

RIBBLE VALLEY BOROUGH COUNCIL

Members of the Council are hereby summoned to attend a meeting of the Council to be held in the **TOWN HALL, CHURCH STREET, CLITHEROE** on **TUESDAY, 28 AUGUST 2012** at **6.30PM**.

CHIEF EXECUTIVE
20 August 2012

BUSINESS

Part I – items of business to be discussed in public

1. Apologies for absence.
2. Declarations of interest.
3. Public participation session.
4. To confirm the minutes of the meeting of **Council** held on **17 July 2012**.
5. Mayoral Communications.
6. Core Strategy – report of Chief Executive – copy enclosed.
7. Leader’s Report and Question time.

COMMITTEE MEETINGS: 17 JULY TO 22 AUGUST			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
COUNCIL	17 JULY	1 – 6	150 – 162
PLANNING & DEVELOPMENT COMMITTEE	19 JULY	7 – 63	163 – 177
COMMUNITY COMMITTEE	24 JULY	64 – 67	178 – 192
HEALTH & HOUSING COMMITTEE	2 AUGUST	68 – 72	193 – 210
POLICY & FINANCE COMMITTEE	7 AUGUST	73 – 80	211 – 231
PLANNING & DEVELOPMENT COMMITTEE	16 AUGUST	81 – 105	232 – 251

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, 17 July 2012, starting at 6.30pm
Present: Councillor I Sayers (Chairman)

Councillors:

P Ainsworth	S Knox
J E Alcock	G Mirfin
R Bennett	R Newmark
S Bibby	E M H Ranson
S Carefoot	L Rimmer
P Dowson	M Robinson
R J Elms	J Rogerson (6.40pm)
R Hargreaves	C Ross
T Hill	G Scott
B Hilton	R E Sherras
S A Hirst	D T Smith
J Holgate	D Taylor
S Hore	M Thomas
K Horkin	R J Thompson
A M Knox	A Yearling

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

150 PRAYERS

The Rev A Froud opened the meeting with prayers.

151 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors I Brown, S Brunskill, J B Hill, K Hind, R Moores, R Swarbrick, N C Walsh and J White.

152 DECLARATIONS OF INTEREST

There were no declarations of interest.

153 PUBLIC PARTICIPATION

There were no items of public participation.

154 COUNCIL MINUTES

The minutes of the meeting of the Council held on 24 April 2012 and the Annual Council held on 15 May 2012 were confirmed as a correct record and signed by the Chairman.

155 MAYORAL COMMUNICATIONS

The Mayor reported on events that he had attended during his first nine weeks of office. He was particularly pleased to have met the Queen as part of her Diamond Jubilee tour and to have attended the Royal Garden Party at Buckingham Palace. He had also attended the Jubilee beacon lighting ceremony at Clitheroe Castle and a Jubilee Thanksgiving Service.

The Mayor also reported on visits to a number of local village fairs, Scout events and a range of musical events. Most recently he had visited new high-tech manufacturing facilities at British Aerospace in Sarnesbury.

The Mayor also reported on events undertaken by the Deputy Mayor and Mayoress.

156 APPROVAL OF A CODE OF CONDUCT

Consideration was given to the written report of the Chief Executive asking Members to approve a new Code of Conduct for the Council.

RESOLVED: That

1. the Code of Conduct drafted by the Department for Communities and Local Government (DCLG) be adopted with the explanatory notes as set out at Appendix 1 and 2 of the report; and
2. Council approve the arrangements regarding Members' registration of their interests as set out at Section 3.4 of the report.

157 AMENDMENTS TO TERMS OF REFERENCE OF ACCOUNTS AND AUDIT COMMITTEE

Consideration was given to the written report of the Chief Executive asking Members to amend two matters approved at the Annual Meeting, those being the Terms of Reference of the Accounts and Audit Committee and the list of Outside Bodies.

RESOLVED: That

1. the Terms of Reference for Accounts and Audit Committee as set out at Appendix 2 of the report be approved;
2. the addition of two further Bodies to the list of Outside Bodies as set out at Section 3.2 of the report be approved and that Councillor J Holgate be appointed to each of those Bodies.

158 POLICE AND CRIME PANEL

Consideration was given to the written report of the Chief Executive asking Members to approve arrangements for the Lancashire Police and Crime Panel.

The report confirmed that the Police and Social Responsibility Act 2011 had created the role of the Police and Crime Commissioner and Police and Crime Panels for each force area. The Ribble Valley area was part of the Lancashire Police force area. The elections for a Police and Crime Commissioner were to be held on 15 November 2012 and the Commissioner would be held to account by the Police and Crime Panel. That panel would be required to take up its full duties in October 2012.

RESOLVED: That Council agree

1. to the establishment of a Police and Crime Panel for Lancashire as set out at Appendix A of the report;
2. the draft Terms of Reference for the panel as set out at Appendix B of the report; and
3. the draft panel arrangements as set out at Appendix C of the report;
4. the draft Procedure Rules as set at Appendix D of the report; and
5. the appointment of Lancashire County Council as Lead Authority to the Police and Crime Panel and the appointment of Ian Fisher as Secretary to the Panel.

159 APPOINTMENT OF TWO INDEPENDENT PERSONS

Consideration was given to the written report of the Chief Executive asking Members to consider and approve the Council's Working Group recommendations for the appointment of two independent persons.

The report confirmed that whilst the Localism Act 2011 had, from 1 July 2012, abolished the requirement for each Council to have a Standards Committee, arrangements had to be put in place to include provision for the appointment of at least 1 independent person.

RESOLVED: That Council approve the appointment of Mr I B Dearing and Mr I S Taylor as Independent Persons to assist with Standards.

160 LEADER'S REPORT

The Leader began by welcoming the Mayor to his first official Council meeting.

The Leader reflected on how the Borough had coped with the recent spell of poor weather conditions and heavy rainfall. He confirmed that work that had been ongoing with the Environment Agency to alleviate flooding appeared to have been successful. This included measures that had been invoked as part of the Emergency Plan. The Leader thanked all staff who had worked on the emergency measures during the period. The Leader also thanked staff who had

monitored noise and health and safety matters amongst other things at the recent Beatherders' Festival which had been a successful event.

The Leader highlighted forthcoming changes to Council Tax Benefit. He confirmed that officers were working on a scheme which would be put before the Policy and Finance Committee which would achieve a balance between protecting the most vulnerable people in the community and providing additional savings for the Council. The Leader also confirmed that the Council was preparing for the introduction of the localisation of Business Rates and that final Government proposals should be available soon.

The Leader then went on to outline the objectives for the ruling group in the year ahead namely to:

1. finalise the Core Strategy to ensure that any development in the Ribble Valley for the next 20 years would be proportionate;
2. ensure that economic development in the Ribble Valley was encouraged and given a top priority by the Council;
3. continue with tight fiscal policies to ensure that the Council remained financially viable as a small rural authority while at the same time continuing to provide efficient services to residents;
4. revitalise the main settlements in Clitheroe, Whalley and Longridge together with improving the tourism offer in the borough.

The Leader concluded by reminding Members of a range of exciting tourism events that would be taking place in the borough over the summer and particularly highlighted the Food Festival on the 4 August and the Torchlight Procession on the 25 August.

161

LEADER'S QUESTION TIME

The Shadow Leader, Councillor A Knox, also expressed his thanks for staff who had worked on emergency planning during the recent bad weather and the Beatherders' Festival.

He then went on to ask three questions of the Leader.

Firstly he asked if the Leader could confirm how many waste paper recycling collections had not been collected from households on the due day since May 2010.

The Leader thanked Councillor Knox for his question and confirmed that the paper collection service was operated by a contractor on behalf of the Council. The total number of reported missed paper collections in the 2010/11 year was 158, and 304 in 2011/12. The figures for April and May this year were 29 and 39 respectively.

In a supplementary question Councillor Knox asked if the contract could be looked at again to see if any penalties could be applied for missed collections. The Leader confirmed that the contract service was under review.

Next Councillor Knox asked if the Leader could comment on the success or otherwise of the Castle Grounds Crime and Disorder Project. The Leader thanked Councillor Knox for his question and reminded Members that the Castle Grounds Project was jointly supported by the Crime Reduction Partnership and Children's Trust with funding via the Lancashire Drugs and Alcohol Action Team, with an emphasis on providing diversionary activities for young people at risk of alcohol and substance misuse. The project was delivered in a partnership between the Council, Young People's Service and The Grand. The main focus of the project was Friday evenings when outreach teams went out into the Castle Grounds to talk to young people and to signpost them to activities that were happening in Clitheroe Youth Centre. The Leader reported the average number of interventions each week was around 30 to 40 with around 20 attending activities in the Youth Centre.

The Leader confirmed that a Drop-in Centre was currently being prepared to further support work in the Castle Grounds. The Leader confirmed that there was much anecdotal evidence of young people modifying their behaviour as a result of the measures outlined. In a supplementary question Councillor Knox asked if further action could be taken for those people who had not modified their behaviour or had moved their activity to other areas of town. Councillor Ranson advised Councillor Knox to contact the Community Development Officer to discuss the matter further.

Finally Councillor Knox asked how much debt had been written off by the Council since May 2010. The Leader confirmed that debts totalling in the region of £350,000 had been written off in Council Tax, NNDR (Business Rates), Housing Benefit overpayment and Sundry Debtors since May 2010.

162 COMMITTEE MINUTES

(i) Emergency Committee – 1 May 2012

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

(i1) Community Committee – 22 May 2012

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

(iii) Planning and Development Committee – 24 May 2012

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

(iv) Personnel Committee – 30 May 2012

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

(v) Health and Housing Committee – 31 May 2012

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

(vi) Policy and Finance Committee – 12 June 2012

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

(vii) Parish Council Liaison Committee – 14 June 2012

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

(viii) Licensing Committee – 19 June 2012

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

(ix) Planning and Development Committee – 21 June 2012

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

(x) Accounts and Audit Committee – 27 June 2012

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

The meeting closed at 7.20pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 19 July 2012 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

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

In attendance: Head of Planning Services, Head of Legal and Democratic Services, Head of Regeneration and Housing and Senior Planning Officer.

Also in attendance: Councillors S Hirst, K Horkin, D Smith and R Swarbrick.

163 APOLOGIES

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

164 MINUTES

The minutes of the meeting held on 21 June 2012 were approved as a correct record and signed by the Chairman.

165 DECLARATIONS OF INTEREST

The following Councillors declared an interest in the respective planning applications.

Councillor J Rogerson declared an interest in application 3/2012/0378, 3/2012/0395 and 3/2012/0417.

Councillor White declared an interest in application 3/2012/0399.

Councillor Carefoot declared an interest in 3/2012/0399.

166 PUBLIC PARTICIPATION

There was no public participation.

PLANNING APPLICATIONS

1. APPLICATION NO: 3/2011/0896/P (GRID REF: SD 375891 445844)
CONVERSION OF THE EXISTING CHAPEL AND SUNDAY SCHOOL BUILDING TO FORM 2 NO. FOUR BEDROOM DWELLINGS INCLUDING CREATION OF A GARDEN AND PARKING AREAS. OLD METHODIST CHAPEL, LOWER CHAPEL LANE, GRINDLETON, 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 Number's 1134-A01, 1134-A02 Rev. D, 1134-A03 Rev. F, 1134-A04, 1134-A03 Rev. E, 1134-A05 Rev. B, 1134-A010 Rev. C, Site Plan Plot 1 and Site Plan Plot 2.

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

3. Precise specifications and samples of all walling and roofing materials (including render) and details of the windows and doors to be used, 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 and ENV16 of the Ribble Valley Districtwide Local Plan.

4. 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.

5. Notwithstanding the details shown upon the approved plans, all new and replacement doors (unless specifically stipulated on the approved plan drawings) 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.

6. 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.

7. The car parking spaces marked on the approved plan shall be made available before the use of the premises hereby permitted becomes operative, and shall remain available for use in perpetuity.

REASON: To comply with Policies G1, T1 and T7 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

8. 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 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. For the avoidance of doubt, the residential curtilage for these new properties shall be that land outlined in red on the Site Plans for Plot 1 and Plot 2.

REASON: For the avoidance of doubt, and in the interests of the amenity of the area in accordance with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

10. Prior to commencement of any works which may affect protected species – [bats] identified during the surveys or their breeding sites or resting places, a detailed mitigation and monitoring strategy shall be submitted to and approved in writing by the local planning authority. The details of which shall include mitigation methodology/monitoring details, all works shall proceed in accordance with the approved mitigation measures with any amendments agreed in writing.

REASON: To protect the bat population from damaging activities and reduce or remove the impact of development, and to ensure there are no adverse effects on the favourable status of a bat population before and during the approved development. In compliance with the guidance within the NPPF, the Wildlife & Countryside Act 1981 as amended and the Conservation [Natural Habitats & c.] Regulations 1994.

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 AONB and Grindleton Conservation Area in compliance with Policies, H2, H15, H16, H17, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan, and the guidance contained within the NPPF.

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

REASON: In order to safeguard nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and to ensure the future protection of this character and appearance of the building in accordance with Policies H15, H17, ENV1 and ENV16 of the Local Plan and guidance within the NPPF.

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 building.

14. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;

- iii. storage of plant and materials used in constructing the development;
- iv. wheel washing facilities;
- v. measures to control the emission of dust and dirt during construction;
- vi. a scheme for recycling/disposing of waste resulting from construction works; and
- vii. commencement and finishing hours of the construction activity.

REASON: A In the interests of protecting residential amenity from noise and disturbance in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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. Footpath 45 in the parish of Grindleton abuts 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. An EPS (BAT) Licence application must be made to Natural England and the appropriate licence granted before works commence at the site. This is in accordance with advice contained within the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2010.

2. APPLICATION NO: 3/2012/0269/P (GRID REF: SD 363878 431280)
ERECTION OF OFFICE DEVELOPMENT ON OPEN STORAGE SITE,
INCLUDING PARKING AND SERVICING AREA AND IMPROVEMENT OF
EXISTING ACCESS ON LAND ADJACENT TO MYERSCOUGH ROAD,
MELLOR BROOK, LANCASHIRE

The Head of Planning Services reported an additional item with regard to landscaping.

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Plan Drawing No's 11.139-01 Rev. A, 11.139-02 Rev. H, 11.139-03 Rev. D, 11.139-05 and NW/LPL/MELLOR.1/01 Rev. B.

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

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

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

4. No development approved by this permission shall be commenced until a scheme for the disposal of 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.

5. Prior to the completion of the development, the barrier indicated on the revised site plan dwg. no. 11.139-02 Rev.H shall be erected at the access, a minimum of 5m behind the nearside edge of the carriageway. This or any replacement barrier shall not open towards the highway and shall remain closed and locked when the building is unoccupied.

REASON: To permit vehicles to pull clear of the carriageway when entering the site in the interests of highway safety, and to provide security on site when the building is unoccupied. In order to comply with planning policies G1 and G11 of the District Wide Local Plan.

6. Before the access is used for vehicular purposes, the access and car park area detailed on drawing no. NW/LPL/MELLOR.1/01 Rev. B shall be appropriately paved in tarmac, concrete, block pavements, or other approved materials. The parking and manoeuvring areas shall be laid out in accordance with drawing no. NW/LPL/MELLOR.1/01 Rev. B and shall be available for use before the development is brought into use.

REASON: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users, and to provide adequate car parking facilities for the development. In order to comply with planning policy G1 of the District Wide Local Plan.

7. The proposed access to the site shall be constructed to a minimum width of 5.5m between the car parking area and the nearside edge of the carriageway.

REASON: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users, and in order to comply with planning policy G1 of the District Wide Local Plan.

8. 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 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, and in order to comply with planning policy G1 of the District Wide Local Plan.

9. The development hereby permitted shall not be commenced until details of the landscaping of the site, including details relating to 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 gates/barriers proposed, fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season prior to commencement 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 Policy G1 of the Ribble Valley Districtwide Local Plan.

10. No vegetation (or other habitat) should be removed or disturbed during the bird-breeding season (February to July inclusive) until or unless this has been first checked for breeding birds by a qualified ecologist. The details of such a report should be presented to and approved in writing by the Local Planning Authority prior to any works commencing.

REASON: To protect the breeding habitats of the local bird population in accordance with the Wildlife & Countryside Act 1981 as amended.

11. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a. the parking of vehicles of site operatives and visitors,

- b. loading and unloading of plant and materials,
- c. storage of plant and materials used in constructing the development,
- d. wheel washing facilities,
- e. measures to control the emission of dust and dirt during construction,
- f. a scheme for recycling/disposing of waste resulting from construction works, and
- g. commencement and finishing hours of the construction activity.

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

12. Prior to the commencement of any built development, a lighting scheme shall be submitted for approval by the Local Planning Authority. The plans shall detail the position of any external lights, whether attached to the building or within the car park, and highlight their luminance levels.

REASON: In the interests of protecting residential amenity and highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, and to avoid dazzle, glare or distraction.

13. The internal source of illumination shall be reduced in intensity if necessary and be maintained at an approved level.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to avoid glare, dazzle or distraction to passing motorists.

14. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified to be retained in the tree survey report by Iain Tavendale Arboricultural Consultant, dated the 11th of May 2012 [T1 and T3 inclusive] shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction]. Details of all tree protection measures shall be agreed in writing and implemented under the supervision of a qualified Arboriculturalist in liaison with the Countryside/Tree Officer for Ribble Valley Borough Council.

A tree protection-monitoring schedule shall be submitted, agreed in writing and monitored by the local planning authority. The local planning authority will inspect all tree protection measures before any site works are begun.

The root protection/construction exclusion zone shall be 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 works shall be implemented without the local planning authority's prior written consent. All tree works shall be in accordance with BS3998 2010 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 policies G1 and ENV13 of the District Wide Local Plan, to ensure that trees of visual amenity/botanical/historical value are protected against adverse affects of the development.

INFORMATIVES

1. Development on this site should be drained on separate foul and surface water systems. All foul drainage must be connected to the foul sewer and only uncontaminated surface water should be connected to the surface water system.

However, where there are established combined systems the possibility of deviation from this general policy may be discussed with the Council's Chief Technical Officer.

Surface water must discharge to either soakaway or directly to the nearby Mellor Brook watercourse and may require the consent of the Local Authority. Surface water cannot be allowed to drain to the public sewer network because there are registered flooding issues downstream.

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

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

This consent requires the improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact Lancashire County Council for further information.

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

3. APPLICATION NO: 3/2012/0292/P (GRID REF: SD 360943 443202)
PROPOSED EARTH BANKED SLURRY LAGOON AT CLARK HOUSE,
CHIPPING, PR3 2GQ

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 Drawing Numbers 251/202 and 251/201 but does not include the Tree Planting Schedule included on this drawing.

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

3. No development shall take place until a scheme that demonstrates there will be no resultant unacceptable risk to groundwater or unwanted impact on groundwater dependant features has been submitted to and approved in writing by the Local Planning Authority. The scheme should include a liner in the form of either a suitable sheet liner (incorporating leakage detection) or an imported clay liner at least 1 metre thick below the base of a lagoon and of permeability 10^{-9} m/s. The scheme shall be implemented as approved.

REASON: This condition is required to manage risk to groundwater as the proposed location at Springs House has a number of issues/ features which strongly suggest the presence of shallow groundwater.

4. The development hereby permitted shall not be commenced until details of the landscaping of the site has 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, which should be native to the landscape, and their distribution on site.

The approved landscaping scheme shall be implemented in the first planting season prior to commencement 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, ENV1 and ENV13 of the Ribble Valley Districtwide Local Plan.

5. A Lancashire hedgerow shall be planted along the north-eastern and south-western sides of the slurry store in the first planting season following the completion of construction works or the first use of the store whichever is the sooner. Thereafter, the hedge shall be maintained 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 hedge plants that are

removed, or die, or become seriously damaged, or seriously diseased, by a species of similar size to those originally planted. The maintenance shall also include the erection and permanent retention of a 1.5m. high stock proof fence along the north-east and south-west sides of the hedge

REASON: In the interests of the visual amenities of the area and to comply with Policies G1, ENV1 and ENV13 of the Ribble Valley Districtwide Local Plan.

INFORMATIVES

1. The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 and The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA).

The Environment Agency must be informed of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before the structure is brought into use. Further guidance is available on our website and the applicant will need to complete WQE3: New or improved agricultural structures form which can be obtained from the Environment Agency.

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. Footpath no.90 and Bridleway no.10 in the parish of Chipping lie adjacent to the site.

4. APPLICATION NO: 3/2012/0359/P (GRID REF: SD 363529 429532)
PROPOSED CONSTRUCTION OF AGRICULTURAL BUILDING FOR STABLES AND A 40M X 20M MÉNAGE; CLOSING OFF OF AN EXISTING FIELD GATE AND CONSTRUCTION OF A NEW FIELD ACCESS, GRAVEL TRACK AND 6 NO PARKING SPACES ON LAND ADJACENT TO WOODFOLD PARK, FURTHER LANE, MELLOR

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing number 4183-01A and 02.

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

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

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

4. Before the proposed new access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway of Further Lane, and the gates shall open away from the highway.

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

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

REASON: To prevent loose surface material from being carried onto the public highway in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Within 1 month of the first use of the approved new vehicular access, the existing field access shall be physically and permanently closed and the verge and hedgerow shall be reinstated in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority.

REASON: To limit the number of access point onto the highway at this location in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. The stable building and ménage hereby permitted shall be for private use only and shall not be used in connection with any commercial enterprise such as livery stables or riding school.

REASON: For the avoidance of doubt as the more intensive commercial use of the proposed development could be detrimental to the appearance and character of the locality, the amenities of nearby residents or highway safety contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

8. Prior to commencement of any development works including delivery of building materials and excavations for foundations or services, all trees within and adjoining the site shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall include a tree

protection monitoring schedule that shall be agreed in writing and 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 all trees affected by the development (including trees within the Ribble Valley B.C. Tree Preservation Order 1988 No.5 - Woodfold Estate, Mellor) are afforded maximum physical protection from the potential adverse affects of development in order to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

INFORMATIVES:

1. The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 and The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA).

The Environment Agency must be informed of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before the structure is brought into use. Further guidance is available on our website and the applicant will need to complete WQE3: New or improved agricultural structures form which can be obtained from the Environment Agency.

Only clean surface water from roofs and paved areas should be discharged to any surface water soakaway.

2. Manure should be managed in accordance with The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA). Permanent stores for solid horse manure should have bases that do not let liquids pass through and the bases should slope such that liquid run-off is contained within the store. Applicants should consider providing a roof to keep rainfall off the manure to minimise the volume of liquids produced and reduce odour by keeping the manure as dry as possible.
3. Manure should not be stored or applied:

- within 10 metres of any ditch, pond or surface water;
 - within 50 metres of any spring, well, borehole or reservoir that supplies water for human consumption or for farm dairies.
4. Manure is not subject to waste controls whenever it is used as a fertiliser on land for benefit. It can be used as a fertiliser without the need to register an exemption and moved without a waste carrier registration. The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air recommends that manure should not be applied when:
- the soil is waterlogged;
 - the soil is frozen hard;
 - the field is covered in snow;
 - the soil is cracked down to field drains or backfill;
 - the field has been pipe or mole drained or subsoiled over drains in the last 12 months;
 - heavy rain is forecast within the next 48 hours;
 - on very steep slopes where run-off is a high risk throughout the year.

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

5. APPLICATION NO: 3/2012/0378/P (GRID REF: SD 362839 444669)
 NEW LIVESTOCK BUILDING FOR HOUSING A FLOCK OF MILKING SHEEP
 AT THE LAUND, LEAGRAM, PRESTON, LANCASHIRE, PR3 2GS.

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Plan Drawing No's 235/201, 235/202 and the Phase 1 – Location 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 hereby permitted shall not be commenced until details of the proposed landscaping to the south 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 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 commencement 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.

(Councillor Rogerson returned to the meeting).

6. APPLICATION NO: 3/2012/0390/P (GRID REF: SD 368597 432244)
PROPOSED ERECTION OF A DWELLING AT LAND BETWEEN 52 AND 54
KNOWSLEY ROAD, WILPSHIRE, BB1 9PN

The Head of Planning Services corrected the dimensions given in the report.

REFUSED for the following reason:

1. The proposal by virtue of its scale, design and massing is considered contrary to Policy G1 of the Districtwide Local Plan in that it would result in a dominant addition to the street scene which due to the size of the plot would result in a cramped appearance to the detriment of the visual amenities of the locality. It is also considered because of its proximity to adjacent properties to have a detrimental impact on neighbouring residential amenity by virtue of overlooking resulting in lack of privacy and have an overbearing impact.

(Mr Hamer spoke in favour of the above application. Mr Seddon spoke against the above application. Councillor Hirst was given permission to speak on the above application).

7. APPLICATION NO: 3/2012/0392/P (GRID REF: SD 373764 440901)
PROPOSED AMENDMENT OF PREVIOUSLY APPROVED RESERVED
MATTERS APPLICATION 3/2010/0756/P AT SITE OF RECTELLA WORKS,
WOONE LANE, CLITHEROE

The Head of Planning Services reported an additional item and informed Committee that Informative No 3 be deleted and Condition 6 to be deleted and put as an informative No 3 and also Condition 7 deleted.

GRANTED subject to the following condition(s):

1. This permission shall be implemented in accordance with the proposal as detailed on drawings:

apt2/001	apartment type 2 elevations
apt2/002	apartment type 2 floor plans
bec/001	Beckett elevations
bec/002	Beckett floor plans
becplus/001	Beckett Plus floor plans
becplus/002	Beckett Plus elevations
car/001	Carron elevation
car/002	Carron floor plans
coo/001	Cooper elevations
coo/002	Cooper floor plans
gle/001	Glenmuir elevations
gle/002	Glenmuir floor plans
haw/001	Hawthorne elevations
haw/002	Hawthorne floor plans
hur/001	Hurston elevations
hur/002	Hurston floor plans
rol/001	Rolland elevations
rol/002	Rolland floor plans
tol/001	Tolkien elevations
tol/002	Tolkien floor plans
twain/001	Twain plot 100 elevations
twain/002	Twain plot 124 elevations
twain/003	Twain plots 102 and 123 elevations amended 2 July 2012
twain/004	Twain floor plans amended 2 July 2012
csp/001	Coloured Site Plan
loc/001	Location Plan
mat/bound/001	Material and Boundary Treatment Plan amended 2 July 2012
SD/SF1	180mm High Close Boarded Timber Fence Detail
SD/SF5	450mm High Knee Rail
SD/SF17	450MM High Post and Rail Fence
SD/SW1	180mm High Screen Wall
SD/SW7	120mm HIGH Screen Wall and Railings
PL/001	Planning Layout with optional Conservatory Positions
ss/001	Streetscenes
3244.001	Landscaping Specification
D3244.001	Landscaping Layout Plan
D3244.002	Landscaping Planting Specification
221771	Conservatory Details
sg/001	Single garage plans and elevations
tg/001	Twin garage plans and elevations
809755	1200mm high screen wall with railing plots 1-12 and 105-
122	
SD/SF18	Post and 2 rail fence

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

2. The gable windows to Plot 98 at ground, first and second floor levels and the first floor western gable elevation window of Plot 99 shall be obscure glazed and installed to be non-opening, details of which shall be submitted to and agreed in writing by the Local Planning Authority before development commences. Thereafter they shall be maintained in that condition in perpetuity.

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

3. Prior to commencement of development, precise details of the proposed slab level(s) of the units and any appropriate road and garden levels shall be submitted to and approved in writing by the Local Planning Authority with the works completed in accordance with the details so approved.

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

4. No development shall take place until details of the provisions to be made for building dependent species of conservation concern artificial bird nesting boxes and artificial bat roosting sites have been submitted to and approved in writing by the Local Planning Authority.

The details shall be submitted on a building dependent bird/bat species development site plan and include details of plot numbers and the numbers of per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated [north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats] and type and make of bird boxes and bat roof tiles i.e. Ibstock.

The artificial bird/bat boxes shall be incorporated into those dwellings/buildings during the construction of those individual plots identified on the submitted plan in accordance with the approved details and under the supervision of the local RSPB Swift/Swallow Officer in liaison with the Council's Countryside Officer.

REASON: To enhance nesting/roosting opportunities for bird/bat species of conservation concern and reduce the impact of development in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and 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 the Lancashire Biodiversity Action Plan.

5. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) the parking of vehicles of site operatives and visitors;
- (ii) loading and unloading of plant and materials;
- (iii) storage of plant and materials used in constructing the development;
- (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (v) wheel washing facilities;
- (vi) measures to control the emission of dust and dirt during construction;
- (vii) a scheme for recycling/disposing of waste resulting from construction works.

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

INFORMATIVES

1. The applicant's attention is drawn to conditions attached by planning consent 3/2008/0526/P and the informatives which apply equally to this consent.
2. This permission shall be read alongside the legal agreement made pursuant to Section 106 of the Town and Country Planning Act as amended.
3. The dwellings shall achieve a minimum Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

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

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

8. APPLICATION NO: 3/2012/0395/P (GRID REF: SD 346137 4448222)
PROPOSED AGRICULTURAL LIVESTOCK BUILDING AT KNOTT BARN,
LAUND FARM, BOWLAND WITH LEAGRAM

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 Drawing Numbers:

234/201 – Proposed Livestock Building, and,
234/202 – Proposed Livestock Building – Site Plan.

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

3. The building hereby permitted shall not be used except for the purposes of agriculture at Laund Farm, Leagram Estate only as defined by section 336 of the Town and Country Planning Act 1990 (as amended).

REASON: To safeguard the amenities of the Forest of Bowland Area of Outstanding Natural Beauty in accordance with Policies G1, G5 and ENV1 of the Ribble Valley Districtwide Local Plan.

4. No development approved by this permission shall be commenced until a scheme for the containment and storage of manure has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan preventing pollution of the water environment.

INFORMATIVES

1. The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 and The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA).

The Environment Agency must be informed of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before the structure is brought into use. Further guidance is available on our website and the applicant will need to complete WQE3: New or improved agricultural structures form which can be obtained from the Environment Agency. Only clean surface water from roofs and paved areas should be discharged to any surface water soakaway.

2. Manure should be managed in accordance with The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA). Permanent stores for solid horse manure should have bases that do not let liquids pass through and the bases should slope such that liquid run-off is contained within the store. Applicants should consider providing a roof to keep rainfall off the manure to minimise the volume of liquids produced and reduce odour by keeping the manure as dry as possible. Manure should not be stored or applied
 - within 10 metres of any ditch, pond or surface water
 - within 50 metres of any spring, well, borehole or reservoir that supplies water for human consumption or for farm dairies.

(Councillor Rogerson returned to the meeting).

(Councillor Carefoot and Councillor White declared an interest in the next item of business and left the meeting)

9. APPLICATION NO: 3/2012/0399/P (GRID REF: SD 361600 437006)
CREATION OF A PRIVATE SWIMMING POOL FOR TEACHING PURPOSES. THE POOL WILL ONLY BE OPEN FOR PRE-BOOKED LESSONS. LAND TO THE REAR OF HIGHER COLLEGE FARM, BLACKBURN ROAD, LONGRIDGE, LANCASHIRE.

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Plan Drawing Reference Number's HCF/PG/01, HCF/PG/02, HCF/PG/03, HCF/PG/04 and HCF/PG/05.

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

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

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

4. The use of the premises in accordance with this permission shall be restricted to the hours between 0830 to 2100 on weekdays and 0830 to 1700 on Saturdays and there shall be no operation on Sundays or bank holidays.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan. The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

5. This permission shall inure for the benefit of Mrs Paula Glover and Glover Swim School in connection with the use of the pool hereby approved to provide private swimming lessons only and not for the benefit of the land nor

any other person or persons, whether or not having an interest in the land. The pool shall not be open for general use by the public.

REASON: Permission may not have been given for the development as proposed but for the circumstances applying in this case. The use of the pool for any other purpose would require further consideration as it may be considered contrary to Policies G1, G5, T1, ENV3 or RT1 of the Ribble Valley Districtwide Local Plan or indeed guidance within the NPPF.

6. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Precise specifications and details of the proposed solar panels to be used, including their exact layout and position on the south elevation of roof, shall be 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 panels to be used will have an acceptable visual impact on the locality in accordance with Policies G1, ENV3 and ENV24 of the Ribble Valley Districtwide Local Plan, and the guidance contained within the NPPF.

8. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees and hedgerows that border the site shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction]. Details of all protection measures shall be agreed in writing and implemented under the supervision of a qualified Arboriculturalist in liaison with the Countryside/Tree Officer for Ribble Valley Borough Council.

A tree protection-monitoring schedule shall be submitted, agreed in writing and monitored by the local planning authority. The local planning authority will inspect all tree protection measures before any site works are begun.

The root protection/construction exclusion zone shall be 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 works shall be implemented without the local planning authority's prior written consent. All tree works shall be in accordance with BS3998 2010 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 policies G1 and ENV13 of the District Wide Local Plan, to ensure that trees of visual amenity/botanical/historical value are protected against adverse affects of the development.

9. Notwithstanding the submitted site plan, prior to the commencement of development, including delivery of building materials and excavations for foundations or services, a fully detailed site plan and construction statement highlighting the method of forming the car parking areas shall be submitted to and approved in writing by the Local Planning Authority. The details shall include indicating the exact layout of the car park, including specifically the areas of hardstanding, the areas of soft landscaping and the areas to remain undeveloped, with the construction statement including the full engineering works involved. The details shall be constructed, with out excavations, soil stripping or site grading under the supervision of, or in liaison with the local authority Countryside Tree Officer.

REASON: In order to prevent root damage and ground compaction near to the trees/hedgerows to be retained and in order to maintain an established healthy Rhizosphere thereby safe guarding their long term survivability. In accordance with planning policy ENV13 of the Local Plan and the BS5837 2012 [Trees in Relation to Design, Demolition & Construction].

10. If the presence of any protected species that may be affected by the proposed works is detected or suspected at any stage before or during the proposed works, then works should cease until ecological advice has been sought.

REASON: To protect species habitats in accordance with the Wildlife & Countryside Act 1981 as amended.

11. Prior to the commencement of any built development, a lighting scheme shall be submitted for approval by the Local Planning Authority. The plans shall detail the position of any external lights, whether attached to the building or within the car park, and highlight their luminance levels. Any external lighting associated with the development should be designed to avoid excessive light spill, which may affect bats foraging/commuting in nearby habitats. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2008).

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

12. Any works that may affect nesting birds will be avoided between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.

REASON: To protect the breeding habitats of the local bird population in accordance with the Wildlife & Countryside Act 1981 as amended.

13. 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.

14. The parking and manoeuvring areas approved as per condition 9 shall be laid out in accordance with the approved plans and shall be available for use before the development is brought into operation.

REASON: To provide adequate car parking facilities for the site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

15. The granting of this permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath 23 in the Parish of Hothersall runs through the site and shall remain passable at all times during the construction unless the appropriate consent has been granted.

REASON: In order to comply with Local Plan Policy RT19.

INFORMATIVES

1. Should this planning permission be approved, the applicant should contact the United Utilities Service Enquiries Team on 0845 7462200 regarding connection to the water mains/public sewers.

Sewage treatment is to be via a package treatment plant, the discharge from this may require an Environmental Permit (discharge consent) for discharge to either surface water or ground water from the Environment Agency.

There must be no discharges of chlorinated water from the pool directly to any surface water drains or watercourses. Chlorinated water is highly polluting and would require proper treatment prior to discharge.

2. The applicant is advised to contact the architectural police liaison officer at Lancashire Constabulary to seek advice regarding security of the site.

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

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

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

10. APPLICATION NO: 3/2012/0417/P (GRID REF: SD 362823 444633)
COVERED HANDLING AREA – PHASE 2. RETROSPECTIVE FITTING OF 17 NO. SOLAR PANELS (1645 X 987 MM). THE LAUND, LEAGRAM, PRESTON, LANCASHIRE, PR3 2GS.

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Plan Drawing No's 235/301, 235/302, 235/303 and the Phase 2 – Location 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 hereby permitted shall not be commenced until details of the proposed landscaping to the south 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 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. This permission shall expire after 25 years following the date that electricity generated from the PV modules is first connected to the grid. The Local Planning Authority shall be notified of such date in writing not later than one month from the making of such connection. After this 25-year period, all the modules hereby authorised shall be removed from the building and the roof restored to its former condition, unless the Local Planning Authority has granted a further permission for this development.

REASON: In order to prevent the modules remaining on site after its use has terminated, in the interests of the visual amenity of the area and in order to avoid conflict with the Local Planning Authority's control of development within the AONB. In accordance with the guidance contained within the NPPF and the ENV1, ENV25 and ENV26 of the Districtwide Local Plan.

5. Within 12 months of the cessation of electricity generation, or if the modules cease to be operational for a continuous period of 6 months, they shall all be removed from the building, and the roof restored to its former condition.

REASON: In order to prevent the modules remaining on site after its use has terminated, in the interests of the visual amenity of the area and in order to avoid conflict with the Local Planning Authority's control of development within the AONB. In accordance with the guidance contained within the NPPF and the ENV1, ENV25 and ENV26 of the Districtwide Local Plan.

(Councillor Rogerson returned to the meeting).

11. APPLICATION NO: 3/2012/0501/P (GRID REF: SD 371843 438589)
PROPOSED ERECTION OF BUILDING TO BE USED FOR THE MANUFACTURE OF KENNELS, DOG GROOMING AND CARE OF SMALL ANIMALS AT MITTON HALL KENNELS, 2 MITTON HALL COTTAGES, MITTON ROAD, MITTON

The Head of Planning Services reported on another item of correspondence and requested that a condition be added regarding environmental health).

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 CS/12/0501/1, 2, 3, 4 and 5.

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

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

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

4. This permission shall inure for the benefit of Mr CJ Entwistle only and not for the benefit of the land nor any other person or persons, whether or not having an interest in the land.

REASON: Permission has been granted to the applicant as an expansion of the existing cattery/kennels business operated from the site. Permission would not have been granted but for the specific circumstances applying in this case as a permission for a separate business by a different operator could prove injurious to the character of the area and the amenities of its residents contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

5. The building hereby permitted shall be used for the manufacture of kennels for dog grooming and for the boarding/care of small animals as an ancillary part of the kennels/cattery business that is presently operated from the site. The building shall not be used for any other uses unless a further planning permission has first been granted in respect thereof.

REASON: To comply with the terms of the application and because the use of the building for any other purpose could prove injurious to the character of the area and the amenities of its residents contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

6. The use of the building for manufacturing purposes hereby permitted shall be restricted to between the hours of 0800 and 1800 Monday to Friday with no manufacturing taking place on Saturday, Sunday or Bank Holidays. There shall be no deliveries of materials or equipment in connection with the business outside of these hours.

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

7. In the first planting season following this permission, a scheme of screen planting on the northern and western boundaries of the site shall be carried out in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the planting shall be maintained 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 visual amenity and the amenities of nearby residents and to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

8. Prior to the carrying out of any further works on the construction of the building, a noise assessment shall be undertaken to assess the likely impact of the production process on neighbouring residential properties. The assessment shall be submitted to the Local Planning Authority for agreement and shall identify any required mitigation measures to reduce noise levels to an acceptable agreed level. The buildings shall then be completed and the business shall at all times be operated in complete accordance with the agreed mitigation measures.

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

(Mr Entwistle spoke in favour of the above application. Miss Simmons spoke against the above application).

12. APPLICATION NO: 3/2012/0386/P (GRID REF: SD 360361 437760)
PROPOSED FIRST FLOOR SIDE EXTENSION AND DORMERS TO FRONT ELEVATION (RESUBMISSION OF 3/2011/1079P) AT 3 REDWOOD DRIVE, LONGRIDGE, PR3 3HA.

The Head of Planning Services reported on late items and gave clarification about the Certificate of Lawfulness.

REFUSED for the following reasons:

1. The two two-storey side extension and front dormers would result in a cluttered and complicated roofscape by virtue of the scale, design, and massing of the proposals resulting in prominent additions to the detriment of visual amenity, contrary to policies G1 and H10 of the Districtwide Local Plan and the Council's SPG on extensions and alterations to dwellings.

(Mrs Burgon spoke in favour of the above application. Mr Birch spoke against the above application. Councillor Swarbrick was given permission to speak on the above application).

13. APPLICATION NO: 3/2012/0490/P (GRID REF: SD 370369)
PROPOSED ALTERATIONS AND EXTENSIONS TO EXISTING TRAINING BARN AT TRAINING CENTRE, CLOUGH BOTTOM, RABBIT LANE, BASHALL EAVES

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

MINDED TO APPROVE and DEFERRED and DELEGATED to the Director of Community Services for appropriate conditions.

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

14. APPLICATION NO: 3/2011/1071/P (GRID REF: SD 360406 436613)
PROPOSED FULL PLANNING PERMISSION FOR ACCESS, LANDSCAPING AND THE ERECTION OF 52 NEW BUILD RESIDENTIAL PROPERTIES, THE CONVERSION OF THE FORMER BARN TO ONE DWELLING UNIT AND REFURBISHMENT OF EXISTING RESIDENTIAL UNIT (53 CHAPEL HILL) AT LAND AT CHAPEL HILL, LONGRIDGE

The Head of Planning Services reported two late items along with suggested changes to conditions 21 and 22 and an extra condition regarding foul drainage.

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 1-2 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:

HT-P-01 Rev A	Proposed plans and elevations Plot 1
HT-P-02 Rev A	Proposed plans and elevations Plot 2
HT-P-03 Rev A	Proposed plans and elevations Plot 3
HT-P-04 Rev A	Proposed elevations Plots 4 & 5
HT-P-05 Rev A	Proposed plans Plots 4 & 5
HT-P-06 Rev A	Proposed plans and elevations Plot 6
HT-P-07 Rev A	Proposed elevations Plots 7 & 8
HT-P-08 Rev A	Proposed plans Plots 7 & 8
HT-P-09 Rev A	Proposed elevations Plots 9 & 10
HT-P-10 Rev A	Proposed plans Plots 9 & 10
HT-P-11 Rev A	Proposed elevations Plots 11 & 12
HT-P-12 Rev A	Proposed plans Plot 11 & 12
HT-P-13 Rev A	Proposed plans and elevations Plots 13-16
HT-P-17 Rev A	Proposed elevations Plots 17-19

HT-P-18 Rev A	Proposed plans Plots 17-19
HT-P-20 Rev A	Proposed plans and elevations Plots 20 & 21
HT-P-21 Rev A	Proposed plans Plots 20 & 21
HT-P-22 Rev A	Proposed plans and elevations Plots 22 & 23
HT-P-23 Rev A	Proposed plans Plots 22 & 23
HT-P-24 Rev A	Proposed plans and elevations Plot 24
HT-P-25 Rev A	Proposed elevations Plots 25-26
HT-P-26 Rev A	Proposed plans Plots 25-26
HT-P-27 Rev A	Proposed elevations Plots 27-30
HT-P-28 Rev A	Proposed plans Plots 27-30
HT-P-31 Rev A	Proposed elevations Plots 31-34
HT-P-32 Rev A	Proposed plans Plots 31-34
HT-P-35 Rev A	Proposed elevations Plots 35-37
HT-P-36 Rev A	Proposed plans Plots 35-37
HT-P-38 Rev A	Proposed elevations Plots 38-41
HT-P-39 Rev A	Proposed plans Plots 38-41
HT-P-42 Rev A	Proposed elevations Plots 42-46
HT-P-43 Rev A	Proposed plans Plots 42-46
HT-P-47 Rev A	Proposed plans and elevations Plot 47
HT-P-48-01 RevA	Proposed elevations Plot 48
HT-P-48-02 RevA	Proposed plans Plot 48
HT-P-49-01 RevA	Proposed elevations Plot 49
HT-P49-02 Rev A	Proposed plans Plot 49
HT-P-50 Rev A	Proposed plans and elevations Plot 50
HT-P-51 Rev A	Proposed elevations Plots 51-53
HT-P-52 Rev A	Proposed plans Plot 51-53
HT-P-54 Rev A	Proposed plans and elevations Plot 54
HT-G01 Rev A	Proposed plans and elevations Two bay garage
HT-G02 Rev A	Proposed plans and elevations Three bay garage
0001	Site Plan
0008 RevC	Amended 2 July 2012 Site layout plan as proposed
0009	Floor levels as proposed
0010	Site sections
0011	Street Scenes
0016	Details of alterations to existing walls,& demolition of existing outbuildings within Conservation Area
1031	Site Layout Plan as Proposed Affordable Units
D3100.001B	Landscape Strategy Plan
D3100.002A	Planting Plan

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan ensuring

a satisfactory standard of appearance given the location of the property in a Conservation Area.

4. Notwithstanding the submitted details no development approved by this permission shall be commenced until design details and specifications of the internal streetscape and its associated lighting, street furniture, walls and fences has been submitted to and approved in writing by the Local Planning Authority. The works shall then be completed in accordance with the approved details.

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

5. All buildings shall be roofed in natural blue slate unless alternative materials have first been agreed in writing with the Local Planning Authority.

REASON: In accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the site within and adjoining a Conservation Area.

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

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

7. All doors and windows shall be in timber and retained as such in perpetuity. They shall be painted within one month of their insertion in accordance with details which have first have been submitted to, and agreed in writing by, the Local Planning Authority.

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

8. 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 archaeological work. 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 site in accordance with Policy ENV14 of the Ribble Valley Districtwide Local Plan.

9. No dwellings within the development shall be occupied until the highway improvement works referred to in conditions 10 and 11 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 in the interests of pedestrian safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

10. Highway improvement works to Chapel Hill at the site access shall be implemented as shown on drawing number CBO-0037-001 RevA providing a ghost island for turning traffic with running lanes and a turning lane of not less than 3 metres width. A pedestrian refuge island and associated dropped kerbs will be provided within the ghost island as indicated on the plan.

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

11. The existing pedestrian footway along the southern side of Chapel Hill shall be replaced by a new 2 metre wide footway from the western edge of the development site to no. 53 Chapel Hill and at that point link into the footways within the development site.

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

12. 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 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.

13. The proposed access road shall be constructed to a minimum width of 5.5 metres with continuous 2 metre wide footway provision on both sides from Chapel Hill into the site for a minimum length of 10 metres.

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

14. The new estate road/access between the site and Chapel Hill 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.

15. The stone wall immediately to the west of no.53 Chapel Hill shall be taken down and relocated away from the carriageway edge as indicated on drawing number CBO-0037-001 RevA prior to commencement of development unless otherwise agreed in writing with the Local Planning Authority.

REASON: To improve forward visibility in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

16. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 4.5 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of Chapel Hill to points measured 70 metres to the west and 74 metres to the east along the nearer edge of the carriageway of Chapel Hill, 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.

17. The development shall be carried out in strict accordance with the mitigation and recommendations for enhancement as identified in Table 4 pg 26-29 of the Ecological Appraisal prepared by Bowland Ecology dated December 2011. The works shall be implemented in accordance with those details and completed in full prior to the substantial completion or the first bringing into use of the development hereby approved, whichever is sooner. The proposed lighting scheme and site management and maintenance plan as referred to within those measures shall be submitted to the Local Planning Authority for written approval in consultation with the County Ecologist prior to implementation. The mitigation measures so identified shall be permanently maintained and retained in accordance with details contained in the management and maintenance plan which shall also detail timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings).

REASON: To safeguard, enhance and maintain biodiversity in accordance with Policies G1, ENV7, ENV9 and ENV10 of the Ribble Valley Districtwide Local Plan

18. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural impact assessment/tree survey/tree constraints plan dated December 2011 shall be protected in accordance with the BS5837 2012

[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 zones 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 Districtwide Local Plan.

19. The approved landscaping scheme 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.

20. No development shall take place until details of the provisions to be made for building dependent species of conservation concern artificial bird nesting boxes and artificial bat roosting sites have been submitted, and approved by the local planning authority.

The details shall be submitted on a building dependent bird/bat species development site plan and include details of plot numbers and the numbers of per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated –i.e. north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats.

The artificial bird/bat boxes shall be incorporated into those dwellings/buildings during the actual construction of those individual plots

identified on the submitted plan before the development is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that there are no adverse effects on the favourable conservation status of a bird/bat population before and during the proposed development in the interests of biodiversity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

21. Prior to the commencement of development, details for surface water drainage and means of disposal for the development, based on sustainable drainage principles and evidence of an assessment of the hydrological and hydro-geological context of the site (inclusive of how the scheme shall be maintained and managed after completion and any necessary infrastructure) shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, no surface water shall connect into the combined public sewerage system, directly or indirectly, in accordance with flood risk assessment submitted by Leyden Kirby Associates Ref L007-002 – Final dated December 2011. The development shall be completed, maintained and managed in accordance with the approved details.'

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

22. Prior to the commencement of development details for how foul and surface water shall be drained on separate systems shall be submitted to the Local Planning Authority and approved in writing. The development shall be completed, maintained and managed in accordance with the approved details.'

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

23. No development shall take place on any phase of development until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority for that phase. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) the parking of vehicles of site operatives and visitors
- (ii) loading and unloading of plant and materials
- (iii) storage of plant and materials used in constructing the development
- (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (v) wheel washing facilities
- (vi) measures to control the emission of dust and dirt during construction
- (vii) a scheme for recycling/disposing of waste resulting from construction works

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

24. The dwellings shall achieve a minimum Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

REASON: In order to encourage an energy efficient development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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

26. No development shall begin on any phase of development until a scheme identifying how a minimum of 10% of the energy requirements generated by that phase of development will be achieved by renewable energy production methods, has been submitted to and approved in writing by the Local Planning Authority. The scheme for that phase of development 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.

27. The proposed 'drive under' type spaces shown to some of the dwelling types 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 interests of amenity to facilitate adequate vehicle parking to serve the dwellings in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

28. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order amending, revoking or re-enacting that Order) any future extensions, external alterations to the dwelling formed as a result of the barn conversion (Plot 48) including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H18 of the Ribble Valley Districtwide Local Plan.

29. In relation to Plot 48 notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order

amending, revoking or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H18 of the Ribble Valley Districtwide Local Plan.

30. The works to Plot 48 must be begun not later than the expiration of two years beginning with the date of this permission.

REASON: In accordance with the requirements of Policies G1 and H16 of the Ribble Valley Districtwide Local Plan in order that the Local Planning Authority shall retain effective control of the development and to ensure the continued structural integrity of the building.

31. All the external works of the development permitted in relation to Plot 48 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.

32. No work on site shall commence until an Arboricultural Method Statement and a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority detailing procedures, working methods and protective measures to be used in relation to retained trees in order to ensure that they are adequately protected during the construction process.

REASON: To ensure that retained trees as identified on the detailed approved plans are afforded the maximum protection from the adverse effects of development in accordance with Policy ENV13 of the Ribble Valley Districtwide Local Plan.

33. Prior to the commencement of development, details of the foul drainage scheme for the site including any necessary infrastructure shall be submitted to and approved in writing by the Local Planning Authority. No housing shall be occupied until the approved foul drainage scheme has been completed in accordance with the approved details.'

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

INFORMATIVES

1. This consent requires the improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County

Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact Lancashire County Council for further information.

2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement with the County Council as Highway Authority. The Highway Authority may also wish to implement their right to design all works within the highway related to this proposal. The applicant should be advised to contact the Environment 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.

(Mr Taylor spoke in favour of the above application. Mr Smith spoke against the above application. Councillor D Smith was given permission to speak on the above application).

15. APPLICATION NO: 3/2012/0014/P (GRID REF: SD 373281 441769)
OUTLINE APPLICATION FOR THE CONSTRUCTION OF 30 N^o DWELLINGS ON LAND OFF GREENFIELD AVENUE, WITH A SUGGESTED BREAKDOWN OF 16 N^o HOUSES WITH 3-4 BEDROOMS, 8 N^o LOW COST HOUSES AND 6 N^o BUNGALOWS WITH 2 BEDROOMS ON LAND ADJACENT GREENFIELD AVENUE, LOW MOOR, CLITHEROE

The Head of Planning Services clarified the position with regard to the Section 106 Agreement.

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

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

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

2. No development shall begin until details of the external materials of the proposed 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) has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

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

3. Insofar as the appearance of the dwellings are concerned, this outline permission shall relate to the development as shown on drawing numbers 370/1/3, 4 and 5.

REASON: For the avoidance of doubt and to ensure that the outline permission relates to the submitted plans.

4. Insofar as the access and road layout are concerned, this outline permission shall relate to the development as shown on drawing number 370/1/2 REVA (as clarified by condition number 5 below).

REASON: For the avoidance of doubt and to ensure that the outline permission relates to the submitted plans.

5. Whilst the submitted road layout is considered to be acceptable, the precise positions of the individual dwellings are not approved at this stage. Any reserved matters application shall therefore include a plan that shows the proposed dwellings in relation to the existing dwellings that adjoin the site boundary.

REASON: In order to ensure the protection of the amenities of existing adjoining residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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

7. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface water 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 and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. 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 and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. No development shall begin until a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, has been 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 Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

10. Any reserved matters application shall include the submission of a tree survey, hedgerow survey, and Phase 1 habitat survey.

REASON: In order that any necessary mitigation measures or tree/hedgerow retention/protection measures can be ensured through the imposition of appropriate conditions at reserved matters stage, in the interests of nature conservation and to comply with Policies G1, ENV10 and ENV13 of the Ribble Valley Districtwide Local Plan.

11. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

- (a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.

- (b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part IIA, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property.

The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.

- (c) A Remediation Statement, detailing the recommendations and remedial measures to be implemented within the site.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings. On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a Verification Report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off the site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

- 12. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) the parking of vehicles of site operatives and visitors
- (ii) loading and unloading of plant and materials
- (iii) storage of plant and materials used in constructing the development
- (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (v) wheel washing facilities
- (vi) measures to control the emission of dust and dirt during construction
- (vii) a scheme for recycling/disposing of waste resulting from construction works

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

- 13. The dwellings shall achieve a minimum Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

REASON: In order to encourage an energy efficient development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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

NOTE(S):

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserved 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.

(Mr Dixon spoke against the above application).

RESOLVED: That Committee agree to suspend Standing Order 15 with regard to time limit on meetings so that the business could be concluded.

16. APPLICATION NO: 3/2011/0892/P (GRID REF: SD 374095 442172)
PROPOSED RESIDENTIAL DEVELOPMENT AT LAND OFF MILTON AVENUE,
CLITHEROE

The Head of Planning Services reported a late item.

REFUSED for the following reason:

The proposed development is considered contrary to Policy G1 of the Ribble Valley Districtwide Local Plan in that it would have an adverse impact on the operation of the highway network to the detriment of highway safety and to the general amenities of the area.

(Ms Dickman spoke in favour of the above application. Mrs Thompson spoke against the above application. Councillor Horkin was given permission to speak on the above application.

17. APPLICATION NO: 3/2012/0327/P (GRID REF: SD 373629 436607)
PROPOSED MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL (C3);
NURSING HOME (C2); CAR PARKING; OPEN SPACE AND ANCILLARY
LANDSCAPING AT LAND TO THE EAST OF CLITHEROE ROAD
(LAWSONSTEADS) WHALLEY

REFUSED for the following reasons:

1. The proposed development by virtue of its 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 area of open 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.
2. 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 the Conservation Area. It is thus considered contrary to Policy ENV16 of the Ribble Valley Districtwide Local Plan.
3. The proposed development is considered contrary to Policy G1 of the Ribble Valley Districtwide Local Plan in that it would have an adverse impact on the operation of the highway network, particularly in terms of congestion, to the detriment of highway safety.

(Mr McBurney spoke in favour of the above application. Dr Harper spoke against the above application).

168 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:

169 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0870/P (LBC)	Demolition of existing garden store and erection of new garden store attached to existing fuel store	25 Church Street Ribchester
3/2012/0125/P (LBC) & 3/2012/0126/P (PA)	Timber clad workshop to the north elevation	Thistle Manor Edisford Road Clitheroe
3/2012/0166/P	Construction of earth bank slurry store	Smalley Fold Farm Commons Lane, Balderstone
3/2012/0215/P	Application to discharge condition 4 (survey method statement) of planning consent 3/2010/0897/P	Primrose Mill, Woone Lane Clitheroe
3/2012/0250/P	Proposed demolition of the existing side garage. New two-storey extension to side to form garage and utility on ground floor and master bedroom with en-suite on	11 Bosburn Drive Mellor Brook
Cont/		

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
Cont...	first floor. New two-storey extension to principle entrance to form study on ground floor and bedroom on first floor. New part two-storey, part single storey extension to rear to form enlarged living/dining/kitchen. New external timber decking area. Erection of new chimneybreast to gable end. Some internal alterations	
3/2012/0268/P	Proposed two-storey side and rear extension and single storey sun room extension to rear	8 Parsonage Avenue Ribchester
3/2012/0280/P	Single storey extension to existing dwelling	Moss Hall Farm, Chipping
3/2012/0293/P	Demolition of existing external stores and erection of one larger external store	22 Shawbridge Street Clitheroe
3/2012/0294/P	Proposed demolition of single storey extension to the rear to be replaced with a two-storey extension. Re-submission of 3/2012/0012P	11 Manor Avenue Ribchester
3/2012/0295/P	Proposed demolition of single storey extension to be replaced with a two-storey extension. Re-submission of 3/2012/0013P	12 Manor Avenue Ribchester
3/2012/0298/P	Installation of flue equipment on a existing fish and chip shop	59 Woone Lane Clitheroe
3/2012/0315/P	Change of use of Unit 5, from Class B8 to Class D2	Fairfield Business Park Longsight Road Clayton-le-Dale
3/2012/0317/P	Revised planning application for alterations, extensions and change of use to the public house as follows: Basement – split residential accommodation with extension and beauty salon with extension. Ground Floor – beauty salon with extensions and optional change of use to Part 4 Classes A1, A2 or D1 dentistry. 1 st & 2 nd Floor – split into 2 no apartments with roof terrace (resubmission)	Pendle Hotel Clitheroe Road Chatburn

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0343/P	New covered agricultural manure store	Parsonage Farm Parsonage Lane Chipping
3/2012/0347/P	Raising the existing eaves wall plate level by no more than 1m to create bedroom and dressing/en-suite to the first floor. Existing roof pitch will not be altered	11 Kirkdale Road Langho
3/2012/0348/P	Proposed change of use from Class A1 to Class D2 for the creation of a Pilates Studio	Enterprise House Warwick Street Longridge
3/2012/0349/P	Demolition of existing bay window and porch and construction of new bay window and porch	51 Chaigley Road, Longridge
3/2012/0351/P	Proposed two-storey side extension to create extended lounge and additional bedroom	51A Derby Road Longridge
3/2012/0364/P	Proposed change of use from retail premises to retail and private dwelling	2 West View, Clitheroe
3/2012/0365/P	Dormer extension to rear elevation, first floor extensions to front elevation and internal alterations	Carniola Whins Lane Simonstone
3/2012/0366/P	Replacement of cement render with hydraulic lime roughcast; structural stabilization to the north-east corner; removal of redundant 20 th century chimney stack; reopening of 20 th century infill to rear elevation of existing garage; replacement of inappropriate rainwater goods; repairs to a replacement of steel framed windows; internal alterations to include formation of home office within existing garage/boiler room and formation of en suite compartments at first floor level	Red Syke Farm Twiston
3/2012/0385/P	Temporary widening of an existing access from the public highway to facilitate the construction of a new water supply pumping station and the laying of a new water supply main, and permanent access road to proposed new water supply pumping station	The Skaithes Slaidburn

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0387/P	Demolition of contemporary porches, garage, utility room and games room extensions and construction of new garage/store/utility/rear hall/front porch (work from home office) and snug/kitchen with bedroom accommodation at first floor level. Construction of lean-to canopy to new internal courtyard area. Construction of stone canopy to front entrance door (south east elevation). Alteration to existing window (south east elevation). Alteration to existing door opening to form new window opening (north east elevation). Alteration to existing window opening to form new door and window opening (north west elevation). Association external works and installation of new sewage treatment plant (resubmission of approved scheme 3/2006/0193/P with the design amendments)	Broomhill Farm Smalden Lane Grindleton
3/2012/0391/P	Porch extension and new driveway	9 Greenacres Read
3/2012/0404/P	Enlarged velux rooflight on rear roofslope	September Cottage 6 Elker Mews, Billington
3/2012/0408/P	Proposed single storey extension to form family room and utility room	Higher Studlehurst Osbaldeston Lane Osbaldeston
3/2012/0411/P	Demolition of existing garage and office previously used as a Police House/ Office and erection of a semi-detached dwelling (Resubmission)	127 Padiham Road Sabden
3/2012/0418/P	Demolition of existing garage and erection of porch and detached garage	Broad Lea, Ribchester Road Clayton-le-Dale
3/2012/0419/P	Application for variation of condition no. 2 of planning permission 3/2010/1023/P, so that the condition is amended to include drawing no/4 (in order to alter the materials on both gable ends to block and render instead of cut stone)	Higher Mill Farm Mill Lane Slaidburn Road Waddington

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0421/P	Amendments and an addition to approved plan 3/2010/0497P, to bring the existing garage and approved plan for the first storey extension forward by 2m at the front of the property; a material change from glass to block and render on the North elevation of the approved ground floor and first floor extension to the principal entrance; erection of a single storey extension to the rear of the garage aligned with the building line of the existing dwelling with obscure glazing to the South elevation	9 Bosburn Drive Mellor Brook
3/2012/0430/P	Proposed extension to existing dairy cattle unit	Slack Farm, Newsholme Gisburn
3/2012/0433/P	Ground floor internal remodelling with associated external openings changed and proposed conversion of attic to first floor with the creation of dormer escape windows	8 Somerset Avenue Clitheroe
3/2012/0435/P	Two storey side and single storey rear extension	16 Hesketh Road Longridge
3/2012/0436/P	Application for discharge of condition no. 3 (materials) of planning consent 3/2011/0275/P	Shays Cottage Tosside
3/2012/0437/P	Application for discharge of condition no. 4 (materials) of planning consent 3/2011/0276/P	Shays Farm Tosside
3/2012/0441/P	Part demolition and extension of animal shed	Gisburn Auction Mart Gisburn
3/2012/0454/P	Proposed ground floor extension to existing porch (resubmission)	Lower Greenbank Barn Whalley Road, Sabden
3/2012/0456/P	Change of house type for proposed detached two-bedroom bungalow on vacant land approved under application 3/2011/0965/P including Discharge of Conditions approved under application 3/2012/0162/P. Land adjacent	14 Crumpax Avenue Longridge
3/2012/0457/P	Application for a non-material amendment to planning permission 3/2009/0683P, for an increase in height of the property from 8100mm to 8564mm (464mm increase). The actual ridge height	Prospect House Sawley Road Grindleton
Cont/		

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
Cont...	will be lowered by 36mm, as the proposed ground floor level will be dropped by 500mm.	
3/2012/0460/P	Application for a non-material amendment to planning permission 3/2011/0378/P for changing the external wall finish on the rear and parapet elevations from full stonework to stone plinth with random 'Quoin' corners and cement render finish main walling on blockwork (The gable and 2m return elevations to remain stonework as approved)	10 Fell Brow Longridge
3/2012/0461/P	Application for the renewal of planning permission 3/2009/1061/P for the conversion of a redundant barn to form a single 2 bed dwelling	17 Dilworth Lane Longridge
3/2012/0518/P	Application for a non material amendment to planning permission 3/2011/0307/P to allow minor alterations to Dean house types on plots 67, 68, 76, 77 and 98 to improve the appearance, accommodation and overall ground floor layout	Barrow Brook Business Village Barrow

170

APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2012/0155/P & 3/2012/0156/P	New pub signs comprising 3 No sets of individual letters (non illuminated), 1 No amenity board (non illuminated), 1 No illuminated menu unit, 1 No lantern and 5 No flood lights	White Bull Church Street Ribchester	The part implemented scheme has an unduly harmful impact upon the character (including historic fabric and setting) of the listed building and the character and significance of Ribchester Conservation Area because of (i) the number, siting, illumination, visual
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont'd			intrusiveness, conspicuousness and incongruity of adverts and resulting domination of the facade and detraction from/obscuring of important architectural features, (ii) the damage to important historic stonework resulting from the attachment of adverts and (iii) use of incongruous modern materials. This is contrary to Policies ENV20, ENV19, ENV16 and G1 of the Ribble Valley Districtwide Local Plan.
3/2012/0247/P	Proposed formation of a new car park to serve the residents of Sycamore Bungalows, and to allow better access for emergency vehicles. Including installation of a new access road and entrance alterations to the main highway at land at rear of	Sycamore Bungalows Gisburn	Policy G1 - it would lead to conditions to the detriment of highway safety due to the limitations of the access width and the visibility splays by not providing the safe movement of vehicles to and from the highway. Policies G1, ENV3, ENV16 and H12 and the National Planning Policy Framework - incongruous feature representing an
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			urban encroachment to the detriment of the surrounding countryside, visual amenity, and the character, appearance and setting of Gisburn Conservation Area.
3/2012/0275/P	Proposed extension to provide new first floor to existing dormer bungalow and roof lift	14 Moorfield Whalley	Contrary to paragraph's 14, 60 and 64 of the NPPF and Local Plan Policies G1, H10 and SPG. Prominent extension to the visual detriment of the street scene. Loss of privacy.
3/2012/0354/P	Proposed conversion of stone barn to residential dwelling	Watt Close Farm Gisburn	Contrary to paragraphs 55, 131 and 133 of NPPF, and Policies G1, ENV3, H16 and H17 of the Local Plan. The proposal by virtue of the location of the building, the principle and design of the additions to the roof, the unsympathetic enlargement of existing openings and the new materials proposed, would be visually detrimental of the character of the building, and would visually affect the
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			character, appearance and setting of this location.
3/2012/0388/P (PA)	Erection of steel storage building to the rear	St Leonard's Church Commons Lane Balderstone	The proposal has an unduly harmful impact upon the harmonic setting of the listed buildings and the character of the open countryside landscape area because the shed is incongruous, conspicuous and visually intrusive as a result of its prominent siting, size (including projection above wall copings), orientation (perpendicular to the long and linear wall) and materials (steel sheeting). This is contrary to Policies ENV19, G1 (a & h) and ENV3 of the Ribble Valley Districtwide Local Plan.
3/2012/0405/P	Garage	1 Edisford Hall Cottages Edisford Bridge Clitheroe	The proposal will be unduly harmful to the setting of the Grade II listed 'Edisford Hall Farmhouse and 2 cottages to north' because of its size, prominence, incongruity of design and materials and detachment from
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			<p>the historic farm steading. This is contrary to Policies ENV19 and G1(a) & (h) of the Ribble Valley Districtwide Local Plan.</p> <p>The proposal will be unduly harmful to the character of the open countryside and the setting of the Grade II listed 'Edisford Bridge Farmhouse and Edisford Bridge Cottage' and 'Edisford Bridge Inn' because of its prominence resulting from its size, incongruity of design and materials, roadside siting, damage to hedgerow/tree screening and detachment from existing building groups. This is contrary to Policies ENV3, ENV13, ENV19 and G1(a) & (h) of the Ribble Valley Districtwide Local Plan.</p>
3/2012/0412/P	Advertisement application for two sign boards set in a 'V' facing both directions of Whalley Road set 1.5m from ground level	Land adjacent Whalley Road Hurst Green	Policy G1 – detriment to the visual amenities of the locality.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2012/0413/P	Application for the discharge of condition 5 (surface water regulation system) and condition 6 (surface water drainage) of planning permission 3/2011/0286/P	Stalwart Lodge Primrose Road Clitheroe	N/A
3/2012/0438/P	Conversion of integral garage into a habitable room and formation of entrance door with overhead canopy on side elevation	Austin House Slaidburn Road Waddington	Policy G1 and ENV16 – proposals detrimental to both highway safety and visual amenity.
3/2012/0445/P	Two storey extension to dwelling (including demolition of existing conservatory)	34 Water Street Ribchester	<p>The proposal has an unduly harmful impact upon the residential amenity of No 35 Water Street because of the two storey extension's overbearing and overshadowing impact. This is contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.</p> <p>The first floor door is an incongruous and conspicuous feature which does not preserve the character or appearance of Ribchester Conservation Area. This is contrary to Policy ENV16 of the Ribble Valley Districtwide Local Plan.</p>

171 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0414/P	Application for a Lawful Development Certificate for the proposed installation of 6 no. solar panels on the front elevation roofslope	Parsonage Cottage Church Street Ribchester
3/2012/0498/P	Application for a Lawful Development Certificate to run a one man taxi hire business from the property	Higher House Farm Back Lane Newton

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

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0444/N	Proposed works to progressively maintain and upgrade internal forest roads and to create 2 new stretches of forest road in order to allow the planned harvesting and haulage of timber from the site	Longridge Fell Forest off Birdy Brow Stonyhurst
3/2012/0500/N	Mono-pitch storage building	Mill House Barn Grunsaigill, Tosside
3/2012/0532/N	Application for a steel portal frame building (18.29m x 13.71m) for the storage of bulk feeds.	Lower Lees Farm Cow Ark, Clitheroe

173 SECTION 106 APPLICATIONS

<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	With Legal
3/2010/0929P	Land between 36 & 38 Henthorn Road Clitheroe	14/7/11	8	Not Signed yet With applicants solicitor
3/2011/0776	Land off Whiteacre Lane Barrow	12/4/12	7	With Legal
3/2011/0784	Old Whalley Nurseries Clitheroe Road Whalley	12/4/12	6	With Applicant
3/2012/0065	Land off Dale View Billington	24/5/12	12	With Legal

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2011/1064	Sites off Woone Lane a) rear of 59-97 Woone Lane & b) Land to South-West of Primrose Village phase 1, Clitheroe	21/6/12	113	With Legal
<u>Non Housing</u>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures so no progress on Section 106

174 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>
3/2011/0820 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	-	AWAITING DECISION
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	-	Procedure altered by The Planning Inspectorate – will now follow the Hearing procedure Hearing to be held on 11.7.12	AWAITING DECISION
3/2011/0624 D	17.2.12	Mr Ken Dobson Fit secondary glazing (Listed Building Consent) Vicarage House Vicarage Fold Wiswell	WR	-	Site visit 4.7.12 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>
3/2011/0620 D	21.2.12	Mr Simon Waller 18 PV panels on the South facing roof above the existing roof, inverter and wiring on the inside of the building Root Hill Estate Yard Whitewell Road Cow Ark	WR	—	APPEAL DISMISSED 28.6.12
3/2011/0567 D	16.3.12	Mr D Ashton Proposed erection of a holiday cottage (Re-submission) Pinfold Cottage Tosside	WR	—	Awaiting site visit
3/2011/0703 O	16.4.12	Mr T Brown Proposed erection of a three-bedroom, two-storey detached dwelling with attached garage (Re-submission of 3/2011/0315P) 43 Hawthorne Place Clitheroe	WR	—	Awaiting site visit
3/2011/0095 D	11.5.12	Mr & Mrs S Cherry Re-submission of refused application. Application 3/2010/0002P for two affordable dwellings in garden area of existing house, demolition of outbuilding, realigning of vehicular access to Cherry Hall and removal of part of wall to site Cherry Hall Grindleton	WR	—	Awaiting site visit
3/2011/0849 D	16.5.12	Mr K Kay Proposed new detached garage, boundary wall, gates and hard landscaping Great Mitton Hall, Mitton Road, Mitton	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>
3/2012/0168 D	23.5.12	Mr G Marsden Single storey conservatory extension 3.60m x 3.70m to the rear of the property (Re-submission) Hill House Hesketh Lane Chipping	Householder appeal	–	APPEAL ALLOWED 4.7.12
3/2011/1001 D	30.5.12	Ms Pamela Oliver New detached dwelling within the curtilage of 1 Portfield Bar Whalley	WR	–	Awaiting site visit
3/2011/0025 O	25.6.12	J-J Homes LLP Outline planning application for residential development (ten dwellings) Land off Chatburn Old Road Chatburn	WR	–	Notification letter sent 27.6.12 Questionnaire sent 9.7.12 Statement to be sent by 6.8.12

175

RIBBLE VALLEY CORE STRATEGY – SUBMISSION STAGE

The Chief Executive submitted a report asking Committee to consider the outcome of the recent consultation on the Core Strategy and agree the timetable for the next stages. He informed Committee that the Council was now moving towards the formal stage where the Core Strategy was submitted to the Secretary of State for examination and an independent Inspector would be appointed to hold the examination with the purpose of confirming that the plan was sound. He reminded Committee that the Council had published the Core Strategy under the provisions of Regulation 19 for a six week period of consultation, which ended on 15 June 2012. The representations received were currently being reviewed and an initial response prepared on the issues raised.

The Head of Regeneration and Housing drew attention to the different approaches to progress the Core Strategy set out in the report and that advice had been sought from the Planning Inspectorate. He explained that each approach carried risks that had to be judged against the need to move as quickly as possible to having an up to date plan in place.

Drawing attention in particular to the implications referred to in the committee report of the National Planning Policy Framework, the Head of Regeneration and Housing also highlighted the transitional arrangements and the presumption in favour of sustainable development that would be the basis of decision making as the Development Plan became increasingly out of date and the end of the transitional period reached.

The Head of Regeneration and Housing outlined a programme of key dates to take the Core Strategy forward, which included consideration of the representations, the Council's response and agreement to proposed amendments and the resolution to formally submit ratification of the submission; commencement of the formal consultation on proposed changes; the formal submission to the Secretary of State; and an indication of earliest likely hearing dates.

RESOLVED: That Committee having considered the risks identified in the report agree to progress the Core Strategy as set out in paragraph 4.6 of the report subject to any changes agreed at Planning and Development Committee on 16 August 2012.

176 APPEALS

- a) 3/2011/0620/P – 19 PV panels on the south facing roof above the existing roof, inverter and wiring on the inside of the building at 4 Root Hill Estate Yard, Whitewell Road, Dunsop Bridge, Clitheroe – Appeal dismissed.
- b) 3/2012/0168/P – Single storey conservatory extension to rear of property at Hill House, Hesketh Lane, Chipping – Appeal allowed.

177 REPORT OF REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 10.33pm.

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

Minutes of Community Services Committee

Meeting Date: Tuesday, 24 July 2012, starting at 6.30pm
Present: Councillor R J Thompson (Chairman)

Councillors:

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

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

178 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Brunskill, J Hill and A M Knox.

179 MINUTES

The minutes of the meeting held on 22 May 2012 were approved as a correct record and signed by the Chairman.

Councillor Rimmer asked a question with regard to minute 13, Clitheroe Castle Museum, regarding when the local advisory forum would meet.

180 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

181 PUBLIC PARTICIPATION

There was no public participation.

182 CAPITAL OUTTURN 2011/12

The Director of Resources submitted a report seeking Member approval for the slippage of capital schemes from the 2011/12 financial year to the 2012/13 financial year and to review the final outturn on the Capital Programme for 2011/12 for this Committee.

The Capital Programme had consisted of 13 schemes of which there were 6 schemes with identified slippage into 2012/13. Detail of these scheme were highlighted for Committee's information along with individual evaluation schemes of the Heads of Service.

RESOLVED: That Committee approve the requests for slippage on the 6 schemes as outlined totalling £51,290 into the 2012/13 financial year.

183 POOL PRICE CHANGES

The Director of Community Services submitted a report asking Committee to give consideration to the introduction of additional fees and charges to those currently approved for implementation at Ribblesdale Pool for 2012/13. He reminded Committee that fees and charges relating to activities at Ribblesdale Pool had been approved by Committee on 8 November 2011. However since that time certain other activity charges had emerged where it was felt a charge could be made in the future. These included pre-swims, Roefield – junior placed schemes group admissions for fun swims, mums/parent toddler sessions, shower/changing only, lane swim hire, the meeting room in Edisford Pavilion and photocopying.

RESOLVED: That Committee agree to

1. the recommendation that the fees as outlined be introduced including a charge for a third swimming teacher for school swimming where required of £8 per lesson to apply within this financial year with the exception of Roefield; and
2. agree to adopt the mechanism outlined in the report for charges associated with Roefield in January 2013.

184 PUBLIC OPEN SPACE ASSESSMENT

The Director of Community Services submitted a report which outlined an assessment of current open space provision owned by the Council with a view to identifying a future investment need, funding sources and given the likely funding constraints those of a greater or lesser priority. Committee were reminded that the future of public open space provision in relation to the development of the Core Strategy has been discussed at previous meetings and that it was now necessary to carry out a detailed analysis of current provision and its ability to provide for the projected population growth. In order to do this the work would need to be split into two areas namely formal facilities where Lancashire Sport had offered to carry out an analysis of facilities including Council, private and voluntary sector provision based of facility type, quality, access/travel time and parks and open spaces where our own staff would carry out a detailed analysis of the main parks and play areas, including parish provision.

It was felt that upon completion of these two pieces of work issues would be raised regarding the current condition of facilities and where funding may come from in the future in order to provide quality provision hence the conclusion that there would be a need to concentrate resources in fewer more strategic locations in the future.

Recommendations along these lines would be submitted to Committee in November after consideration from the working group.

RESOLVED: That Committee

1. note the contents of the report and endorse the two elements of work; and
2. agree to the involvement of the Member Working Group as already constituted.

185 CAPITAL MONITORING 2012/13

The Director of Resources submitted a report informing Committee of the progress with the Capital Programme for the first quarter of this financial year. Slippage from the previous year was also reported. He was pleased to report that to date 75% of the annual Capital Programme for this Committee had been spent with the balance of the outstanding budget being committed and due to be completed over the coming months.

RESOLVED: That the report be noted.

186 REVENUE OUTTURN 2011/12

The Director of Resources submitted a report for Committee's information on the outturn for the financial year 2011/12 in respect of the revenue budget for this Committee. The report detailed by costs centre a comparison with the revised estimate which showed an overall underspend of £81,449 on the net cost of services increasing to £105,221 after transfers to and from earmarked reserves. Details of the underspend was highlighted in the report with a summary of the major variations given.

RESOLVED: That the report be noted.

187 REVENUE MONITORING 2012/13

The Director of Resources submitted a report informing Committee of the position for the first three months of this year's revenue budget as far as this Committee was concerned. The report included a comparison by cost centre between actual expenditure and the original estimate for the period to the end of June. The main variations had been extracted for the items included in the red and amber shaded costs centres (ie specific areas of high concern) and shown with the budget holder's comments and agreed action plans.

RESOLVED: That the report be noted.

188 UPDATE ON WALKING EVENT, WITCHES WALKS AND MORE

The Director of Community Services submitted a report for Committee's information on the forthcoming walking event. Hopefully this would serve as a basis for an annual Ribble Valley Walking Festival. It had been agreed to use the 400th anniversary of the Pendle Witches to explore the concept of a walking festival and a week called "Witches Walks and More" was taking place between the 12 and 19 August.

Committee wished to thank Tom Pridmore for his work on this event as well as other tourism initiatives currently being taken.

RESOLVED: That the report be noted.

189 GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report informing Committee of progress with waste management and leisure and sports development including Ribblesdale Pool triathlon development and Platform Gallery and Visitor Information Centre.

RESOLVED: That the report be noted.

190 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

Councillor Hore gave a brief update on the North West Sound Archives and encouraged Committee to attend a Classis Car event that they were hosting on Saturday, 28 July between 11am and 3.30pm where sound archive would also be available to listen to.

191 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following item of business be exempt information under Category 3 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

192 CLITHEROE FOOD FESTIVAL UPDATE

The Directors of Resources and Community Services submitted a report for Committee's information regarding the Clitheroe Food Festival 2012. It was reported that the bid made for RDPE funding had been unsuccessful which would inevitably have a large impact on the funding of the 2012 event previously agreed. The report outlined Officer involvement on the festival day, along with latest estimates for both income and expenditure. It was pointed out that income was obviously reliant on weather and attendance at the event. The financial outturn of the event would be subject to a further report to this Committee in due course.

Committee requested a breakdown cost for staff time spent on this event.

RESOLVED: That the report be noted.

The meeting closed at 7.18pm.

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

Minutes of Health & Housing Committee

Meeting Date: Thursday, 2 August 2012, starting at 6.30pm
Present: Councillor B Hilton (Chairman)

Councillors:

S Brunskill	E M H Ranson
C Conner	L Rimmer
R Hargreaves	M Robinson
J Holgate	C Ross
R Newmark	N Walsh

In attendance: Head of Regeneration and Housing, Head of Finance, Environmental Health Officer (Housing).

193 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Bibby, K Hind, S Hirst and R Moores.

194 MINUTES

The minutes of the meeting held on 31 May 2012 were approved as a correct record and signed by the Chairman with the following amendment.

Minute 66 - Second paragraph to read "Councillor Hilton also gave a brief update on the position with regard to Clitheroe Community Hospital. Her draft response on the East Lancs CCG Strategic Plan and the fact that Ribble Valley Borough Council had expressed an interest in becoming a dementia friendly Council".

195 DECLARATIONS OF INTERESTS

There were no declarations of interest.

196 PUBLIC PARTICIPATION

Mr Daly asked to speak on agenda item 11 with regard to Beacon Fell View Caravan Site Licence. Mr Daly introduced himself as Chairman of the Caravan Owners' Association and was speaking on behalf of the residents on Beacon Fell View Caravan Site. He wanted to inform Committee that for a number of years there have been people living on the site as permanent residents with full knowledge of the current owner of the site, although they now deny this. He welcomed the efforts of the Borough Council in investigating the situation and asked that this continue.

197 PRESENTATION BY EAST LANCS HOSPITAL TRUST

The Chairman introduced Val Bertenshaw, Director of Operations and Dr Alan Crowther, Divisional Director for Community Services to the meeting. A presentation was given on the East Lancs hospitals becoming a Foundation Trust, why they should become one, how it would operate and key dates along

the timeline. She informed Committee that becoming a Foundation Trust would mean they would be independent of public benefit and free from Central Government control. They would also be locally representative and would aim to be a better provider of health care services. She gave Committee some information about the Regulator (Monitor) and their constitution. The presentation also included information about the Governors and their powers and how the Trust would operate over the East Lancashire area. Her Business Plan includes a strong quality theme throughout the document as well as way of delivering the benefits of an integrated health care provider. Key service developments include repatriation of orthopaedic activity, provision of urgent care pathology, vascular centre, immediate care, obstetrics and oncology.

At the end of the presentation Val Bertenshaw took questions from Councillors with regard to Local Authority representatives, funding, how our health and wellbeing partnership group would feed into the Trust and issues with regard to Ribble Valley isolation.

She asked that the Council make an official response to the consultation which closes on Monday, 6 August 2012.

The Chairman thanked them for attending the meeting.

198 CAPITAL OUTTURN 2011/12

The Director of Resources submitted a report seeking Member approval for the slippage of capital items from 2011/12 financial year to the 2012/13 financial year and to review the final outturn on the Capital Programme for 2011/12 for this Committee. The Capital Programme had consisted of 7 schemes of which there were 4 schemes with identified slippage into 2012/13. Details of these schemes were highlighted for Committee's information along with individual evaluation sheets of the Heads of Service.

RESOLVED: That Committee approve the request for slippage on the 4 schemes as outlined totalling £125,870 into the 2012/13 financial year.

199 REPORTING ON PERFORMANCE INDICATORS

The Director of Resources submitted a report requesting Committee review the performance information reported and consider how they would like this information presented at future Committee meetings. The report reminded Committee that the Overview and Scrutiny Committee's function of scrutinising performance has now been transferred to the relevant Service Committee. The report outlined the various performance indicators that were monitored by the relevant Heads of Service.

RESOLVED: That Committee approve the Performance Indicators as set out in the report.

200 WELFARE REFORM ACT

The Chief Executive submitted a report for Committee's information on the Welfare Reform Act and the implications for residents claiming housing related benefits and the housing service. The report highlighted the main Welfare

Reform changes affecting the housing sector over the next 5 years which included universal credit, pension credit, direct payments, household benefit cap, size criteria/under occupancy and discretionary housing payments.

Some changes had already taken place whilst others would be introduced in the coming years. The significant impact on delivering the housing service and rehousing households would be as follows:

- Reduced housing benefit would further reduce the amount of affordable accommodation for households in receipt of benefit. This will put further pressure on temporary accommodation and the length of stay.
- No direct payments to landlords would discourage investment in the private sector and further discourage acceptance of tenants in receipt of benefit.
- All registered social landlords would incur additional costs of collection of rent which may ultimately reduce investment in development.
- Under occupancy was also a concern. There is limited availability of accommodation to allow households an option to downsize. Housing developers would need to consider developing/purchasing smaller units.

RESOLVED: That the report be noted.

201 BEACON FELL VIEW CARAVAN SITE LICENCE

The Chief Executive submitted a report asking Committee to consider an application for a Site Licence. The report outlined the history of Beacon Fell View Holiday Park and the current issues on site. The current Licence was outdated and a revised application had recently been made by the current owners with up to date information on it. The report reminded Committee that Section 3 of the Caravan Site and Control of Development Act 1960 stated that if an applicant has the benefit of planning permission and applies for a Caravan Site Licence, the Local Authority must issue a Site Licence within 2 months of that date. This site has the benefit of planning permission and a condition would be included in the new Site Licence which stipulated that the caravans should only be used for the purpose of holiday accommodation and not as a permanent residence. This condition would also require the site owner to maintain and make available for inspection a suitable register with supporting evidence showing the details of the primary residence of the owner and/or occupier of the caravan.

Issues had arisen around this with regard to permanent residency on the site and the Borough Council were currently working with owners to resolve the current problems.

RESOLVED: That Committee note the intention to issue an amended Licence for Sam Hagan Leisure (UK) Ltd with the Council's approved licensed conditions.

202 CAPITAL MONITORING 2012/13

The Director of Resources submitted a report informing Committee of the progress with the Capital Programme for the first quarter of this financial year. Slippage from the previous year was also reported. He reported that to date, just

over 25% of the annual capital programme for this Committee had been spent. Other work was proceeding as expected and the majority of the budget was expected to be spent by the end of the year.

RESOLVED: That the report be noted.

203 REVENUE OUTTURN 2011/12

The Director of Resources submitted a report for Committee's information on the outturn for the financial year 2011/12 in respect of the revenue budget for this Committee. The report detailed by cost centre a comparison with the revised estimate which showed an overall underspend of £177,132 and decreasing to £128,541 after transfers to and from earmarked reserves. Details of the underspend was highlighted in the report with a summary of the major variations given.

RESOLVED: That the report be noted.

204 REVENUE MONITORING 2012/13

The Director of Resources submitted a report informing Committee of the position for the first 3 months of this year's revenue budget as far as this Committee was concerned. The report included a comparison by cost centre between actual expenditure and the original estimate for the period to the end of June. The main variations have been extracted for the items included in the red and amber shaded cost centres (ie specific areas of high concern) and shown with the budget holders comments and agreed action plans.

RESOLVED: That the report be noted.

205 HEALTH AND WELLBEING PARTNERSHIP GROUP

The minutes of the latest Health and Wellbeing Partnership Group held on 20 June 2012 was submitted for Committee's information.

Councillor Hilton gave a brief update on the position with regard to Clitheroe Community Hospital.

RESOLVED: That the report be noted.

206 GENERAL REPORT OF THE CHIEF EXECUTIVE ON THE ENVIRONMENTAL HEALTH SERVICE

Committee considered the general report of the Chief Executive which had been submitted to Committee for information which included the following items:

- Flood protection grant update.
- Ribchester.
- Clitheroe Market update.
- Environment Agency Liaison Meeting.
- Drinking Water 2011 Northern Region Report.

RESOLVED: That the report be noted.

207 EXCLUSION OF PRESS AND PUBLIC

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

208 GENERAL REPORT – GRANTS

The Chief Executive submitted details of four disabled facilities grants and one boiler replacement grant that had been approved.

RESOLVED: That the report be noted.

209 AFFORDABLE HOUSING UPDATE

The Chief Executive submitted an update on the affordable housing schemes in progress and proposed in the borough. These had been split into – applications which had been submitted, and were either approved or waiting determination subject to Section 106 Agreements being completed.

RESOLVED: That the report be noted.

210 REMODELLING OF ACCOMMODATION BASED SUPPORT

The Chief Executive submitted a report informing Committee of a change to the delivery of support at the hostel and supported accommodation and to consider options available in terms of re-commissioning the contract. The report outlined the background and issues surrounding the delivery of support at both The Joiners and The Sidings in Clitheroe. Support was currently provided by separate service providers which was quite different at each facility. Concerns had been raised with regard to the service at The Joiners and the Supporting People Commissioning Board had accepted a recommendation not to renew the contracts for the two services when they expire on the 31 March 2013 but to run a competition under the Supporting People Framework Agreement to appoint a single provider to commence 1 April 2013 and increase the re-model service by 8.5 additional hours per week in line with the Supporting People Draft Hours Modelling Tool.

The service provided by the support provider was very much working alongside the same priorities as the housing service and therefore the Council tendering for the contract would be investigated as an option.

RESOLVED: That Committee note the change to the support provision and agree for the Housing Section to investigate the advantages of the Council tendering to provide the service for which an options paper would be submitted to Corporate Management Team.

The meeting closed at 8pm.

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

Minutes of Policy & Finance Committee

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

Councillors:

J Hill	J Rogerson
T Hill	R E Sherras
K Hind	D T Smith
S Hore	N Walsh
K Horkin	A Yearling
A Knox	

In attendance: Director of Resources, Director of Community Services and the Head of Revenues and Benefits.

211 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Elms, S Hirst and R Thompson.

212 MINUTES

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

213 MATTERS ARISING

a) Minute 78 – Appointment of Economic Development Working Group.

RESOLVED: That this working group consist of Councillors E M H Ranson, S Hirst, S Hore, G Mirfin, K Horkin, A Yearling and J Rogerson.

b) Minute 82 – Village Amenity Grants

The Director of Resources gave an update on how these grants were progressing. She reported that there had been a large number of applications received and these would be evaluated by the end of August with a report being submitted to the next meeting of this Committee in September.

c) Minute 96 – Compulsory Purchase Order - 2 Barnacre Road, Longridge

The Chairman reported that the landowner had recently submitted a planning application in relation to this site. A discussion took place regarding whether a compulsory purchase order could still proceed once a planning application had been submitted. The Chairman was concerned that there were unnecessary delays with the CPO process and

he asked the Director of Community Services to instruct officers to proceed with the CPO.

214 DECLARATIONS OF INTEREST

Councillors A Knox, J Rogerson, N Walsh and A Yearing all declared an interest in item 7 – Concurrent Function Grants. Councillor Knox requested that Councillors be given a briefing by officers on the new rules in relation to standards and Councillor interests.

215 PUBLIC PARTICIPATION

There was no public participation.

216 LOCALISATION OF COUNCIL TAX SUPPORT

The Director of Resources referred to Minute 91 of Committee dated 12 June and further updated Committee on changes to Council Tax benefit and how these would affect Ribble Valley Borough Council and its Council Tax payers. She outlined the three options open to the Council and explained each option's pros and cons.

- 1) Accept the default scheme (do nothing).
- 2) Reduce Council Tax discounts and exemptions.
- 3) Reduce Council Tax support.

She also reported that, despite a number of meetings between the County Council and Lancashire districts attempting to adopt a countywide district policy, this had proved impossible mainly due to the differences between districts.

Having discussed the matter at Budget Working Group, the Council were recommending a position which was a mixture of options 2 and 3 as their preferred solution to deliver the savings required.

She also informed Members that the County Council had already indicated that in future, the income from second homes raised in Ribble Valley would no longer be returned to the Council via the Local Strategic Partnership to spend in our area. One option would be that this funding could be utilised to part fund the cost of Council Tax support.

She commented that in her opinion the scheme should ideally mirror the existing Council Tax benefit scheme as closely as possible and any variations to this should be kept as simple and straightforward as was possible, certainly in year 1. She set out the main principles which it was suggested would form the basis of a new Ribble Valley Council Tax support scheme.

Principle 1 – the income raised from the existing Council Tax on second homes should be used to subsidise the Council Tax support scheme thus contributing to those Ribble Valley residents who were vulnerable and/or in receipt of low incomes.

Principle 2 – all working age claimants should pay something.

Principle 3 – the most vulnerable claimants should be protected by retaining the existing allowance built into the existing system.

The Borough Council had consulted its three main authorities – Lancashire County Council, Lancashire Constabulary and Lancashire Fire and Rescue Service. Of those three, both the County Council and the Police opposed the Borough Council's chosen option with Lancashire Fire and Rescue Service supporting the Council's position. The next step was to consult all benefit claimants and other stakeholders on the Council's proposals.

Members then discussed the report and the respective positions of the Borough Council and the County Council in some detail.

RESOLVED: That

1. Committee note the progress being made on this issue; and
2. delegate to the Director of Resources in consultation with the Budget Working Group the draft scheme for local Council Tax support and a scheme of public consultation.

217 CONCURRENT FUNCTION GRANTS

The Director of Resources reported on the allocation of Concurrent Function Sector Grants for 2012/2013.

She reminded Members that this scheme had been approved a number of years ago and gave grant assistance to those parishes and town councils which provided services in their areas, which elsewhere were provided by the Borough Council. An annual revenue budget allocation had been approved of £20,000. The Council agreed to support Parish and Town Councils net revenue expenditure in relation to the following concurrent functions:

- Burial grounds
- Bus shelters
- Footpaths
- Footway lighting
- Litter collection
- Dog waste bins
- Parks and play areas

Committee were reminded that support was limited to 25% of eligible net revenue expenditure in the previous year subject to the overall costs to this Council not exceeding the £20,000 budget allocation.

19 applications had been received – revenue expenditure totalling £57,113 in total, which based on a grant rate of 25% of the total amount of grant payable would equate to £14,278 which was within the budget provided.

In accordance with the scheme, the grant would normally be paid in two equal instalments, however, due to the level of each individual grant, Members may choose to recommend grant payments in a single instalment in order to reduce the level of administration.

RESOLVED: That Committee

1. approve the allocation of grants as proposed in the report; and
2. agree to the payment of the approved grants in a single instalment rather than two instalments.

218 NNDR WRITE OFFS

The Head of Revenues and Benefits sought Committee approval to write off certain NNDR debts.

RESOLVED: That Committee approve the writing off of £1,619.31 of NNDR debts where it had not been possible to collect the payments due.

219 CAPITAL OUTTURN 2011/2012

The Director of Resources sought Committee approval for the slippage of capital schemes from the 2011/2012 financial year to the 2012/2013 financial year and to review the final outturn on the capital programme for 2011/2012 for this Committee.

The capital programme for Policy and Finance Committee consisted of six schemes; these were a combination of new schemes approved as part of the capital programme in March 2011 and additional approvals.

Overall, 77% of the revised estimate had been spent. However, this included the capitalisation of performance reward grant expenditure at the end of the financial year, which was not included in the estimates. When this spend was excluded, the comparison to revised estimates was reduced to 38%.

This variance was due almost entirely to the slippage of the Gallery and Tourist Information remodelling scheme and also the customer facing service remodelling scheme.

For this Committee, there were three schemes that were identified as slippage which would move into financial year 2012/2013; these are customer facing service remodelling - £68,100; Contact Centre customer relationship - £3,900; and Platform Gallery/Tourist Information remodelling - £24,280 giving a total slippage of £96,280.

RESOLVED: That Committee agree to the request for slippage as shown in the report and approve the slippage of £96,280 into the 2012/2013 financial year.

220 OVERALL CAPITAL OUTTURN 2011/2012

The Director of Resources gave details of the capital programme outturn for all Committees for the year ending 31 March 2012.

During the year the Council spent £540,969 on capital scheme – the main areas of expenditure included:

- Longridge Activity Play Area
- Replacement of customer relationship management system
- Replacement of the Local Land Charges system
- Renovation and Disabled Facilities Grants

RESOLVED: That the report be noted.

221 CAPITAL MONITORING 2012/2013

The Director of Resources provided Committee with information relating to the progress of the approved capital programme for the current financial year. Slippage from the previous year was also reported.

In total, two new schemes had been approved at the meeting of Special Policy and Finance Committee and Full Council. This gave a total planned capital spend for this Committee in the current year of £125,000. In addition, not all planned expenditure for last year had been spent. This amounted to £96,280.

RESOLVED: That the report be noted.

222 OVERALL CAPITAL MONITORING 2012/2013

The Director of Resources submitted a progress report of the approved capital programme for the first quarter of this financial year.

In total, 12 schemes had been approved for the 2012/2013 financial year, which included budgets for five schemes that were removed from 2011/2012 at the revised estimate stage. This made a total planned capital spend for the current year of £938,820 which was shown as Annex 1.

In addition, not all planned expenditure for last year was spent. The balance of this had been transferred into this financial year. The schemes affected were also shown and totalled £273,440. This gave a total approved budget for this year of £1,212,260.

RESOLVED: That the report be noted.

223 REVENUE OUTTURN 2011/2012

Committee considered a report on the Revenue Outturn for Committee for 2011/2012. The report highlighted an overall under spend of £713,190. After

allowing for transfers to and from earmarked reserves, this under spend was reduced to £48,289.

The report also highlighted some of the significant factors and explanations were given for these differences.

RESOLVED: That the report be noted.

224 OVERALL REVENUE OUTTURN 2011/2012

Committee considered a report on the Overall Revenue Outturn for the year ending 31 March 2012. The Council had made a surplus of £168,000 during the year compared with the revised estimate of a deficit of £26,000 and the original estimate of a deficit of £186,000.

The Director of Resources highlighted the most significant variations between actual expenditure and the budget. She also explained in some detail, the Council's earmarked reserves.

RESOLVED: That the report be noted.

225 REVENUE MONITORING 2012/2013

Committee considered a report which informed them of the position for the first three months of the current year's revenue budget as far as this Committee was concerned.

RESOLVED: That the report be noted.

226 OVERALL REVENUE MONITORING 2012/2013

The Director of Resources presented her report on the revenue budget for the current financial year.

RESOLVED: That the report be noted.

227 TREASURY MANAGEMENT MONITORING 2012/2013

Committee considered a monitoring report on the Treasury Management activities for the period 1 April 2012 to 30 June 2012. Details included in the report were borrowing requirements, investments, prudential indicators and approved organisations.

RESOLVED: That the report be noted.

228 REVENUES AND BENEFITS GENERAL REPORT

The Head of Revenues and Benefits presented his report to Committee. The report covered the following areas:

- National Non Domestic Rates (NNDR)

- Council Tax
- Sundry Debtors
- Housing Benefit performance
- Housing Benefit fraud
- Housing Benefit overpayments

RESOLVED: That the report be noted.

229 RECEPTION REMODELLING SCHEME – PROGRESS REPORT

Committee received a progress report from the Director of Community Services in relation to the reception remodelling scheme in the Council offices.

The report emphasised the good progress which had been made in relation to these improvements and included a range of measures which had been included as follows:

- The relocation of the payments area
- The creation of a customer service area
- The construction of a number of interview rooms
- The addition of a public Intranet area
- The relocation of the Contact Centre

As a result of the increased facilities on level B, a decision had been made to close the reception on level C. This therefore gave the potential to reconfigure the reception area at level C and the preferred option was to retain the interview room and convert the surrounding space into a 'break-out area'. As a result of careful design, specification and planning, the projected cost had been kept to £92,000. The residual budget inclusive of the remaining contingency was therefore £8,000.

RESOLVED: That the report be noted.

230 CLITHEROE FOOD FESTIVAL RDPE BID

Committee received an update of the Food Festival bid submission to the Rural Development Programme for England. The RDPE bid in its current form had been unsuccessful. However, discussions with RDPE representatives at both LCC and DEFRA had indicated that this position was primarily as a result of certain EU eligibility rules in connection with the 2012 event and that a more positive attitude had been taken in the bid to proposals to develop and expand future festival events and activities which could support economic growth.

RESOLVED: That the report be noted.

231 OMBUDSMAN'S ANNUAL REVIEW REPORT 2011/2012

Committee received a report from the Head of Legal and Democratic Services outlining six cases which had been referred to the Local Government

Ombudsman over the past 12 months. The six cases referred for investigation had been determined as follows:

Two were not enough evidence for fault,
Four had not or minor injustices.

RESOLVED: That the report be noted.

The meeting closed at 7.37pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 16 August 2012 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

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

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

Also in attendance: Councillor S Hirst.

232 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Bibby, S Carefoot and J White.

233 MINUTES

The minutes of the meeting held on 19 July 2012 were approved as a correct record and signed by the Chairman.

234 DECLARATIONS OF INTEREST

Councillor S Knox declared an interest in application 3/2012/0379/P in respect of Primrose Mill, Clitheroe.

235 PUBLIC PARTICIPATION

There was no public participation.

236 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

237 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2011/0535/P (GRID REF: SD 377702, 433377)
PROPOSED CHANGE OF USE FROM OFFICES (CLASS A2) TO A TAXI OFFICE (SUI-GENERIS) AT UNIT 23 TIME TECHNOLOGY PARK, BLACKBURN ROAD, SIMONSTONE

The Senior Planning Officer requested that the standard condition with regard to a plan reference be included and informed Committee of two further items with regard to noise concerns.

GRANTED subject to the following conditions:

1. The use hereby permitted shall cease and any associated plants, materials, and equipment shall be removed on or before 16 August 2013 and the site restored to its former condition to the full satisfaction of the Local Planning Authority unless a renewal of this planning permission has been granted by the Authority.

REASON: This temporary consent has been granted to enable the Local Planning Authority to assess and review the impact of the development against the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan.

2. The licensed private hire vehicles associated with the proposal shall be parked on the designated parking area as shown on the amended location plan dated 18 June 2012 and this area shall be kept available for that purpose at all times.

REASON: In order to prevent the private hire vehicles being parked on the road, and in the interests of residential amenity, in accordance with policy G1 of the Ribble Valley Districtwide Local Plan.

3. In the event that the parking area is no longer available for use, the permission for the private hire office shall cease.

REASON: In order to prevent the private hire vehicles from parking elsewhere within Time Technology Park in the interests of residential amenity and in accordance with policy G1 of the Ribble Valley Districtwide Local Plan.

4. No more than twenty private hire vehicles shall operate from the premises hereby approved.

REASON: To ensure there is sufficient appropriate parking for private hire vehicles operating from the premises which would not adversely affect nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. The permission shall relate to the development as shown on plan reference: Location RevC received on 18 June 2012.

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

2. APPLICATION NO: 3/2012/0053/P (GRID REF: SD 361239 437244)
PROPOSED CONSTRUCTION OF THREE NEW TWO-STOREY TERRACE DWELLINGS. GARDEN SPACE ALLOCATED TO EACH PROPERTY. SEVEN SURFACE PARKING BAYS. RE-SUBMISSION OF APPLICATION 3/2011/0655/P. 41 DILWORTH LANE, LONGRIDGE, LANCASHIRE, PR3 3ST.

The Senior Planning Officer clarified the last paragraph before the recommendation contained in the report.

REFUSED for the following reason:

1. Due to the overall massing of the housing, the layout and position on site and the loss of the trees on both the northern and eastern boundary of the site (required in order to facilitate the proposed development), the Council consider that the scheme would have a significant and detrimental visual impact upon both the setting, character and visual amenity value of the street scene and the residential amenity of the occupiers of the neighbouring properties. Approval would therefore be contrary to guidance contained within paragraphs 64 and 118 of the National Planning Policy Framework, as well as the provisions of Local Plan Policies G1, G5, ENV3 and ENV13.

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

3. APPLICATION NO: 3/2012/0134/P (GRID REF: SD 370198)
PROPOSED INSTALLATION OF A FLUE FOR A FREE STANDING LOG BURNING STOVE AT 5 HODDER COURT, KNOWLES BROW, HURST GREEN

REFUSED for the following reason:

1. The proposal is unduly harmful to the character (including setting and interesting roofscape) and significance of the listed building because the flue would be conspicuous, incongruous and visually intrusive as a result of its siting, materials and linear/monolithic form.

(Mrs Longden spoke in favour of the above app).

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

4. APPLICATION NO: 3/2012/0379/P (GRID REF: SD 373742 440826)
PROPOSED MATERIAL AMENDMENTS TO APPROVED SCHEME (3/2010/0897/P) FOR DEMOLITION OF PRIMROSE MILL SITE FOR RESIDENTIAL DEVELOPMENT FOR 12 APARTMENTS AND 2 DWELLINGHOUSES (THIS APPLICATION RELATES TO 12 APARTMENTS ONLY) AT PRIMROSE MILL, WOONE LANE, CLITHEROE

DEFERRED and DELEGATED to the Director of Community Services subject to drafting a Deed of Variation within 6 months of the date of this decision, to the existing Section 106 Agreement 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. apt3/001 – apartment type 3 elevation 1 amended 19 July 2012.
apt3/002 – apartment type 3 elevation 2 amended 19 July 2012.
apt3/003 – apartment type 3 elevation 3 amended 19 July 2012.
apt3/004 – apartment type 3 elevation 4 amended 19 July 2012.
apt3/005 – apartment type 3 ground floor plan, amended 10 July 2012.
apt3/006 – apartment type 3 first floor plan, amended 10 July 2012.
apt3/007 – apartment type 3 second floor plan, amended 10 July 2012.
apt3/008 – apartment type 3 third floor plan, amended 10 July 2012.
csp/002 – coloured site plan.
loc/002 – location plan.
matbound/002 – materials and boundary treatment plan.
SD/SW7 1200mm high screen wall and railings.
3244.001 – landscaping specification.
D3244.001 – landscaping layout plan.
D3244.002 – planting plan.

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 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 archaeological work. This must be carried out in accordance with a written scheme of investigation which shall have first 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 site in accordance with Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

5. Prior to the 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 in perpetuity.

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

6. Prior to commencement of development approved by this planning permission (or such other date or stage in development as maybe agreed in writing with the Local Planning Authority) the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority.
 1. A site investigation scheme, based on desk study report, Primrose Mill, Primrose Road, Clitheroe, Lancashire for Beck Developments Ltd, GEA, June 2008, Ref J07352 to provide information for a detailed assessment of the risk to all receptors that maybe affected, including those off site.
 2. The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

REASON: To prevent the pollution of controlled waters from potential contamination on site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. 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 Policy G1 of the Ribble Valley Districtwide Local Plan.

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

8. The new estate road will be constructed in accordance with the Lancashire County Council Specification for Construction of Estates Roads prior to occupation of any of the dwellings.

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

9. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - (i) the parking of vehicles of site operatives and visitors;

- (ii) loading and unloading of plant and materials;
- (iii) storage of plant and materials used in constructing the development;
- (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (v) wheel washing facilities;
- (vi) measures to control the emission of dust and dirt during construction;
- (vii) a scheme for recycling/disposing of waste resulting from construction works.

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

10. The parking bays for the apartments as shown on drawing csp/002 shall be provided and made available for use prior to occupation of any of the apartments.

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

11. The approved landscaping scheme 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.

12. Prior to commencement of development a scheme detailing noise mitigation measures to be incorporated into the design of the apartment building shall be submitted to and approved in writing by the Local Planning Authority. The measures so submitted and approved shall thereafter be fully implemented prior to the first occupation of the apartment units to which they relate and thereafter retained.

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

13. No development shall take place until details of the provisions to be made for building dependent species of conservation concern artificial bird nesting boxes and artificial bat roosting sites have been submitted to and approved in writing by the Local Planning Authority.

The details shall be submitted on a building dependent bird/bat species development site plan and include details of plot numbers and the numbers of per individual building/dwelling and type. The details shall also identify the

actual wall and roof elevations into which the above provisions shall be incorporated [north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats] and type and make of bird boxes and bat roof tiles i.e. Ibstock.

The artificial bird/bat boxes shall be incorporated into those dwellings/buildings during the construction of those individual plots identified on the submitted plan in accordance with the approved details and under the supervision of the local RSPB Swift/Swallow Officer in liaison with the Council's Countryside Officer.

REASON: To enhance nesting/roosting opportunities for bird/bat species of conservation concern and reduce the impact of development in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and 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 the Lancashire Biodiversity Action Plan.

14. This permission shall relate to the S106 Agreement dated 24 March 2010 and Deed of Variation dated.....which include triggers for highway improvements and contributions towards the off-site delivery of public open space.

REASON: For the avoidance of doubt as the application is the subject of a legal agreement that covers the wider Primrose re-development area.

INFORMATIVES

1. The units hereby approved should achieve a minimum Level 3 of the Code for Sustainable Homes.
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. Footpath 17 abuts the site.
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.

(Councillor S Knox returned to the meeting).

5. APPLICATION NO: 3/2012/0455/P (GRID REF: SD 372660 442155)
 PROPOSED AMENDMENT TO SECTION 106 AGREEMENT DATED 13
 NOVEMBER 2006 IN RELATION TO 3/2004/0806/P TO ALLOW OCCUPANCY
 OF HOLIDAY CARAVANS FOR 12 MONTHS AT SHIREBURN CARAVAN
 PARK, EDISFORD ROAD, WADDINGTON

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Deed of Variation within a period of 6 months (from the date of this decision) to amend the period of occupancy of the holiday units on site and request a register of persons main addresses as outlined in this report subject to the following condition:

1. This decision notice must be read in conjunction with the Deed of Variation (in respect of this planning approval) and planning obligation completed under the terms of Section 106 of the Town and Country Planning Act 1990 (as amended) signed and dated 13 November 2006 in respect of planning approval 3/2004/0806/P.

REASON: For the avoidance of doubt since the original Section 106 Agreement covering the site has been subject of a Deed of Variation and in order to comply with Policies G5 and RT5 of the Ribble Valley Districtwide Local Plan.

238 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:

239 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/1039/P	Erection of one new single storey residential building adjacent to The Pentre. Creation of new crossover over Pendle Rd for The Pentre. Construction of new boundary fence/wall separating the properties	The Pentre Pendle Road Clitheroe
3/2012/0020/P (LBC)	New porch to rear elevation	Dinkling Green Farm Whitewell
3/2012/0177/P	Removal of hard brittle paint top coat on the side elevation and removal of the remnants of the old lime to expose an actual stone and create more a uniform appearance. The walls will then be appropriately repointed	Kingdom Hall Back York Street Clitheroe

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0239/P	Application for the discharge of condition no. 3 (materials), condition no. 4 (trees), condition no. 5 (hedge), condition no. 6 (car parking) and condition no. 12 (changing room detail) of planning permission 3/2011/0558/P relating to the building for a new community hall with changing facility, kitchen, storage etc. Demolition of the existing changing facilities	Recreation Ground Sawley Road Grindleton
3/2012/0254/P & 3/2012/0255/P	Conversion of barn into one dwelling	Chadwicks Farm Settle Road Bolton-by-Bowland
3/2012/0273/P	Proposed application to discharge condition 3 (materials), condition 4 (surface water scheme), condition 5 (site investigation/risk assessment), condition 6 (buffer strip), condition 9 (renewable energy requirements) and condition 10 (habitat survey) of planning permission 3/2011/0307/P	Barrow Brook Business Village, Barrow
3/2012/0314/P	Proposed seating area outside the shop comprising 3 fixed wine barrels with portable seating	The Whalley Wine Shop Ltd 63 King Street Whalley
3/2012/0357/P	Change of use of first floor from recreation use to dance studio, reinstatement of boundary wall and removal of steps to northwest of site, new opening to boundary wall at wall recess on east elevation and to building on south elevation	The Memorial Hall Lowergate Clitheroe
3/2012/0358/P	Change of use of two holiday cottages to residential to allow for longer let by the discharge of planning obligation Section 106 Agreement dated 1 February 2000, relating to planning application 3/1999/0588/P	Mallard & Woodpecker Spring Head Farm Bolton-by-Bowland
3/2012/0361/P	Proposed installation of synthetic pitch surface to pitch 5 together with erection of 5m high perimeter rebound fence and 15m high floodlighting columns	Blackburn Rovers FC & Athletic plc Senior Training Centre Brockhall Village Old Langho

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0372/P	Application for discharge of condition 3 (materials), condition 4 (highways and drainage layout), condition 5 (foul manhole schedule), condition 8 (landscape proposals), condition 9 (energy statement/solar layout), condition 10 (protected species survey), condition 11 (arboricultural/tree survey), condition 12 (driveway/affected trees), condition 13 (site access/off-site highway improvements), condition 14 (visibility splays) and condition 16 (traffic calming measures) of planning permission 3/2011/0541/P	land bounded by Dilworth Lane and Lower Lane Longridge
3/2012/0394/P	Reserve matters consent for the design and appearance of proposed residential units including adjacent access ways, roads and footpaths plus ancillary landscaping (Ref 3/2008/0526/P – 78 units)	Land around Primrose Mill Woone Lane Clitheroe
3/2012/0409/P	Variation of condition number 2 to allow the premises to inure for the benefit of Ribble Valley Dance in connection with the use of the premises as a dance studio and variation of condition number 3 to allow opening of the premises between 1000 to 2130 Monday to Friday, 0830 to 1400 Saturdays and 0900 to 1700 on Sundays	The Memorial Hall Lowergate Clitheroe
3/2012/0426/P	Static caravan/lodge park for 19 No pitches	Lower Moss Farm Lower Lane, Longridge
3/2012/0432/P	2 No proposed detached garages with associated external works	Pale Farm Cottages Moss Lane, Chipping
3/2012/0458/P	Application to discharge condition no. 4 (materials), condition no. 7 (first floor windows), condition no. 12 (tree protection) and condition no. 13 (finished levels) of planning permission 3/2012/0061/P relating to land to rear	Prospect Cottage Lower Lane Longridge
3/2012/0459/P	Proposed single storey side extension	27 Sunnyside Avenue Wilpshire

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0462/P	Application for the discharge of condition no. 4 (materials), condition no. 6 (structural survey), condition no. 8 (velux conservation type rooflights), condition no. 9 (landscaping), condition no. 10 (Bat Survey) and condition no. 13 (building recording and analysis) of planning permission 3/2011/0826P	Hill Foot Barn Higher Twiston Clitheroe
3/2012/0463/P	Conversion of 4 Stanley Street into 2 no. self-contained flats including extensions following the demolition of remains of derelict barn (Re-submission of refused application 3/2012/0153/P)	4 Stanley Street Longridge
3/2012/0464/P	Listed Building Consent for altered rear access to utilise the original opening and re-rendering of lean-to following structural repairs	5 Church Street Clitheroe
3/2012/0471/P	Proposed extension and alterations to an existing property	Frensham Sawley Road Grindleton
3/2012/0472/P	Pitched roof single storey rear extension and two conservation area rooflights to rear roofslope of the property	45 Whalley Road Sabden
3/2012/0473/P	Flat roof single storey rear extension with glass roof lantern	43 Whalley Road Sabden
3/2012/0474/P	Erect a single gate across the driveway	Vicarage Farm Old Back Lane, Wiswell
3/2012/0476/P	Proposed erection of one non-illuminated fascia sign and one externally illuminated (static) hanging sign	7 Market Place Clitheroe
3/2012/0480/P	Change of use from workshop/office to residential to create 2 no dwellings at workshop/office building	Roadside Farm Preston Road Alston
3/2012/0484/P	Proposed single storey rear extension to shop to provide additional floor space	10 Towneley Parade Longridge
3/2012/0485/P	Demolition of existing single attached garage. Erection of two-storey side extension and internal alterations. Additional parking hardstanding with permeable surface	97 Hacking Drive Longridge

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0492/P	Retrospective application to demolish modern toilet block from rear yard and remove internal plaster from external boundary wall (LBC)	5 Church Street Clitheroe
3/2012/0496/P	Proposed construction of a roofed slurry store	Horton Grange Farm Horton
3/2012/0510/P	Proposed erection of a bay window to front with conversion of the garage to a dining room	54 Knowsley Rd West Clayton-le-Dale
3/2012/0514/P	Proposed side single storey extension	6 Warrington Terrace Barrow, Clitheroe
3/2012/0517/P	Proposed rear dining room extension, side extension to form garage and utility room. Demolition of existing garage and conservatory	29 Coniston Close Longridge
3/2012/0520/P	Proposed dining extension to the existing kitchen and proposed utility room extension	89 Regent Street Waddington
3/2012/0523/P	Renewal of planning permission for single storey front extension	Mellor Brook District Community Centre Whalley Road Mellor Brook
3/2012/0527/P	Application for the renewal of planning permission 3/2009/0568/P for proposed annex accommodation	Hill Top Farm Forty Acre Lane Longridge
3/2012/0531/P	Application for 1 no. fence-mounted non-illuminated information sign at BAE systems	Samlesbury Aerodrome Myerscough Road Balderstone
3/2012/0535/P	Proposed change of use from retail (A1) to mixed use Classes A1 and A3 providing kitchen store, coffee bar/lounge area, café/deli sales	Maureen Cookson Ltd George Street Whalley
3/2012/0536/P	Application to discharge condition no. 3 (walling and roofing materials), condition no. 5 (Bats and protected species survey), condition no. 6 (access track materials) and condition no. 8 (Landscaping) of planning permission 3/2009/0440P	Skirden Hall Barn Tossie Skipton
3/2012/0542/P	Application for the renewal of planning permission 3/2009/0035/P for alterations to create a new self contained apartment at first floor level and relocation of external flue pipes	28 Cockerill Terrace Barrow

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0545/P	Application for partial discharge of condition in relation to walling and roofing materials for units 1-4 on planning permission 3/2009/0399 which was for the erection of 11 dwellings of which 5 affordable and 6 market housing	Kirklands Chipping
3/2012/0548/P	Application for the discharge of condition no. 3 (air filtration/extraction system) of planning permission 3/2011/0744/P relating	Shajan Restaurant Longsight Road Clayton-le-Dale
3/2012/0555/P	Proposed rear extension	22 Vicarage Lane Wilpshire
3/2012/0564/P	Application for the discharge of condition no. 3 (materials) of planning permission 3/2011/0378/P relating	10 Fell Brow Longridge
3/2012/0567/P	Proposed detached chalet to provide guest accommodation for visiting friends and relatives of owner, comprising a single bedroom and sitting area	Dove Cottage Whalley Road Sabden
3/2012/0573/P	Application for a non-material amendment to planning permission 3/2011/0731/P to allow provision of a studio room, velux roof lights and access stairs to the approved garage roof void	Woodend Cottage Birdy Brow Hurst Green
3/2012/0575/P	Application to discharge condition 4 (external lighting), condition 5 (landscape scheme for car parking/access), condition 7 (landscaping details), and condition 10 (gateway design) of planning permission 3/2010/0258/P	Land at The Spinney Grindleton
3/2012/0576/P	Application for a non material amendment to planning permission 3/2011/1057/P to allow the proposed dormer to be extended to provide more headroom in the dressing area and to overcome structural issues relating to the existing roof structure	20 The Hazels Salesbury, Blackburn
3/2012/0580/P	Disabled lift provision	St Augustine's RC High School, Elker Lane Billington

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0587/P	Application for a non-material amendment to planning permission 3/2011/0838/P to allow the relocation of the lecture room and the addition of a second entrance door (footprint and height remain the same)	Holden Clough Nursery Holden Bolton-by-Bowland
3/2012/0597/P	Application to discharge condition no. 3 (phase one habitat survey) and condition no. 4 (landscaping details) of planning permission 3/2012/0424P	Worston House Worston Clitheroe
3/2012/0610/P	Application for a non-material amendment to planning permission 3/2012/0002/P, to allow proposed alterations to window and door configuration of a recently approved replacement dwelling	Pepper Hill Wiswell, Clitheroe

240

APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2012/0096/P	Proposed dwelling with garages, garden and landscaping	Kemple Barn Whalley Road Pendleton	Policies G1, ENV3, ENV19, HEPPG and NPPF – detriment to the setting of the grade II listed Lower Standen Farmhouse and Primrose House and the non designated heritage asset of Primrose Mill, and detriment to the appearance of the open countryside.
3/2012/0199/P & 3/2012/0200/P	Change of use from agricultural access to domestic access and creation of new pedestrian access and listed building consent for removal of garden wall and erection of new drystone boundary wall (1m high)	Backridge House Twitter Lane Bashall Eaves	Policies G1, ENV1, ENV19, and the NPPF – adversely affect the character, appearance and significance of the listed building and the visual qualities of the AONB. Policy H12 – curtilage extension within open countryside.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2012/0469/P	Application for a non-material amendment to planning permission 3/2009/0542/P, to allow the addition of solar panel to roof, reduction in roof pitch resulting in increased eaves height and reduced ridge height. Land adjacent	47 Knowsley Rd West Wilpshire	N/A
3/2012/0499/P	Single storey side extension to dwelling	The Granary at Bulcocks Farm Pendleton	G1, ENV16 and H17 – adverse impact on character, appearance and setting of barn conversions and Pendleton Conservation Area.
3/2012/0511/P (PA) & 3/2012/0512/P (LBC)	Replace two third storey windows with exact copies of existing windows and; Replace existing windows to front of premises on second floor (where ground floor = 0) with exact copy in hardwood (painted white)	at McFarlane Dental Practice, 33 King Street, Whalley (3/2012/0511/P) and; McFarlane Dental Practice, 33A King Street, Whalley (3/2012/0512/P)	The proposal has an unduly harmful impact upon the character and significance of the listing building and the character, appearance and significance of Whalley Conservation Area because the windows are conspicuous, incongruous and visually intrusive as a result of their over-sized and crudely designed frame members, their top-opening mechanism, the relationship of top and bottom lights and the appearance

Cont ...

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont'd			(including beading and double-register of two panes of glass) of the modern double-glazing. This is contrary to Policies ENV20, ENV19 and ENV16 of the Ribble Valley Districtwide Local Plan.
3/2012/0515/P (LBC) & 3/2012/0516/P (PA)	Internal and external alterations	2 Abbey Croft The Sands Whalley	The proposal has an unduly harmful impact upon the character and significance of the listed building because of the loss of important historic fabric and alterations to historic plan form (including heck post screen, internal wall between lounge and kitchen, formation of external doorway, blocking without memory of door from C19 re-modelling and insertion of new staircase from ground to second floor). This is contrary to Policies ENV20 and ENV19 of the Ribble Valley Districtwide Local Plan.
3/2012/0562/P	Application for a non-material amendment to planning permission 3/2011/1048P to allow the external material of the kiosk to be 18mm plywood, fire	The Skaithe Catlow Road Slaidburn	Policy G1 and ENV1 - Materials not in keeping with the character and appearance of the AONB and would thus detrimentally affect the visual amenities of the AONB.
Cont ...			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont'd	resistant with GRP stone effect finish instead of the natural stone clad. Kiosk roof and doors to be as detailed in the original application		
3/2012/0568/P	Installation of 2 No conservation style velux rooflights and roof vents and installation of replacement windows to dwelling	4 Church Raike Chipping	The proposal has an unduly harmful impact upon the character and significance of the listed building, the setting of St Bartholomew's Church (Grade II* listed) and the character, appearance and significance of Chipping Conservation Area because the proposed roof lights and vents are conspicuous, incongruous and visually intrusive in the prominent and otherwise unbroken roof slope.
3/2012/0569/P	Application for a non-material amendment to planning permission 3/2011/0722P, to allow a window in the front elevation to the master bedroom and omit 2no. Velux windows; split window to front elevation lounge	2 Bushburn Drive Langho	This scheme in respect of works to the front 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.
Cont ...			

Plan No: **Proposal:** **Location:** **Reasons for Refusal**

Cont'd and render all elevations of existing house with through render (off-white colour ivory) to match rear extension

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

Plan No: **Proposal:** **Location:**
 3/2012/0482/P Application for a Lawful Development Certificate for a proposed single storey rear extension and replace an existing glazed roof with a new tiled roof 5 Abbot Walk Clitheroe

242 NOTICE OF DEMOLITION

Plan No: **Proposal:** **Location:**
 3/2012/0586/N Application to demolish a portal frame agricultural building to enable the building of four dwellings Nethertown Close Whalley

243 OBSERVATIONS TO OTHER LOCAL AUTHORITIES

Plan No: **Proposal:** **Location:**
 3/2012/0506/P OUTLINE: MAJOR (Access) Demolition of existing buildings and erection of an industrial unit and a foodstore with associated car parking, access, servicing and landscaping. Land at R Soper Ltd/Albert Hartley Crownest Mill Skipton Road Barnoldswick

244 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2010/0078/P	Old Manchester Offices Whalley New Road Billington	20/5/10	18	With Legal

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2010/0929/P	Land between 36 & 38 Henthorn Road Clitheroe	14/7/11	8	Not Signed yet With applicants solicitor
3/2011/0776/P	Land off Whiteacre Lane Barrow	12/4/12	7	With Legal
3/2011/0784/P	Old Whalley Nurseries Clitheroe Road Whalley	12/4/12	6	With Applicant
3/2012/0065/P	Land off Dale View Billington	24/5/12	12	With Legal
3/2011/1064/P	Sites off Woone Lane a) rear of 59-97 Woone Lane & b) Land to South-West of Primrose Village phase 1, Clitheroe	21/6/12	113	With Legal
3/2011/1071/P	Land at Chapel Hill Longridge	19/7/12	53	With Legal
3/2012/0014/P	Land adj Greenfield Avenue, Low Moor Clitheroe	19/7/12	30	With Planning
Non Housing				
3/2011/0649/P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures so no progress on Section 106

245 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>
3/2011/0820 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	-	APPEAL DISMISSED 10.7.12

<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>
3/2011/0300 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	-	Hearing adjourned on 12.7.12	Awaiting response from The Planning Inspectorate
3/2011/0624 D	17.2.12	Mr Ken Dobson Fit secondary glazing (Listed Building Consent) Vicarage House Vicarage Fold Wiswell	WR	-	AWAITING DECISION
3/2011/0567 D	16.3.12	Mr D Ashton Proposed erection of a holiday cottage (Re-submission) Pinfold Cottage Tosside	WR	-	Awaiting site visit
3/2011/0703 O	16.4.12	Mr T Brown Proposed erection of a three-bedroom, two-storey detached dwelling with attached garage (Re-submission of 3/2011/0315P) 43 Hawthorne Place Clitheroe	WR	-	Site visit 31.7.12 AWAITING DECISION
3/2011/0095 D	11.5.12	Mr & Mrs S Cherry Re-submission of refused application 3/2010/0002P for two affordable dwellings in garden area of existing house, demolition of outbuilding, realigning of vehicular access to Cherry Hall and removal of part of wall to site Cherry Hall Grindleton	WR	-	Site visit 25.7.12 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>
3/2011/0849 D	16.5.12	Mr K Kay Proposed new detached garage, boundary wall, gates and hard landscaping Great Mitton Hall, Mitton Road, Mitton	Householder appeal	—	AWAITING DECISION
3/2011/1001 D	30.5.12	Ms Pamela Oliver New detached dwelling within the curtilage of 1 Portfield Bar Whalley	WR	—	Awaiting site visit
3/2011/0025 O	25.6.12	J-J Homes LLP Outline planning application for residential development (ten dwellings) Land off Chatburn Old Road Chatburn	WR	—	Awaiting site visit
3/2012/0158 C	6.7.12	LPA Receiver for Papillion Properties Ltd Outline application for the erection of 73 open market detached dwellings and 31 social housing properties Site 2 Barrow Brook Business Village Barrow	—	Hearing – date to be arranged	Notification letter sent 16.7.12 Questionnaire sent 18.7.12 Statement to be sent by 16.8.12
3/2011/0729 D	9.7.12	Mrs Joan H Porter 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	WR	—	Notification letter sent 17.7.12 Questionnaire sent 20.7.12 Statement to be sent by 17.8.12

<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>
3/2011/0893 D	10.7.12	Mr F P Cherry Outline application for one dwelling situated in the old car park at Hodder Place Old Car Park Hodder Place Stonyhurst	WR	-	Notification letter sent 17.7.12 Questionnaire sent 20.7.12 Statement to be sent by 20.8.12
3/2012/0160 D	16.7.12	Mr Ian Scholey Proposed two-storey side extension incorporating kitchen, lounge, two further bedrooms and house bathroom. Single storey rear extension to include downstairs cloaks and utility room. Existing shippon to be demolished 74 Knowsley Road Wilpshire	Householder appeal	-	Notification letter sent 17.7.12 Questionnaire sent 23.7.12 AWAITING DECISION

246 RIBBLE VALLEY CORE STRATEGY – SUBMISSION STAGE SUMMARY OF ISSUES AND PROPOSED CHANGES

The Chief Executive submitted a report containing information on the issues arising from consultation on the draft Core Strategy and asking Committee to consider suggested changes in response and to agree the submission of the Core Strategy. He reminded Committee that the Council had recently completed the formal Regulation 19 consultation stage in preparing its Core Strategy for the borough and Committee were now presented with information that summarises the issues raised in response to the consultation and asked to consider appropriate proposed changes to the Core Strategy in response. The information was intended to help an Inspector understand the range of issues that had emerged. The amendments that the Council considered are required were highlighted and a number of amendments suggested, either in response to issues and comments raised as a reflection of the NPPF, or to improve the clarity or presentation of the Strategy. It was proposed to submit the Core Strategy incorporating these changes for examination.

The Council was now moving towards the formal stage where the Core Strategy was submitted to the Secretary of State for examination. An independent Inspector would be appointed to hold the examination with the purpose of confirming that the plan was sound. The Council would need to be able to satisfy the Inspector that the plan had been prepared in accord with the duty to co-operate legal and procedural requirements and whether it was fundamentally sound.

With regard to the submission stage having identified and agreed changes. It would be preferable to republish the Core Strategy, undertake a further formal six week consultation stage as a rerun of the Regulation 19 publication prior to submitting the Core Strategy. However, this would serve to delay the current programme that was seeking to have a Core Strategy/Local Plan in place as soon as possible and therefore the suggested approach was to submit the Core Strategy with the proposed changes, but at the same time as submission, publish the changes for consultation. This would be subject to an Inspector accepting the approach but would reduce the amount of risk, although it could still be subject to challenge. This would enable the Inspector to use the outcome of the consultation to inform consideration of the Core Strategy, and allow progress to continue that has been agreed by Members as the way forward in current circumstances.

A schedule to the report identified the changes that were suggested that have emerged either as a result of consultation responses or in response to the publication of NPPF. It was also felt necessary that in order to avoid any further delays in the submission process, or in responding to the Inspector during the examination, that authority be delegated to make and agree changes and amendments where there was no fundamental change to the policy direction of the Core Strategy and where changes are intended to improve, clarity, interpretation or meaning of the Core Strategy, or where a concern raised by the Inspector could be resolved.

He also drew Members' attention to the need to ensure that any amendments proposed in response to the Regulation 19 consultation would need to be the subject of testing through the sustainability appraisal work. This would be undertaken by the Council's existing consultants, Hyder Consulting, who had undertaken the appraisal work so far.

Many of the changes identified comprise relatively minor adjustments and clarifications and it is important in proposing changes at this stage, that they are not so significant that the change fundamentally alters the plan. Whilst some of the changes go further than correction or refinements, they were considered to be focused in nature and consequently did not introduce significant major changes in that regard. However, one issue that had emerged that the Council would need to take on board was the recommendation by the Planning Inspectorate of a model policy that is suggested for inclusion in Core Strategies, in order to reflect the requirements of national policy and the presumption in favour of sustainable development. The policy highlights a significant change in stance that is expected of local planning authorities as a result of the NPPF and the wording was prescribed in order to ensure that authorities are complying with the NPPF.

Following the consideration of the proposed changes and approval at Full Council, arrangements would be made to prepare the necessary documentation to enable the Core Strategy to be formally submitted for examination. Upon submission, the Council would be notified of the appointed Inspector and a date would be set for a pre-examination meeting. That meeting would confirm the issues the Inspector considered pertinent to examine, raise any initial concerns

identified by the Inspector and set the course for the hearing dates, which would usually commence around 10 weeks from the pre-examination meeting.

The Chairman asked Committee to look at the identified changes alongside the Core Strategy document and raise any issues. This was done and although the suggested changes were generally acceptable, there were several comments made and additions requested with regard to including health in delivery mechanisms and infrastructure, the reference to green corridors under strategic site and the addition of definitions in the glossary regarding social infrastructure and safer homes.

RESOLVED: That

1. Committee agree the schedule of changes as set out in the Appendix to the report and agree that they are formally published for six weeks public consultation;
2. Committee agree that the submission Core Strategy be comprised of the published Regulation 19 document as amended by the agreed changes and that a composite document be prepared as the submission Core Strategy as soon as practicable;
3. Committee agree to delegate authority to the Head of Regeneration and Housing in consultation with a panel comprising the Chief Executive, Chair and Vice Chair of the Planning and Development Committee, Leader and Deputy Leader of the Council and Leader of the Opposition to undertake such further revisions, technical corrections and editorial changes deemed necessary in preparing the Core Strategy for submission to the Secretary of State and to agree changes where appropriate during the examination; and
4. that subject to confirmation by Full Council and having prepared the necessary submission documents in accord with the relevant regulations, to submit the Core Strategy as amended to the Secretary of State for formal examination as soon as possible.

247 HOUSING LAND AVAILABILITY

The Chief Executive submitted a report for Committee's information on the most recent results of the Housing Land Availability survey.

RESOLVED: That the report be noted.

248 REVENUE OUTTURN 2011/2012

The Director of Resources submitted a report informing Committee of the revenue outturn for this Committee for the year ended 31 March 2012.

RESOLVED: That the report be noted.

249 REVENUE MONITORING 2012/2013

The Director of Resources submitted a report for Committee's information informing them of the position for the first three months of this year's revenue budget as far as this Committee was concerned.

RESOLVED: That the report be noted.

250 APPEALS

- a) 3/2011/0820/P – Development of land without complying with conditions subject to previous planning permission granted at Butchers Laithe, Knotts Lane, Tosside – appeal dismissed.

251 REPORTS OF REPRESENTATIVES ON OUTSIDE BODIES

There were no reports of Representatives on Outside Bodies.

The meeting closed at 8.32pm.

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