benefit subsidy and release of the concessionary travel budget. Further savings were made due to the use of earmarked reserves which resulted in overall savings of £519,000. This would result in an amount of £332,000 being added to general fund balances and the end of the financial year compared with the Original Estimate which anticipated taking £186,000 from balances. From the savings the Budget Working Group recommended transferring £267,000 to replenish capital reserves and £92,000 to the Planning earmarked reserve fund. She commented that the revised budget would result in general fund balances in hand at 31 March 2012 of £1.422m.

The Director of Resources reported that the Local Government Finance Settlement confirmed the second year grant for 2012/13 as part of a two year settlement. The final announcement was made on 31 January 2012 and this Council would receive £2.902m after rolling in Council Tax Freeze Grant.

She highlighted the uncertainty surrounding local government finances for the forthcoming year including the localisation of business rates and council tax support. She referred to the review of the council's services which had taken place in the Autumn and had resulted in savings of £645,000 in the base budget. These had been incorporated into Committee estimates.

The Director of Resources informed Committee that the Council's second year allocation of New Homes Bonus Grant was £105,188. However recent representations to the Department for Communities and Local Government regarding the impact of rebandings on the calculation had resulted in the Council being allocated a further £12,400 per annum for six years. She added that the collection fund deficit was £90,434 of which this Council's share was £9,643.

She explained that Committees had approved their draft budgets as submitted, with an exception to Health and Housing Committee's budget where it was resolved to freeze cabin rents for Clitheroe Market for 2012/13 and 2013/14

following changes to how the market was rated. The reduction in income would be met from the reduction in the business rates budget for the market.

The Budget Working Group had considered the overall budget and made a number of recommendations:

- The Band D council tax for next year be frozen at £140.69, to take advantage of the Government's Council Tax Freeze grant of £78,910. This amount to be netted off the sum to be taken from general fund balances so as not to impact on the base budget.
- That a contingency item of £75,000 is added to the budget in case a pay award is agreed nationally.
- That the car parking charges for up to 2 hours for town centre car parks in Clitheroe and Longridge be frozen.
- That the pensions reserve of £438,150 be amortised to revenue over 12 years commencing in 2012/13.

The Director of Resources commented on the robustness of the estimates and the adequacy of reserves. She added this was a legal requirement. She also referred to the updated Medium Term Financial Strategy and the Council's three year budget forecast.

She explained that if Committee agreed with the Budget Working Group's recommendations the net budget for 2012/13 would be £6,048,282 after taking £20,733 from general fund balances. This resulted in a council tax requirement, including parish precepts, of £3,528,054 or £3,156,239 excluding parish precepts.

RESOLVED: That Committee

1. Approve the revised budget for 2011/12 as set out in the report;
- *** 2. Recommend to Full Council on 6 March 2012, a council tax requirement including parish precepts of £3,528,054, with no increase in the Band D Council Tax, which would remain at £140.69. ***

724 MEDIUM TERM FINANCIAL STRATEGY

The Head of Financial Services submitted a report seeking the approval of the Council's Medium Term Financial Strategy from 2012/13 to 2014/15. The Medium Term Financial Strategy is the Council's key financial planning document. It was aimed to provide the Council with an assurance that the Council's spending plans were affordable over the medium term (3 years). It included a 3 year budget forecast and provided the financial foundation for the delivery of the Council's priorities. The Medium Term Financial Strategy included the following sections:

- policy and service context;

- demographic context;
- financial context;
- national context and other external factors;
- partnership working and external funding;
- a 3-year projection of revenue expenditure;
- capital programme;
- balances and reserves;
- risk assessment and sensitivity;
- links to ambitions and priorities.

The Chairman commended the report to Members and felt that it was a very important document and as such needed greater scrutiny.

RESOLVED: That

1. Committee approve the Medium Term Financial Strategy for 2012/13 to 2014/15; and
2. the Head of Financial Services report the more salient issues to the next meeting of this Committee for a more detailed discussion.

The meeting closed at 8.18pm.

If you have any queries on these minutes please contact Jane Pearson (414430).

Minutes of Planning and Development Committee

Meeting Date: Thursday, 9 February 2012 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

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

In attendance: Head of Planning Services and Head of Legal and Democratic Services.

Also in attendance: Councillors I Sayers, G Scott and N Walsh.

725 APOLOGIES

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

726 MINUTES

The minutes of the meeting held on 12 January 2012 were approved as a correct record and signed by the Chairman.

727 DECLARATIONS OF INTEREST

Councillor T Hill declared an interest in planning application 3/2011/0837 in respect of Calderstones, Whalley.

Councillor J Rogerson declared an interest in planning application 3/2011/0900 in respect of Elswick Farm, Mellor Brow, Mellor and 3/2011/0952 in respect of Mossfield, Alston Lane, Longridge.

728 PUBLIC PARTICIPATION

There was no public participation.

729 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

PLANNING APPLICATIONS

1. APPLICATION NO: 3/2011/0710/P (GRID REF: SD 360063 437810)
OUTLINE APPLICATION FOR THE ERECTION OF 9NO. DWELLINGS (RE-SUBMISSION OF 3/2009/0968/P) ON LAND AT FELL VIEW, BARNACRE ROAD, LONGRIDGE

GRANTED subject to the following condition(s):

1. Application for approval of reserved matters must not be made later than the expiration of 3 years beginning with the date of the submission and development must be begun not later than whichever is the later of the following dates:
 - a) expiration of 3 years from the date of this permission.
 - b) the expiration of two years from the final approval of the reserved matters or in the case of approval of different dates, the final approval of the last reserved matter to be approved.
2. Details of the appearance and landscaping, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved. Application for the approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

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

3. The permission shall relate to the development as shown on Plan Drawing Number's 7504-L101, 7504-L102, 7504-P110, 7504-P111, 7504-P112 and 7504-P113.

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

4. Notwithstanding the submitted details, prior to the commencement of development, precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used in the approved development 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 and the adopted

Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

5. No development shall take place 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 include details of a surface water regulation system and surface water run off from the site shall be restricted to existing rates. None of the dwellings shall be occupied until the works have been completed in accordance with the approved scheme.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 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, re-enacting or modifying that Order), express planning consent shall be required for any development referred to in Schedule 2, Part 1, Classes A to G, and Part 2, Class A of the Order.

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

7. Notwithstanding the details contained within the approved plans, no development shall take place until details have been submitted to and confirmed in writing by the local planning authority regarding the ground level at which the road and the dwellings will be sited together with finished floor levels of the dwellings. The development shall be carried out in accordance with the approved details.

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

8. The landscaping details required by Condition 1 shall include full details of both hard and soft landscape works, including details of trees to be retained and methods for their protection during the construction period; proposed finished ground levels or contours; means of enclosure; car and bicycle parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; and minor artefacts and structures (e.g. furniture, refuse or other storage units, lighting etc) together with details of the implementation and maintenance of the scheme.

REASON: In the interests of the amenity of the area and in order to supplement the potential impact of the development on the existing trees on site, in compliance with Policy G1 of the Ribble Valley Districtwide Local Plan. In order to ensure that any trees affected by development are afforded maximum physical protection from the adverse affects of development.

NOTES

1. 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.
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.

2. APPLICATION NO: 3/2011/0826/P (GRID REF: SD 381200 443918)
PROPOSED CONVERSION OF BARN TO DWELLING AND CHANGE OF USE OF AGRICULTURAL LAND TO CREATE GARDEN AREA, PARKING AREA, NEW VEHICLE ACCES AND SITING OF NEW SEWAGE TREATMENT PLANT AT HILL FOOT BARN, TWISTON, CLITHEROE, LANCASHIRE, BB7 4DB

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 Number's 2001-22-03, 2001-22-04 Rev. B and 2001-22-04 Rev. C (drawings 1 and 2).

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 15 December 2011.

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

4. 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, ENV1, H2, H15, H16 and H17 of the Ribble Valley Districtwide Local Plan.

5. All the external works of the development 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. This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 22 September 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.

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.

8. 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.

9. The development hereby permitted shall not be commenced until details of the landscaping of the site, 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 full 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 prior to completion of the development unless otherwise agreed by the Local Planning Authority, 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 and ENV1 of the Ribble Valley Districtwide Local Plan.

10. The actions, methods and timings included in the mitigation notes attached the Bat Survey supplied with this Application, dated 29th of September 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 development, in compliance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan to ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

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 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 building and 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 Policies, H2, H15, H16, H17 and ENV1 of the Ribble Valley Districtwide Local Plan and PPS5.

12. 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, H15, H16 and H17 of the Ribble Valley Districtwide Local Plan.

13. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. 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 of archaeological/historical importance associated with the buildings, in accordance with PPS5.

NOTES

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 9 and 10 in the Parish of Twiston run 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.
3. 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.

4. Consent of the Environment Agency is required prior to the discharge of effluent to surface or underground waters. Consent will only be considered if discharge to the foul sewer is not practicable, in which case the applicant should consider:
 - (i) Construction of a soakaway area with no residual discharge to watercourse.
 - (ii) Construction of a soakaway area with a high level overflow discharging to watercourse.

Direct discharge to watercourse which will only be considered where options (i) and (ii) are impracticable. The applicant should be advised to contact the Environment Agency, Area Planning Liaison Officer, Lutra House, Dodd Way, Off Seedlee Road, Walton Summit, Bamber Bridge, Preston PR5 8BX for any option not involving discharge to foul sewer.

5. 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. APPLICATION NO: 3/2011/0864/P (GRID REF: SD 360065 437102)
EXISTING REAR STORAGE TO BE DEMOLISHED. PROPOSED SINGLE STOREY TO REAR AND TWO STOREY TO SIDE, EXISTING SIDE GATE REPOSITIONED AND INTERNAL ALTERATION TO THE PROPERTY, 1 WHITTINGHAM ROAD, LONGRIDGE

The Head of Planning Services reported an additional objection.

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 1124/EX/01, 1124/L/01, 1124/SK/01 Rev. C, 1124/SK/02 Rev. B and 1124/SK/03 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 16 December 2011.

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

4. 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 ENV16 of the Ribble Valley Districtwide Local Plan.

5. All new and replacement doors and windows shall be in timber and retained as such in perpetuity, when otherwise agreed in writing with the Local Planning Authority.

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.

6. Notwithstanding the approved plans, both first floor windows in the south facing elevation of the approved two-storey extension hereby approved 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 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – ‘Extensions and Alterations to Dwellings’.

7. All windows indicated to be obscure glazed, shall also be fitted with restrictor 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.
8. Details of any further external alterations or additions to the building, including the erection of any flues, extraction, air conditioning or refrigeration systems, shall be submitted to and approved by the Local Planning Authority.

REASON: In order that the Local Planning Authority can be satisfied that the details are not injurious to the visual amenity and to safeguard, where appropriate, neighbouring residential amenity, in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan,

4. APPLICATION NO: 3/2011/0867/P (GRID REF: SD 366890 430847)
SUBSTITUTION OF HOUSE TYPE APPROVED UNDER APPLICATION 3/2009/0306/P INCLUDING THE ERECTION OF DETACHED GARAGE AND AMENDMENTS TO ACCESS TRACK APPROVED UNDER APPLICATION 3/2007/0287/P AT HOMESTEAD, BARKER LANE, MELLOR, BLACKBURN, LANCASHIRE, BB2 7EE.

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 PA00-RevD, PA01-RevD, PA02-RevD, PA03-RevE, PA04-RevD, PA05-RevA, PA06-RevA, PA06-REA, PA100-RevA and PA101-RevA.

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

3. 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.

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 Policies G1, ENV3 and ENV4 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 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 revised access track indicated on the plan drawing no. PA01-RevD 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 approved.

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

7. The use of the access track shall be limited to the occupants of Homestead 1 and shall only be used in connection with access to that property.

REASON: For the avoidance of doubt since the originally approved access track was the subject of agreed amendments, and that the Local Planning Authority does not accept the claim that the land in question has residential use.

8. This approval does not allow the use of the land north of the existing residential curtilage on Homestead, that includes the access track, to be used for residential purposes.

REASON: For the avoidance of doubt since the originally approved access track was the subject of agreed amendments, and that the Local Planning Authority does not accept claims that the land in question has a residential use.

9. 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.

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.

11. The revised track shall not be floodlit or illuminated in any way.

REASON: In the interest of visual and residential amenity in accordance 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: 3/2011/0900/P (GRID REF: SD 364860 430990)
APPLICATION FOR THE REMOVAL OF CONDITION NO. 17 (OCCUPANCY PERIOD) OF PLANNING CONSENT 3/2004/0450P, TO ALLOW THE USE OF UNITS 3 AND 4 AS PERMANENT RESIDENTIAL ACCOMMODATION AT ELSWICK FARM, MELLOR BROW, MELLOR

GRANTED and Condition 17 of 3/2004/0450/P be removed in its entirety.

(Mr Kinder spoke in favour of the above application. Councillor Rogerson returned to the meeting.)

6. APPLICATION NO: 3/2011/0922/P (GRID REF: SD 374216 442445)
PROPOSED DEMOLITION OF THE EXISTING DWELLING AND CONSTRUCTION OF A PROPOSED REPLACEMENT DWELLING AT NEARFIELD, EASTHAM STREET, CLITHEROE, LANCASHIRE, BB7 2HY
The Head of Planning Services reported that another letter had been received.

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 4107 – 10A and 4107 – 11B.

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 email and plan received on the 2nd December 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 Policies G1, ENV3 and ENV4 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 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”.

6. 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.

7. The actions, methods & timings included in the mitigation notes attached to the protected species survey dated the 27th 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 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.

8. 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.

INFORMATIVES

1. 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.
2. The applicant should contact United Utilities Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.
3. The applicant is requested to minimise any disruption to nearby residents as a result of the development and ask that construction work be carried out within reasonable hours, so as not to cause nuisance.

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

7. APPLICATION NO: 3/2011/0952/P(GRID REF: SD 360169 434941)
PROPOSED NEW AGRICULTURAL STORAGE BUILDING FOR
FEED/IMPLEMENTS AND MACHINERY. AMENDED RE-SUBMISSION OF
3/2011/0462 AT MOSSFIELD, ALSTON LANE, 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 be implemented in accordance with the proposal as amended by plans received on the 9 January 2012 (Drawing Nos. RH/320110462/01 & RH/320110462/02) in relation to the proposed elevations/floor plan and the revised siting of the building.

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 and the adopted Supplementary Planning Guidance – "Agricultural Buildings and Roads".

4. The proposed agricultural storage building shall be used for the purposes of maintaining the land and livestock in the applicant's ownership only. The building shall not be used for domestic purposes, and no trade or business whatsoever shall be carried out from within the building.

REASON: In the interests of the amenities of the area and to safeguard nearby residential amenity in order to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

(Councillor Rogerson returned to the meeting)

8. APPLICATION NO: 3/2011/0953/P (GRID REF: SD 380514 445856)
PROPOSED CONVERSION AND EXTENSION OF EXISTING GARAGE TO
CREATE ONE DWELLING AND PROVIDE REPLACEMENT PARKING
(RESUBMISSION) AT ACORN COTTAGE, BACK LANE, RIMINGTON

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 TRI-0676/05B and 06B.

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

3. Prior to the first occupation of the dwelling hereby permitted, a 1.2m high closed boarded fence shall be erected on the boundary between the front elevation of the proposed dwelling and the rear elevation of the existing dwelling, Acorn Cottage, as shown on drawing number TRI-0676/06B. The fence shall thereafter be retained permanently to the satisfaction of the Local Planning Authority.

REASON: In order to ensure a satisfactory level of privacy for both dwellings and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. Vehicular access to the proposed dwelling shall be from Rimington Lane only with no vehicular access to Back Lane.

REASON: To comply with the terms of the application, in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Prior to the first occupation of the dwelling hereby permitted, a timber fence (of 1m minimum height and 2m maximum height) shall be erected across the existing driveway in the position shown on drawing number TRI-0676/06B. The fence shall thereafter be retained permanently to the satisfaction of the Local Planning Authority.

REASON: In order to ensure that the northern part of the existing driveway with access on to Back Lane is not used to provide access to the proposed dwelling, but is permanently available for the parking of two vehicles for the existing dwelling, Acorn Cottage. This is to comply with the terms of the application, and is in the interests of highway safety as required by Policy G1 of the Ribble Valley Districtwide Local Plan.

9. APPLICATION NO: 3/2011/0959/P (GRID REF: SD 370338 434048)
APPLICATION FOR OUTLINE PLANNING PERMISSION FOR THE DEMOLITION OF AN EXISTING GARAGE AND THE ERECTION OF TWO DETACHED DWELLINGS INCLUDING DETAILS OF LAYOUT AND ACCESS WITH ALL OTHER MATTERS RESERVED. LAND ADJACENT 65 WHALLEY ROAD, LANGHO, BLACKBURN, LANCASHIRE, BB6 8EF

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.
2. The permission shall relate to the development as shown on Plan Drawing No's 001, 002, 003, 004 and sss-04-01-mell-b.

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

3. 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.

4. With reference to any future reserved matters application, and notwithstanding the details submitted with the application, the maximum height of the proposed dwellings (which shall be of a two storey construction) shall be no more than 8m.

REASON: In the interests of visual amenity and the potential impact upon the amenity of the occupiers of the adjacent neighbouring properties, in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the SPG – “Extensions and Alterations to Dwellings”.

5. Before the proposed access to the new dwellings and the reinstated access to the existing dwelling are used for vehicular purposes, any gateposts erected at the access points shall be positioned 5 metres 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 shall be 45 degrees to the centre line of the access. The gates shall open away from the highway. Should the access points remain un-gated 45 degree splays shall be provided between the highway boundary and points on either side of the drive measured 5 metres back from the nearside edge of the carriageway.

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

6. Before the proposed access to the new dwellings and the reinstated access to the existing dwelling number 65 Whalley Road are used for vehicular purposes, that part of the access points 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, in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out as shown on Drawing 002 or equivalent for each of the two new dwellings. A vehicular turning space shall also be provided to the front of the existing dwelling number 65 Whalley Road as shown on Drawing 002 or equivalent. These vehicular turning spaces shall be laid out and made available for use before the development is brought into use.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, as vehicles reversing to and from the highway are a hazard to other road users.

8. Prior to the commencement of built development, the hedge on the highway frontage of the site to Whalley Road shall be reduced to and permanently maintained henceforth at a height not greater than 1 metre above the crown level of the carriageway of Whalley Road.

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

9. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved 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.

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.
2. 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.

Note: 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, details below:

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

3. 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 the consent of the Environment Agency. If surface water is allowed to be discharged to the

public surface water sewerage system we may require the flow to be attenuated to a maximum discharge rate determined by United Utilities.

4. Currently, United Utilities policy is not to adopt SUDS (Sustainable Urban Drainage System) structures. This stance has been taken as SUDS structures, typically ponds, do not align with United Utilities asset base and would represent a substantial maintenance liability.
5. Current records indicate that there is a pipe crossing the site which is a culverted watercourse/private pipe and not a United Utilities asset.
6. A separate metered supply to each unit will be required at the applicants expense and all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.
7. Should this planning application be approved, the applicant should contact our service enquiries on 0845 7462200 regarding connection to the water mains/public sewers. United Utilities encourages the use of water efficient designs and development wherever this is possible. The most up to date advice for water efficiency and water efficient products can be found at Water Wise who have recently published a best practice guide on water efficiency for new developments. We would encourage utilisation of the water efficiency activities.

(Mr Pearson spoke in favour of the above application)

10. APPLICATION NO: 3/2011/1044/P & 3/2011/1045/P
PROPOSED APPLICATION TO VARY CONDITION NUMBER 7 OF PLANNING CONSENTS 3/2007/1093/P AND 3/2007/1094/P TO ALLOW AN INCREASE IN THE USE OF THE FUNCTION ROOM FOR UP TO 90 DAYS IN ANY CALENDAR YEAR AT TITHE BARN, BROWSHOLME HALL, NEAR CLITHEROE

The Head of Planning Services reported upon a letter received from the agent.

RECOMMENDATION 1: That application 3/2011/1044/P be approved subject to the following condition:

1. Condition 7 on application 3/2007/1094/P be altered to read:

The use of a function room for private parties and other similar events shall be limited to 90 days in any calendar year. A register of bookings should be kept and made available for the Council to inspect at regular intervals.

REASON: To safeguard adjacent residential amenity under Planning Policy G1 of the Districtwide Local Plan.

RECOMMENDATION 2: That on application 3/2011/1045/P condition number 7 be removed.

(Mr Parker spoke in favour of the above application)

11. APPLICATION NO: 3/2011/1068/P (GRID REF: SD 363222 432303)
APPLICATION FOR MODIFICATION OF PLANNING CONSENT 3/2011/0022/P,
THE FORMATION OF A NEW CAR PARK ON LAND OPPOSITE
BALDERSTONE SCHOOL, COMMONS LANE, BALDERSTONE

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 development as shown on plan drawing No JP/CB/3320/B and JP/JM/3414/A.

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

3. The landscaping scheme submitted with the application 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.

4. All planting and construction within the frontage of this development and in advance of the new hedge line shall be maintained at below 0.9m above the height of the carriageway.

REASON: In order to maintain adequate visibility, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. 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 45o to the centre line of the access. The gates shall open away from the highway. Should the access remain un-gated 45o splays shall

be provided between the highway boundary and points on either side of the access 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.

6. Prior to its use the car park shall be surfaced and marked out in accordance with the details outlined on the sheet called 'car park surface and marking of parking spaces'.

REASON: To comply with Policies G1, G5 and ENV3 of the Local Plan and to allow for the effective use of parking areas without being to the detriment of the visual amenity of the area.

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) there shall not at any time in connection with the development hereby permitted, 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 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Commons Lane to points measured 70m in each direction along the nearer edge of the carriageway of Commons Lane, from the centre line of the access, and shall be constructed and maintained at verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: In order to maintain adequate visibility, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. The car park shall be drained in accordance with the details submitted within the document 'Surface Water Disposal and Drainage System Details' submitted with the application.

REASON: In order to prevent conditions to the detriment of the locality, and to ensure the satisfactory drainage of the site.

9. Other than the location of the vehicular and pedestrian accesses onto the site, the hedgerow fronting the site shall be protected in accordance with the BS5837 [Trees in Relation to Construction]. A protection zone shall be agreed in writing with the LPA, and shall remain in place until all construction work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

REASON: In order to ensure that the hedgerow affected by development, and considered to be of visual value, is afforded maximum physical protection from the adverse affects of development.

10. No development shall take place until the 30mph speed limit scheme has been progressed by Lancashire County Council beyond the formal consultation stage.

REASON: In the interest of highway safety as the access design and subsequent visibility calculations are based on the average speed of vehicles on Commons Lane being consistent with a 30mph Speed Limit.

NOTE(S):

1. Surface water from car parking areas of less than 0.5 hectares and roads should discharge to watercourses via deep sealed trapped gullies. For car parks greater than 0.5 hectares in area, oil interceptor facilities are required such that at least six minutes retention is provided for a 12.5mm rainfall per hour. With approved 'by-pass' type of interceptors, flow generated by rainfall rates in excess of 5mm per hour may be allowed to by-pass the interceptor provided the overflow device is designated so that oily matter is retained.

Detergents, emulsifiers and solvents must not be allowed to drain to the interceptor as these would render it ineffective.

2. The applicant should ensure that the land proposed for the soakaway has adequate permeability in accordance with BS6297:1983.
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.

12. APPLICATION NO: 3/2011/0580/P (GRID REF: SD 373490 435890)
PROPOSED CONSTRUCTION OF MICRO-HYDRO STATION INCLUDING BUILDING TO HOUSE TURBINE TRANSFORMER CONTROL EQUIPMENT AND ASSOCIATED FISH LADDER AT LAND AT HOLE HOUSE FARM, BRIDGE END, BILLINGTON

MINDED to APPROVE and DEFERRED and DELEGATED to the Director of Community Services and Head of Planning Services to await the consultation response or expiration of consultation deadline from Whalley Parish Council and subject to appropriate conditions.

(Councillor Sayers was given permission to speak on this item. Mr Sowter spoke in favour of the above application)

13. APPLICATION NO: 3/2012/0011/P (GRID REF: SD 372312 445014)
SINGLE STOREY REAR EXTENSION AT BOOKERS BARN, FELL ROAD,
WADDINGTON

REFUSED for the following reason(s):

1. The proposal is considered contrary to Policies G1, ENV1 and H17 of the Ribble Valley Districtwide Local Plan as well as policies and guidance contained within PPS1, PPS5 and PPS7. The proposed extension would be viewed as an incongruous and prominent feature by virtue of its size, scale and design and does not reflect the original building, resulting in harm to the visual appearance, character and setting of this traditional rural building and be to the detriment of the visual amenity of the Forest of Bowland Area of Outstanding Natural Beauty.
2. If allowed the development would set a dangerous precedent for the acceptance of similar unsympathetic proposals destroying the character and appearance of other barn conversions which would be both contrary to policy and to the detriment of the visual amenities of the Area of Outstanding Natural Beauty.

(Mr Tunstall spoke in favour of the above application)

14. 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

The Head of Planning Services reported three late items and during the discussion advised Members of the need to ensure that any refusals need to be based on sound technical evidence and failure to do so may make it difficult for Council to defend on appeal. Members expressed disquiet about residential development potentially having an adverse effect on the adjacent mineral reserves. Consideration of the matter was then deferred in order for the Head of Planning Services to draft a reason for refusal, for approval by Members who resolved as follows:

REFUSED for the following reason:

1. The proposed development by virtue of its proximity to adjacent mineral reserves would fail to protect mineral reserves from sterilisation and as such be contrary to national minerals policy statement 1 'Planning and Minerals' and Policy CS1 of the Joint Lancashire Minerals and Waste Local Development Core Strategy.

(Mr Gee spoke in favour of the above application. Mr Parkinson spoke against the above application)

15. 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 a letter from the applicant's agent.

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 1-3 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.

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

16. APPLICATION NO: 3/2011/0837/P (GRID REF: SD 372541 437499)
PROPOSED ERECTION OF 46 DWELLINGS COMPRISING A MIX OF TWO, THREE, FOUR AND FIVE BEDROOMED PROPERTIES WITH ASSOCIATED ACCESS, CAR PARKING, BOUNDARY TREATMENT AND LANDSCAPING AT LAND OFF PENDLE DRIVE, CALDERSTONES PARK, WHALLEY

The Head of Planning Services reported two additional pieces of correspondence.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a legal agreement within a period of 6 months (from the date of this decision) as outlined in paragraphs numbered 1 to 5 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 10/094/P01REVD as amended 19 December 2011; 10/094/P02REVA as amended 12 January 2012; 10-094-HT01-1; 10-094-HT01-2; 10-094-HT02-1; 10-094-HT02-2; 10-094-HT03-1; 10-094-HT03-2; 10-094-HT04-1 as amended 12 January 2012; 10-094-HT04-2 as amended 12 January 2012; 10-094-HT05-1; 10-094-HT05-2; 10-094-HT06-1; 10-094-HT06-2; 10-094-HT07-1; 10-094-HT07-2; 10-094-HT08-1; 10-094-HT08-2; 10-094-HT09-1; 10-094-HT09-2; 10-094-HT10-1; 10-094-HT10-2; Fence 3 as amended 19 December 2011; 1334/03REVA; 1334-04REVA; 10/094/M01.

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

3. 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.

4. 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.

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

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

6. The approved landscaping scheme as detailed on drawings 1334/03REVA and 1334/04REVA (landscape layout sheets 1 and 2) shall be implemented in the first planting season following occupation or use 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 Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Prior to commencement of development precise details of the solar thermal systems to be incorporated within plots 12, 13, 14, 15, 16 and 17 of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The systems shall then be provided in accordance with the details so submitted prior to occupation of the development and thereafter retained.

REASON: To ensure that the Local Planning Authority are satisfied with the details in the interests of both visual amenity and need to encourage the use of renewable energy in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. No development shall take place until details of the provisions to be made for the artificial bird [Swift/House Martin, Starling & House Sparrow species] nesting sites/boxes and artificial bat roosting sites/boxes have been submitted to and approved in writing by the Local Planning Authority.

The individual suitable dwellings shall be identified on a building dependent bird/bat species development site plan and include details of artificial nest/roost sites in eaves, soffits and gables using Schwegler nest and Ibstock bat boxes & Tudor roof Bat access tiles. The details shall also identify the actual elevations into which the artificial nest and boxes shall be incorporated – north/north east/west elevations for birds & elevations with a minimum of 5 hours morning sun for bats.

The approved works shall be implemented under the supervision of a representative of the local representative of Swift Conservation and in full before the development is first brought into use, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that bird and bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 and in accordance with Policy ENV7 of the Ribble Valley District Wide Local Plan.

9. The development hereby permitted shall not be commenced until details of a woodland management plan for the woodland area W2 in the Calderstones Tree Preservation Order/compartments 9 of the Calderstones Forestry Survey have been submitted to, and approved in writing by, the Local Planning Authority. The management plan shall indicate, as appropriate, details on selective thinning and replanting including details on the appropriate tree types, numbers of trees and species mix and details of all protective fencing.

The approved woodland management plan shall be implemented outside of the bird nesting bird season March – August inclusive. If this is not possible an inspection of the woodland, prior to removal of any trees, by an ecologist shall be undertaken.

Thereafter the woodland shall be managed 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, 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 District wide Local Plan.

10. No development shall take place until an updated protected species survey has been carried out during the optimum periods of May to September – Bats, & March to June - Barn Owls 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 part of the land or any buildings 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.

No development shall take place until a further bat survey has been carried out during the last optimum bat activity period of May to September prior to the commencement of development. The findings of the updated survey shall be submitted to and agreed in writing with the Local Planning Authority Countryside Officer & Natural England. If such a use by bats of buildings is established a mitigation plan including appropriate protected species license details, shall be submitted to the local planning authority countryside officer & Natural England.

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 species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 and in accordance with Policy ENV7 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 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 Policies G1 and ENV13 of the Ribble Valley District Wide Local Plan.

12. No development or arboricultural works shall take place until details of an assessment of trees been submitted to and approved in writing by the Local Planning Authority. The information submitted shall include details of those trees within which bat roosts already exist and those trees the condition of which indicate that they have the potential to be used by bats as a roost, the assessment shall also include mitigation measures.

REASON: To ensure that bat species are protected and their habitat enhanced in accordance with the Wildlife & Countryside Act 1981 as amended, the conservation [Natural Habitats & c.] Regulations 1994 and in accordance with Policy ENV7 of the Ribble Valley District Wide Local Plan.

13. No development shall take place until the scheme of mitigation protection measures for badgers/setts and foraging areas has been submitted and approved by the Local Planning Authority. The agreed protection measures shall be fully implemented in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority. REASON: To ensure that no species protected by the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 are harmed in accordance with Policy ENV7 of the Ribble Valley District Wide Local Plan.

14. 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 developments 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 site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site. The historic landfills will need to be included in the conceptual model, and appropriate groundwater analyses submitted before points (1) & (2) of the condition above are satisfied

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

REASON: In the interest of amenity to facilitate adequate vehicle parking and/or turning facilities to serve the dwellings in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

16. 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 improvements has been submitted to, and approved 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 and in order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

NOTES

1. The grant of planning permission will require the applicants to enter in to an appropriate legal agreement with the County Council as highway authority. The highway authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Executive Director at PO Box 9, Guild House, Cross Street, Preston PR1 8RD in the first instance to ascertain the details of such an agreement and the information to be provided.
2. 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.

731 ITEMS DELEGATED TO DIRECTOR OF COMMUNITY SERVICES UNDER SCHEME OF DELEGATED POWERS

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

732 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0317/P	Internal alterations including removal of perished sand and cement plaster, removal of unauthorised waterproofing render and replacement with lime based plaster, removal of unauthorised concrete floor (leaving all remaining concrete floors) and replacement with lime based screed, removal of 20 th century internal partition walls and construction of new stud and plasterboard partition, re-roofing by using existing grey slates on to existing roof incorporating breathable felt, repair existing 20 th century timber roof spars only as required, replacement of perished	Bustards Farm Rimington Lane Rimington

Cont/

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
Cont ...	plasterboard on ceilings and partitions, rewire and re-plumb	
3/2011/0480/P	Granny annex (detached) re-submission of refused application 3/2010/1011/P	Shuttleworth Farm Henthorn Road Clitheroe
3/2011/0698/P	Proposed leisure facility building ancillary to the existing domestic property, balcony over plant room and PV panels on roof	Lynton Longsight Road Clayton-le-Dale
3/2011/0730/P	Detached double garage with games room over	High Lea Bungalow Whins Lane Simonstone
3/2011/0744/P	Single storey flat roof extension to rear of property	Shajan Indian Restaurant Ltd Longsight Road Clayton-le-Dale
3/2011/0746/P	Application for renewal of planning permission 3/2008/0832/P for the erection of a building for use as a crematorium and funeral chapel, and construction of car park	Ribble Valley Remembrance Park Mitton Road Whalley
3/2011/P/0807/P	New external stair and door opening at first floor level at the rear of the premises to serve self-contained flat	Raffia 38 King Street Clitheroe
3/2011/0823/P	Proposed small B1/B8 unit to be positioned between existing units 1 and 2	Fairfield Business Park Longsight Road Clayton-le-Dale
3/2011/0844/P & 3/2011/0845/P	Material amendment to approve hotel extension project (3/2008/0548/P) to form additional kitchen and administrative office accommodation	Stanley House Preston New Road Mellor
3/2011/0860/P	Proposed single storey extension to the rear and west side, reinstate double height windows to the front, extending one rear room to two storey, change of use of agricultural land to the front of the property to allow safe access	The Old School Room Walker Fold Chaigley
3/2011/0871/P	Proposed demolition of rear Conservatory and erection of a single storey Garden Room and formation of a new rear external door opening in place of an existing window	6 Grindleton Road West Bradford

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0887/P	Proposed conversion of a barn to a single dwelling	Abbot Barn Back House Lane Chipping
3/2011/0897/P	Demolition of the existing porch and utility and erection of a proposed two-storey extension	Hollycroft Bowland Gate Lane West Bradford
3/2011/0911/P	Application for the removal of condition no. 14 (occupancy period) of planning consent 3/2003/0836P; to allow the dwelling to be used as permanent residential accommodation	Aspinall Farm Kenyon Lane Dinckley
3/2011/0914/P	Proposed photovoltaic solar panels on the existing garage roof (front elevation)	Mill Pond House Clitheroe Road West Bradford
3/2011/0917/P	Proposed roof lift to form new bedroom and en-suite in the existing roof space, garden room/dining extension, new porch (to replace existing) and internal alterations	16 Church Close Waddington
3/2011/0930/P	Outline Application for proposed demolition of the existing building and replacement with 1 no. detached house	The Village Hall Brockhall Village
3/2011/0933/P	Proposed covered midden area	Greenlands Farm Chipping
3/2011/0944/P	Proposed covered roof area for existing root crop store	Birchen Lea Farm Leagram
3/2011/0949/P	Two-storey extension to South elevation of house to form double garage/utility with dormers at first floor. Porch extension to South elevation and first floor extension to South and East to form additional bedrooms. First floor terrace with covered area beneath to East elevation. Single storey extension to North elevation	Cresta Ribchester Road Clayton-le-Dale
3/2011/0951/P	Application for the removal of condition No. 11 (occupancy period) of planning consent 3/2006/0273/P to allow the building to be used as permanent residential accommodation	The Barn Preston Road Alston
3/2011/0958/P	Proposed single storey rear extension	30 Berkeley Drive Read

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0965/P	Proposed detached two-bed bungalow on vacant land adjacent	14 Crumpax Avenue Longridge
3/2011/0966/P	Proposed clock with text (Resubmission)	Alpes Butchers 14-16 Shawbridge Street Clitheroe
3/2011/0988/P	Application to discharge condition No 4 (materials) of planning consent 3/2010/0596/P	9-11 Hellifield Road Bolton-by-Bowland
3/2011/0995/P	Proposed conversion of an existing dwelling and attached annex into two separate residential properties and erection of a single storey double garage	Oak Mount Farm Ribchester Road Clayton-Le-Dale
3/2011/1031/P	Application for discharge of condition No 3 (materials) of planning permission 3/2011/0547/P	24 Chatburn Park Drive, Clitheroe
3/2011/1053/P	Application for discharge of condition No 3 (materials) on 3/2011/0842/P and 3/2001/0843/P	Stanley House Preston New Road Mellor

733

APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0103/P	Proposed erection of a wind turbine on a 43m tower for the farm use and as a farm diversification project. The output is 330kw	Westby Hall Farm Gisburn	Proposal by virtue of its location, siting, scale and height would be contrary to Policies G1, G5, ENV2, ENV3, ENV24, ENV25, ENV26 of the Districtwide Local Plan, Forest of Bowland AONB Renewable Energy Position Statement, PPS 22 and the Draft NPPF, in that it would represent an isolated, incongruous feature into the open landscape to the detriment of the visual amenity of the area.

Cont/

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			The proposed wind turbine by virtue of its size, siting and location so close to the adjacent Public Right of Way would impact on the enjoyment of walkers, contrary to Policy G1.
3/2011/0456/P	External repairs and renovation to stonework and windows; minor internal alterations	Clitheroe Library Church Street Clitheroe	The proposal would be unduly harmful to the character (including setting) and significance of the listed building because of the damage to historic fabric resulting from the absence of a clear 'minimum intervention philosophy' and the stone cleaning methods, stone 'consolidation' and mortars/grouts proposed.
3/2011/0766/P	Proposed two-storey extension with single storey extensions to side and rear	47 Standen Road Clitheroe	G1, H10, and SPG "Extensions and Alterations to Dwellings": <ul style="list-style-type: none"> • Detrimental to the appearance of the property and the street scene. Loss of residential amenity by virtue of overlooking and loss of privacy.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0804/P & 3/2011/0805/P	Creation of a ground floor kitchen, dining room, utility and toilet from the attached garage, with a hobby room above in order to make better use of internal space	Rod Hill Lodge Bolton-by-Bowland	The proposal would be unduly harmful to the agricultural character (including setting) and significance of the listed building because of the insertion of conspicuous, incongruous and visually intrusive rooflights in the generally unbroken and prominent historic front elevation roof slope, the insertion of an overtly domestic-style window into the garage door opening and the creation of an unnecessarily wide internal opening between the former shippon and outshut. This is contrary to Policies ENV20 and ENV19 of the Ribble Valley Districtwide Local Plan.
3/2011/0851/P	Rear second floor extension and detached single garage to rear	Houghton Farm Cottage Osbaldeston Lane Osbaldeston	G1, ENV3, H10, H17, SPG – dominant extension creating an imbalance to the original character of the building and would be to the detriment of visual amenities.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0862/P	Proposed installation of Solar PV panels to front elevations of 6 No. bungalows	1, 3, 5, 7, 9 & 11 Sycamore Bungalows Gisburn	<p>The proposed solar panels would be detrimental to the appearance of the street scene, and to the character, appearance and significance of the conservation area, due to the inappropriate position and scale of the solar panels on the front elevation of the properties. This would be contrary to Planning Policy Statement 1, Planning Policy Statement 5 and Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.</p> <p>The proposal, if approved, would be likely to lead to similar applications of this nature in the future, with such a precedent leading to a gradual erosion of the character, appearance and significance of the conservation area, contrary to Planning Policy Statement 1, Planning Policy Statement 5 and Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.</p>

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0886/P	Demolition of existing garage and office (attached to existing house - all previously used for Police house/office) and erection of new semi-detached dwelling over existing footprint	127 Padiham Road Sabden	<p>The proposal by virtue of its scale and proximity to the neighbouring dwelling is considered contrary to Policy G1 of the Districtwide Local Plan. It would result in an overlarge and overbearing development which would have a detrimental affect on the residential amenities of the adjacent dwelling.</p> <p>The proposal is contrary to Policy G1 of the Ribble Valley Districtwide Local Plan in that it would lead to conditions to the detriment of highway safety, due to the lack of off-street manoeuvring provision to allow access to and from the highway in a forward gear.</p>
3/2011/0904/P	Formation of industrial link from unit 3 to 4	Land to rear of 90 Berry Lane Longridge	<p>Due to its height and close proximity to the boundary, the proposed building would have a seriously overbearing and oppressive effect on adjoining dwellings to the detriment of residential amenity, contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.</p>

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0936/P	Proposed demolition of an existing outbuilding and construction of a replacement building to incorporate garage/workshop, household storage, office/design studio and recreational space to be used in connection with the main dwelling, and self-contained three-bed holiday cottage (Resubmission of 3/2010/0843P)	Chorley House Back Commons Clitheroe	Policies G1 and ENV3 – Obtrusive addition detrimental to visual amenity.
3/2011/0937/P	Installation of a 4kw black edged solar PV system to the rear-facing south roof slope of the dwelling	Kezmin House Hothersall Lane Hothersall	Policies G1 and H17 of the DWLP - incongruous feature resulting in harm to the visual appearance, character and significance of this traditional rural building.
3/2011/0982/P	Proposed construction of a two storey side extension to existing house to provide living room and utility/w.c. to ground floor and master bedroom suite to first floor	33 Victoria Court Chatburn	Policy G1, H10 and SPG – detrimental impact on street scene and amenity of nearby residents.

734

SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2009/1011P	Land adj Petre House Farm Whalley Road Langho	4/2/10	24	Not Signed yet With applicants agent

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2010/0078P	Old Manchester Offices Whalley New Road Billington	20/5/10	18	Ongoing negotiations in relation to contribution issues
3/2010/0929P	Land between 36 & 38 Henthorn Road Clitheroe	14/7/11	8	Not Signed yet With applicants solicitor
3/2011/0129P	Victoria Mill Watt Street Sabden	14/7/11 8/12/11	70	Not Signed yet With applicants solicitor
3/2011/0247P	Land off Chapel Close Low Moor Clitheroe	13/10/11	54	Not Signed yet With LCC
3/2011/0307P	Barrow Brook Business Village Barrow	13/10/11	37	Not Signed yet With applicants solicitor
3/2011/0316P	Land off Preston Road Longridge	10/11/11	60	Not Signed yet With applicants solicitor
3/2011/0541P	Dilworth Lane/Lower Lane Longridge	10/11/11	49	Not Signed yet With applicants solicitor Disputing LCC Highway requirement
3/2011/0482P	Brown Leaves Hotel Longsight Road Copster Green	8/12/11	18	Not Signed yet With LCC Highways
3/2011/0039P	Land at Hambledon View Simonstone	17/3/11	5	Signed 9/1/12
3/2009/0732P	27 Cringle Way Clitheroe	Delegated 27/11/09	1	Deemed withdrawn by RVBC on 13/1/12

735 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0575/P	Application for a Lawful Development Certificate for the proposed installation of solar PV panels on the school roof	St Augustine's RC School Elker Lane Billington
3/2011/0895/P	Application for a Lawful Development Certificate for a proposed kitchen extension replacing existing conservatory	13 The Acres Barrow

736 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
ORDER 1995 PART 24 – TELECOMMUNICATION CODE SYSTEM
OPERATORS – PRIOR NOTIFICATION – GRANTED

<u>Plan No:</u> 3/2011/1030/P	<u>Proposal:</u> Replacement of existing BT green metal cabinet with a new steel one in green colour and measuring 1410mm x 1210mm x 370mm at corner of	<u>Location:</u> Waterloo Road and Shawbridge Street Clitheroe
---	---	--

737 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> 3/2011/1026/N	<u>Proposal:</u> Roof over sheep handling facilities	<u>Location:</u> Foxfields Farm Stonyhurst, Clitheroe
---	--	--

738 APPLICATIONS WITHDRAWN

<u>Plan No:</u> 3/2011/0140/P	<u>Proposal:</u> Earth covered sanitary accommodation unit built into hillside within valley to form Bond Beck Campsite	<u>Location:</u> Land adjacent High Gill Barn Tosside
3/2011/0312/P	Erection of 13 dwellings and a village store and tearoom	Land at The Dene Hurst Green
3/2011/0655/P	Three two storey terraced dwellings. Garden space allocated to each property and six surface parking bays	41 Dilworth Lane Longridge
3/2011/0929/P	Two storey extension to rear	New Ings Farm Coal Pit Lane, Gisburn

739 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>
3/2010/0719 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 postponed from 24 th January *NEW DATE* 13th March 2012	

<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	–	APPEAL DISMISSED & ENFORCEMENT NOTICE UPHELD
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	–	APPEAL DISMISSED 17.1.12
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

<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	—	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	—	Awaiting site visit
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	House- holder appeal	—	APPEAL DISMISSED 20.1.12
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	House- holder appeal	—	APPEAL DISMISSED 12.1.12

<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>
3/2011/0641 D	14.12.11	Mr & Mrs Mark & Victoria Haston Carr Meadow Barn Carr Lane Balderstone	WR	–	Awaiting site visit
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	–	Awaiting site visit
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	–	Awaiting site visit
3/2011/0481 D	19.12.11	Huntroyde Estate Demolition of the stone building and piggeries Dean Farm Sabden	WR	–	Awaiting site visit
3/2011/0778 D	9.1.12	Miss A Mallet Retrospective installation of a window in the side elevation Strathaven Whalley Road Billington	Householder appeal	–	Notification letter sent 12.1.12 Questionnaire sent 16.1.12 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>
3/2011/0578 D	11.1.12	Mr M Vaughan Proposed erection of a single storey side extension on the existing patio to form a new study Austin House Malt Kiln Lane Chipping	Householder appeal	–	Notification letter sent 16.1.12 Questionnaire sent 18.1.12 AWAITING DECISION
3/2011/0820 D	12.1.12	Mr S Davenport Application for the removal of condition no.15 (length of occupancy), of planning consent 3/2006/0836P to allow the house to be used as permanent residential accommodation Butchers Laithe Knotts Lane Tosside	WR	–	Notification letter sent 23.1.12 Questionnaire sent 25.1.12 Statement to be sent by 22.2.12
3/2011/0300 O	17.1.12	Mr & Mrs Myerscough Outline application for the erection of a country house hotel and spa Land adjacent to Dudland Croft Gisburn Road Sawley	WR	–	Notification letter sent 25.1.12 Questionnaire sent 31.1.12 Statement to be sent by 28.2.12

740 SAMLESBURY ENTERPRISE ZONE PROPOSED LOCAL DEVELOPMENT ORDER

The Director of Community Services submitted a report informing the Planning and Development Committee of the ongoing work in relation to the proposed Local Development Order at Samlesbury which also requested authorisation for the eventual submission of the final document to the Secretary of State. The Head of Planning Services reminded Committee that a report had been considered by them in December 2011 which gave details of the enterprise zone at British Aerospace, Samlesbury and Warton. Policy and Finance Committee had subsequently agreed to support the enterprise submission in November 2011. Since then, Ribble Valley, South Ribble, Fylde Borough Council and Lancashire County Council had been working together to ensure delivery of the

Local Development Orders, which would assist the enterprise zone designation as soon as possible. The target date for the first implementation of the first Local Development Order was 1 April 2011.

The government sees the preparation of the Local Development Order as a key component of an enterprise zone with the aim of reducing the planning burden. The intention of the Local Development Order was to specify a range of uses subject to conditions that are treated as permitted development and as such, do not require a planning application. The statutory process for the preparation of a Local Development Order includes a formal public consultation of at least 28 days and a submission to the Secretary of State that includes written responses on any representations that are received. The Secretary of State then has a further 21 days to deal with the submission. In relation to the first Local Development Order at the Samlesbury site, it is intended to focus on development of advanced engineering and manufacturing uses and include a non-residential training facility. The report included a proposed draft of the Local Development Order which it was anticipated would require minor changes prior to formal consultation.

He again reminded Committee that the primary purpose of the Local Development Order was to remove unnecessary red tape from the planning system with an aim to stimulate economic growth by giving certainty and speeding up the planning process. The Local Development Order would automatically grant planning permission for the types of development specified in the Local Development Order subject to conditions and in doing so, would remove the need for a planning application to be made. This flexibility would also help to encourage economic growth and assist in the regeneration of the local economy. He informed Committee that he was satisfied that the proposed Local Development Order would still ensure that adequate measures were put in place to prevent inappropriate developments occurring. He also felt it was important to have regard to any observations or responses that are received from residents and consultees, so that these could be assessed and the appropriate recommendations to modify the draft Local Development Order be made and forwarded to the Secretary of State for endorsement within the timescale.

RESOLVED: That Committee

1. endorse the current consultation procedure in relation to the proposed Local Development Order and support the designation of the Local Development Order; and
2. defer and delegate the agreement of the final version of the Local Development Order and authorise any changes deemed appropriate as a result of the consultation process to the Director of Community Services and the Head of Planning Services in conjunction with the Chairman and Vice Chairman of the Planning and Development Committee.

741

APPEALS

- a) 3/2011/0671/P – proposed two-storey extension with single storey wood store, water filtration system and double garage at Shays Farm, Tosside. Appeal dismissed.
- b) 3/2011/0472/P – proposed extension to create new living space and double garage at 1 The Walled Garden, Woodfold Park, Mellor. Appeal dismissed.
- c) 3/2011/0725/P – proposed rear first floor bedroom over the existing ground floor extension at 4 Branch Road, Mellor Brook. Appeal dismissed.
- d) 3/2011/0159/ENF – insertion of first floor window in the roadside gable elevation at Old Chapel Barn, Preston Road, Alston. Appeal dismissed and the Notice upheld with a variation.

742

REPORT OF REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

The meeting closed at 9.05pm.

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