

## Minutes of Special Planning and Development Committee

Meeting Date: Wednesday, 4 April 2012, starting at 6.30pm  
Present: Councillor R E Sherras (Chairman)

Councillors:

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

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

Also in attendance: Councillors S Brunskill, S Hore, K Horkin, R Newmark, EMH Ranson, C Ross, I Sayers, G Scott, R Swarbrick, N Walsh, A Yearing.

### 886 APOLOGIES

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

### 887 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 888 PUBLIC PARTICIPATION

The Chairman introduced Mr Rush, a resident of Clitheroe who acknowledged that although the Core Strategy was something that needed submitting quickly, he was not happy about the percentage of houses that was envisaged for Clitheroe Town.

The Chairman introduced Mr Walker, Save Whalley Village Campaign, who expressed his concerns about any more houses being added to Whalley as he felt the village would not be able to cope. He also acknowledged that the Core Strategy needs adopting but wished for a degree of phasing within it.

### 889 CORE STRATEGY – A LOCAL PLAN FOR RIBBLE VALLEY REG 27 DRAFT

Councillor Yearing was given permission to speak on this item and expressed his concern about the areas of large development, namely in Clitheroe, Longridge and Whalley. He expressed particular concern about the proposed Standen Village. He also expressed concern about the references to trade in Clitheroe within the document and the many vacant shops in the main street.

Councillor Ranson was given permission to speak on this item and acknowledged that people are recognising that the Strategy needs to be in place quickly. He also acknowledged that the Planning and Development Committee has a difficult job to do and that his job as Leader was to push the Strategy forward.

The Chairman asked the Head of Regeneration and Housing to do a brief presentation on the Core Strategy for the information of both the Committee and the members of public present. The Head of Regeneration and Housing informed the Committee of the key stages in the development of the Core Strategy – A Plan for Ribble Valley. He informed them that it was a strategic plan; a vision; had a broad approach; identifies scale and distribution; headline policies; strategic site allocation; implementation and development management policies. It identifies a strategic site to the south of Clitheroe, as well as Longridge and Whalley together with Clitheroe. Employment areas in Barrow and Samlesbury are also highlighted. He outlined how the planned housing growth would be managed, that the specific allocation would be made through a separate DPD the recognition of regeneration benefits and development opportunities created for social and economic wellbeing. The plan period is from 2008 to 2028. the strategy includes for 9 hectares of new employment land as well as the Enterprise Zone at Samlesbury.

In addition there would be 4,000 dwellings, within a 30% target for affordable housing to include 15% elderly provision. He outlined the percentage number of dwellings for Clitheroe, Longridge, Whalley and other areas alongside the residual number still required and additional percentage figures separating Standen Estate out.

He then referred to other issues such as the National Planning Policy Framework, saved policies, the Sustainability Appraisal and the Infrastructure Plan, both of which would be subject to consultation alongside the draft Strategy.

He then gave Committee an alternative timeframe for the next steps:

- Publication stage – 6 weeks consultation – 20 April.
- Consider responses and issues raised – Planning and Development Committee – 21 June.
- Full Council – to agree submission – 17 July.
- Public examination – Inspector – 14 weeks from October.
- Report and adoption – December/January 2013.

The Chairman felt that the best way of approaching consideration of the document was to take each chapter in turn. Members of the Committee made several comments relating to the issues included in the document and suggested some changes. The Head of Regeneration and Housing noted these areas that he would amend before the consultation process began.

The majority of Councillors felt strongly that the Council should press ahead with the formation of the Core Strategy with the Council having decided the best way forward for the people of Ribble Valley.

RESOLVED: That Committee

1. endorse the draft Strategy and agree to its publication for a 6-week statutory consultation period, authorising the Head of Regeneration and Housing to prepare the necessary supporting material and documents required to meet the regulations, taking into account the various suggestions made; and
2. the response to the public consultation be reported back to Committee, together with any resulting proposed changes to the draft Core Strategy as soon as practicable.

The meeting closed at 8.50pm.

If you have any queries on these minutes please contact Marshal Scott (414401).