

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, 18 DECEMBER 2012** at **6.30PM**.

CHIEF EXECUTIVE
11 December 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 **9 October 2012**.
5. Mayoral Communications.
6. To receive a petition regarding Public Toilets in Longridge.
7. Dispensations for Councillors – report of Chief Executive – copy enclosed.
8. Appointment of Chairman.
9. Leader's Report and Question Time.
10. To receive and consider, where appropriate, the minutes of the following Committee meetings now circulated (items marked *** are referred to Council for decision).

COMMITTEE MEETINGS: 9 OCTOBER TO 6 DECEMBER 2012			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
COUNCIL	9 OCTOBER	1 – 6	372 – 383
PLANNING & DEVELOPMENT COMMITTEE	11 OCTOBER	7 – 40	384 – 400
COMMUNITY COMMITTEE	6 NOVEMBER	41 – 45	401 – 415
PLANNING & DEVELOPMENT COMMITTEE	8 NOVEMBER	46 – 90	416 – 434
POLICY & FINANCE COMMITTEE	20 NOVEMBER	91 – 103	435 – 463
PERSONNEL COMMITTEE	21 NOVEMBER	104 – 106	464 – 476

COMMITTEE MEETINGS: 9 OCTOBER TO 6 DECEMBER 2012			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
PARISH COUNCIL LIAISON COMMITTEE	22 NOVEMBER	107 – 110	477 – 484
LICENSING COMMITTEE	27 NOVEMBER	111 – 113	485 – 490
ACCOUNTS & AUDIT COMMITTEE	28 NOVEMBER	114 – 116	491 – 501
HEALTH & HOUSING COMMITTEE	29 NOVEMBER	117 – 121	402 – 519
PLANNING & DEVELOPMENT COMMITTEE	6 DECEMBER	122 – 176	520 - 538

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.

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Minutes of Meeting of the Council

Meeting Date: Tuesday, 9 October 2012, starting at 6.30pm
Present: Councillor I Sayers (Chairman)

Councillors:

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

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

372 PRAYERS

The Mayor's Chaplain, the Reverend A Froud, opened the meeting with prayers.

373 APOLOGIES

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

374 DECLARATIONS OF INTEREST

Councillor A Yearing declared an interest in respect of a Notice of Motion proposed by Councillor A Knox regarding the Event Safety Advisory Group (ESAG).

375 PUBLIC PARTICIPATION

The Chief Executive confirmed that there were three items of public participation.

Firstly Mr R Dugdale, Chairman of the Clitheroe Community Bonfire Committee spoke regarding arrangements that had been put in place for the bonfire to take

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place this year. Mr Dugdale was concerned with issues that had been raised by the ESAG group. He confirmed that the bonfire committee could not work with the ESAG group as currently formed but were prepared to reconstitute the bonfire committee in future years if the Council reviewed the operation to make it more approachable.

The Leader of the Council, Councillor M Ranson, thanked Mr Dugdale for his comments and confirmed that the Council had offered to help with the organisation of the event and traffic management schemes on several occasions.

Next, Miss Hatherell of Clitheroe spoke on the same matter and criticised the way in which ESAG operated. She highlighted concerns regarding the constitution and operation of the ESAG group. She called for the group to be disbanded and replaced with a working group with an Elected Member as Chair.

Councillor Ranson again reminded Members that there had been discussions on issues regarding the bonfire with the bonfire committee since last year's event. He said that the Council would give full consideration to establishing a working group to look into the role of ESAG.

Finally, Miss Blezard of Clitheroe also spoke on the matter and particular on the community impact of the bonfire and the benefits that she believed it brought to a wide range of people in the valley and beyond.

Councillor Ranson thanked Miss Blezard for her comments and confirmed that the Council would continue to work with anyone who wished to support a community bonfire in Clitheroe.

376 COUNCIL MINUTES

The minutes of the meeting of the Council held on 28 August 2012 were confirmed as a correct record and signed by the Chairman.

377 MAYORAL COMMUNICATIONS

The Mayor reported on a range of events that he had attended since the last meeting.

He was particularly pleased to have attended four events associated with the Preston Guild Year, including a formal proclamation, trade procession, Thanksgiving Service in the Minster and Grand Mayoral Ball.

He had also attended events run by a range of voluntary groups across the borough and had visited Lancashire Constabulary's open day at their Greenbank Headquarters.

He had attended several musical evenings at local Churches and the Duke of Lancaster's Service of Remembrance and Thanksgiving.

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

Finally he was pleased to be involved with World Sight Day, which would be taking place on Thursday, 11 October at Clitheroe Market, involving Guide Dogs for the Blind.

378

PRESENTATION BY LIEUTENANT COLONEL JONNY LIGHTEN

The Mayor welcomed Lieutenant Colonel Jonny Lighten to the meeting. He confirmed that the Council was a firm supporter of the armed forces and had recently approved Councillor Jim White as the Council's Armed Forces Champion.

Lieutenant Colonel Lighten spoke of his role in assisting members of the Armed Forces to make a smooth transition to civilian life at the end of their army career. He asked Members to consider signing up to an Armed Forces Community Covenant, which advocated the principle of no disadvantage for ex-service men and women. A community covenant was a voluntary statement of mutual support between a civilian community and its local Armed Forces community.

Councillor Jim White supported Lieutenant Colonel Lighten's work and confirmed that the Armed Forces Community Covenant Scheme was fully supported by the Royal British Legion and the Veterans' Association. He encouraged Members to contribute to the creation of a draft covenant. The Leader of the Council, Councillor M Ranson, confirmed that the Council had considered the Community Covenant and would be making a decision on the matter in the near future.

The Mayor thanked Lieutenant Colonel Lighten for his presentation.

379

NOTICE OF MOTION

Councillor Yearling left the meeting.

Councillor A Knox proposed a Notice of Motion in respect of the community bonfire and the ESAG group. He spoke of the work of the Community Bonfire Committee and the actions they undertook to organise the event each year. The Motion proposed was that:

- “1. *Council notes with regret the announcement of the cancellation of the Clitheroe bonfire.*
2. *Council also notes the advisory nature of ESAG.*
3. *Council requires the Chief Executive, in conjunction with a working group of Members (3 Conservative, 1 Liberal Democrat, 1 Independent) to review ESAG's policies, constitution and procedures to ensure that all advice it provides is done in a constructive, helpful and timely manner.*

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4. *Council requires that the outcome of this view is reported to the next meeting of Policy and Finance Committee.”*

The Motion was seconded by Councillor Ranson who explained the background to ESAG and their role as an advisory body. He also reiterated that the Council had worked with the bonfire committee for the last 12 months alongside the ESAG group. The motion was then debated.

RESOLVED: That the Notice of Motion submitted by Councillor A Knox be approved:

Councillor Yearling rejoined the meeting.

380 NOTICE OF MOTION

Consideration was given to a Notice of Motion proposed by the Leader of the Council, Councillor M Ranson, namely:

“This Council, wishing to safeguard the quality of the built environment in the Ribble Valley, supports the Local Government Association in rejecting the Government’s claim that the planning system is stifling economic growth and opposes Government’s proposals to significantly extend permitted development rights and to allow the removal of affordable housing requirements from developers.”

Councillor A Knox seconded the Motion.

The Leader outlined the concerns of the Local Government Association regarding proposals to extend permitted development and the risks associated with these proposals.

The Motion was then debated.

RESOLVED: That the following Notice of Motion submitted by Councillor M Ranson be approved:

381 LEADER’S REPORT

The Leader began by thanking Lieutenant Colonel Jonny Lighten for his presentation on the Armed Forces Covenant. He reiterated the Council’s support for the Armed Forces and particularly the Duke of Lancaster’s Regiment, who had been granted the Freedom of the Borough in 2010.

The Leader went on to highlight a range of successful Council initiatives that had been developed in partnership with other organisations. He cited a recent example of this in the approach that had been developed to address under aged drinking in a partnership project with the Police, Young People’s Service, Trading Standards and Off-Licences. The project aimed to deter young people from drink and drug use, particularly in the grounds of Clitheroe Castle. He was pleased to report that the scheme had been so successful that it was to be rolled out to the Longridge area.

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The Leader referred to another successful partnership – the Ribble Valley Community Safety Partnership. This was a multi-agency organisation led by Ribble Valley Borough Council and Lancashire Constabulary that had been tasked with reducing crime in the borough by 13.5% within 3 years when it had been formed in 1998. The Leader was pleased to report that crime in Ribble Valley had reduced by over 35% since that date and the Partnership had maintained its position in the top five performing Community Safety Partnerships in the UK. The Partnership had contributed significantly to crime reduction in the borough through a range of varied and innovative projects, which had resulted in Ribble Valley being named joint second safest place in the UK.

The Leader wished to congratulate all agencies involved in the Partnership for their outstanding commitment to reducing crime in Ribble Valley. He also offered his special thanks to Councillor Jan Alcock who had been Chairman of the Partnership for some years and who had recently resigned from the post.

He also expressed his thanks to Inspector Chris Saville who had been the Police Inspector at Clitheroe during the course of the project.

Finally the Leader praised the work of Council staff who worked hard to provide an excellent service to residents.

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LEADER'S QUESTION TIME

The Shadow Leader, Councillor A Knox, asked the Leader to confirm what the collection rate of Council Tax in the Ribble Valley had been in the last financial year. The Leader of the Council, Councillor M Ranson, thanked Councillor Knox's question and confirmed that the collection rate for Council Tax in 2011/12 had been 99.1%. This was the twelfth highest of the 325 Local Authorities in England. The Leader was pleased to report that in the current year the collection rate had increased to 99.5% to date.

In a supplementary question, Councillor Knox asked if the Leader shared his concerns that collection rates could be adversely affected by changes to Council Tax benefit arrangements. The Leader confirmed that the Council would aim to continue to maintain and improve collection rates in future years.

Next, Councillor Knox asked the Leader how many licensed taxi and private hire drivers there were in the Ribble Valley. The Leader confirmed that there were 57 hackney drivers and 114 private hire drivers that were currently licensed in the borough.

In a supplementary statement, Councillor Knox suggested that a partnership be established between the enforcement staff, taxi drivers and Lancashire County Council to work on enforcing 20mph areas in the borough.

Finally, Councillor Knox asked in respect of total affordable planning consents, what percentage had been for one-bedroom properties in the last two years. The Leader confirmed that out of 316 units approved from November 2010 to October 2012 only one unit had been for a one-bedroom unit.

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In a supplementary statement, Councillor Knox highlighted that it was likely that more one bedroom units would be needed in the future and hoped that planners would bear that in mind.

383 COMMITTEE MINUTES

(i) Accounts and Audit Committee – 22 August 2012

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

(ii) Licensing Committee – 4 September 2012

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

(iii) Community Committee – 11 September 2012

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

(iv) Personnel Committee – 12 September 2012

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

(v) Planning and Development Committee – 13 September 2012

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

(vi) Health and Housing Committee – 20 September 2012

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

(vii) Policy and Finance Committee – 25 September 2012

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

(viii) Parish Council Liaison Committee – 27 September 2008

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

The meeting closed at 8.20pm

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

MINUTE NUMBERS

Minutes of Planning and Development Committee

Meeting Date: Thursday, 11 October 2012 starting at 6,30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

S Bibby	G Mirfin (7.25pm)
I Brown	J Rogerson
S Carefoot	M Thomas
T Hill	R Thompson
B Hilton	J White
J Holgate	A Yearing
S Knox	

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

384 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor D Taylor.

385 MINUTES

The minutes of the meeting held on 13 September 2012 were approved as a correct record and signed by the Chairman.

386 DECLARATIONS OF INTEREST

Councillor S Carefoot declared an interest in application 3/2012/0708/P in respect of 11 New Row Cottages, Knowle Green.

387 PUBLIC PARTICIPATION

There was no public participation.

388 PLANNING APPLICATIONS

Councillor Carefoot declared an interest in the next item of business and left the meeting.

1. APPLICATION NO: 3/2012/0708/P (GRID REF: SD 364944 438182)
PROPOSED CHANGE OF USE OF GARAGE/HOME OFFICE TO RESIDENTIAL DWELLING AT 11 NEW ROW COTTAGES, CLITHEROE ROAD, KNOWLE GREEN, LANCASHIRE.

GRANTED subject to the following condition(s):

MINUTE NUMBERS

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

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

2. The permission shall relate to the development as shown on Plan Drawing reference no's 2597-01, 2597-02, 2295-02 Rev.B, 2295-03 Rev. A, 2295-04 Rev. A and 2295-5.

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

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 23 August 2012.

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

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

REASON: To ensure that no adverse effects on the favourable conservation status of a bat population, and in order to protect the bat population from damaging activities and reduce or remove the impact of development.

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

REASON: In the interests of the amenity of the area in accordance with Policies G1 and H2 of the Ribble Valley Districtwide Local Plan.

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

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

INFORMATIVES

MINUTE NUMBERS

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

Councillor Carefoot returned to the meeting.

2. APPLICATION NO: 3/2012/0335/P & 3/2012/0336/P
(GRID REF: SD 370624 435190)
PROPOSED APPLICATION FOR DISCHARGE OF A UNILATERAL UNDERTAKING RELATING TO CONDITION NO 12 OF PLANNING PERMISSION 3/2007/0029/P AND APPLICATION FOR REMOVAL OF CONDITION NO 12 OF PLANNING PERMISSION 3/2007/0029/P AT NORTHCOTE STUD, NORTHCOTE ROAD, LANGHO

The Head of Planning Services reported 3 additional letters of support.

RECOMMENDATION 1: That application 3/2012/0335/P be DEFERRED AND DELEGATED to the Director of Community Services for approval subject to a Deed of Release

RECOMMENDATION 2: That application 3/2012/0336/P be APPROVED subject to the following conditions.

1. The use of Northcote Stud (the application site) for the purposes of holding competitive events shall be limited to no more than 120 days in total in any calendar year.

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

2. Within 1 month of the date of this decision, details of the proposed tannoy/PA system to be installed, including details of the location of any speakers, shall be submitted to and approved in writing by the Local Planning Authority. It shall only be this approved system that is used for the purposes of public address/announcement/playing of music or any other sound, unless otherwise agreed in writing by the Local Planning Authority.

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

3. The system approved in condition 2 above shall only be used between the hours of 9am and 7pm unless otherwise agreed in writing by the Local Planning Authority.

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

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4. Any noise emitted from the tannoy/PA system, as approved under condition 2, shall be restricted to the measured and reported background noise levels at each octave (as identified in the submitted Noise Impact Assessment accompanying this application dated April 2012) at the boundary of the property between Northcote Stud (the application site) and Northcote Manor

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

5. The occupation of the dwelling shall be limited to persons solely or mainly employed in the equestrian centre on site.

REASON: Since the Local Planning Authority would not normally grant permission for a dwelling in such a location without specific justification and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. No more than 25 of the stables shall be used for commercial livery purposes.

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

7. Notwithstanding the provisions of the Town and Country Planning (General Development Order) 1998, there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter any building, wall, fence, hedge, tree, shrub or other device which will obstruct the view above a plane 1m above the ground level of the adjoining highway. The piece of land affected by this condition shall be that part of the site in front of a line drawn from the point 2.4m along the centre line of the access and the continuation of the near edge of the carriageway some 160m in a northerly direction and 120m in a southerly direction along Northcote Road from the intersection of the centre line of the access point.

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

8. There shall be no lighting unless otherwise agreed in writing by the Local Planning Authority on the paddock area.

REASON: In order to minimise light pollution and comply with Policies G1 and G8 of the Districtwide Local Plan.

9. Northcote Stud (the application site) shall be landscaped in accordance with drawing No 06/963/003 (submitted with planning application 3/2007/0029/P) and thereafter maintained for a period of not less than 5 years from the date of this permission, such maintenance to 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 a similar size to that originally planted.

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

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

3. APPLICATION NO: 3/2012/0420/P (GRID REF: SD 374206 440894)
PROPOSED OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT ON LAND NORTH AND WEST OF LITTLEMOOR, CLITHEROE

DEFERRED AND DELEGATED for further information in relation to highway matters.

(Mr Dowles spoke against the above application).

4. APPLICATION NO: 3/2012/0497/P (GRID REF: SD 383284 448966)
OUTLINE APPLICATION FOR THE ERECTION OF 7 NO AFFORDABLE HOUSING DWELLINGS AND 14 NO OPEN MARKET DWELLINGS AT STRAWBERRY FIELDS, MAIN STREET, GISBURN

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 the Section 106 Agreement sub-heading within this report and subject to the following condition(s):

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

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

2. No development shall begin until detailed plans indicating the appearance, landscaping and scale, including a contoured site plan showing existing features, the proposed slab floor levels and road level (hereinafter 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.

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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. In relation to the matters of access and layout, the development shall be carried out in accordance with the amended plan received by the Local Planning Authority on 16 August 2012 (Drawing No HIN/17Dwg03A).

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

4. If, during development, contamination not previously identified was found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and shall obtain written approval from the Local Planning Authority. The remediation strategy shall be implemented in its entirety in accordance with the approved details.

REASON: To protect the water environment from contamination and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. The site must be drained on a separate system with only foul drainage connected into the combined sewer. Due to downstream flooding issues, surface water should discharge to the soakaway or directly to watercourse and may require the consent of the Local Authority. If surface water is allowed to be discharged to the public sewer system the flow will need to be attenuated to a maximum discharge freight that has first been agreed by United Utilities.

REASON: In order to ensure satisfactory drainage of the site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Prior to the commencement of development a scheme for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed and completed in accordance with the approved details.

REASON: In order to ensure the satisfactory drainage of the site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the trees identified in the arboricultural impact and protection appraisal:

[W1/T1/T5/T6/T7/T8/T9/T11/T12/T13/T14/T18/T19/T21/T22/T23/T24/T27/G3/H1-southern boundary/H2] shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be submitted to and agreed in writing with the local planning authority.

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All protection measures shall be implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection- monitoring schedule shall also be submitted and agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection/exclusion zone 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/exclusion 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 is 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 considered being of visual, amenity value are afforded maximum physical protection from the potential adverse affects of development in order to comply with policies G1 and ENV13 of the Districtwide Local Plan.

8. The development hereby permitted shall not be commenced until details of the landscaping of the site, including details of the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, have been submitted and approved in writing.

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.

9. Site contractors & site project managers shall be made aware of the legal protection afforded all species of bats in the UK. The building contractors shall take additional care when removing fascia boards, verge tiles and ridge tiles. The removal of roofing materials between May & August should be avoided, and lower roof tiles, battens & under felt shall be removed carefully by hand.

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In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been obtained from a licensed ecologist.

REASON: To ensure that no adverse effects on the favourable conservation status of a bat population; to protect the bat population from damaging activities and reduce or remove the impact of development; and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

10. No development shall take place until details 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 include a plan that identifies the plot numbers on which the boxes/sites are to be provided and specifies the precise elevation or roof slope into which the provisions shall be incorporated. This shall be north/north east elevation for birds & elevations with a minimum of 5 hours morning sun for bats.

The artificial bird/bat boxes shall be incorporated into the building during the actual construction of the relevant dwellings and before the development is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that no adverse effects on the favourable conservation status of the bird/ bat population; to protect the bird/bat population from damaging activities and reduce or remove the impact of development; and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

11. No part of the development hereby permitted in outline shall commence until a scheme for the construction of the site access and 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: In order to ensure that the final details of the highway scheme/works are acceptable before development commences on site, in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

12. The development hereby permitted in outline shall not be commenced 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 implemented in accordance with the approved details prior to occupation of development and thereafter retained.

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

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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

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 reserve the right to provide the highway works within the highway associated with this proposal. Provision for the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is 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.

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

(Councillor Mirfin arrived at the meeting)

5. APPLICATION NO: 3/2012/0687/P (GRID REF: SD 373629 436607)
PROPOSED MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL (C3);
NURSING HOME (C2); CAR PARKING; OPEN SPACE AND ANCILLARY
LANDSCAPING (RESUBMISSION OF REFUSED APPLICATION
3/2012/0327/P) AT LAND TO THE EAST OF CLITHEROE ROAD
(LAWSONSTEADS) WHALLEY

The Head of Planning Services reported that a Section 106 Agreement had now been agreed.

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 1-3 under the Section 106 Agreement sub heading within this 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:

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- (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. The reserved matters application(s) shall include details of phasing of development across the whole development site. The phasing scheme shall include the following matters:
 - a) a plan demarcating the development phases;
 - b) details of the number of development plots for both market and affordable housing units; and
 - c) a programme of delivery of development phases.

All reserved matters applications and consequent development shall be made in accordance with the approved phasing scheme or any subsequent submitted and approved amendments to the scheme.

REASON: For the avoidance of doubt and to ensure that the Local Planning Authority are satisfied with the details and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3. No development shall begin on any phase of development until detailed plans indicating the access, appearance, landscaping, layout and scale, including a contoured site plan showing existing features, the proposed slab floor levels and road level (hereinafter called the 'reserved matters') for each phase of development has been submitted to and approved in writing by the Local Planning Authority. The development of each phase 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.

4. The development hereby approved shall not exceed 55 dwelling units (Use Class C3) in accordance with the submitted Parameter Plan reference PL1158.M.104 and dated 28 March 2012. In accordance with the submitted application forms, the nursing home (Use Class C2) shall not exceed 50 beds.

REASON: For the avoidance of doubt to ensure there is no ambiguity in the decision notice over what amount of development has been approved.

5. The submission of reserved matters in respect of access, layout, scale, appearance, landscaping and implementation of development shall be carried

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out in substantial accordance with the Design and Access Statement, Parameters Plan PL1158M.104 and Illustrative Masterplan PL1158.M.103.

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

6. Prior to the commencement of development, a strategy outlining the general system of drainage for foul and surface water flows arising from the entire site shall be submitted to the local planning authority and approved in writing. This strategy shall include details of any necessary infrastructure. Thereafter the detailed schemes for foul and surface water drainage for any phase of the development shall be submitted for approval in accordance with the strategy for the entire site approved under this condition.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan in order that an overall strategy for the entire site is agreed prior to the commencement of development of any phase so that the subsequent detailed drainage schemes for each phase are capable of forming part of a general system for the entire site in accordance with an overall strategy.

7. Prior to the commencement of any phase of development, details of the foul drainage scheme for that phase including any necessary infrastructure shall be submitted to and approved in writing by the local planning authority. No housing shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details. Unless otherwise agreed in writing, the approved foul drainage scheme shall only connect to the foul sewer network at the two connection points identified in the flood risk assessment submitted by Weetwood Environmental Engineering reference 1695/FRA_v1.1 dated 30 March 2012 and the amount of development connecting to each of the two chosen connection points shall be in accordance with the email from Rebecca Ellis of Weetwood Environmental Engineering to Andrew Leyssens of United Utilities dated 9 May 2012 sent at 17.16.

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

8. Prior to the commencement of any phase 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 for that phase. 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.

9. Prior to the commencement of each phase of development, a scheme for the improvement, protection and maintenance of existing flood defences for that phase as outlined in Section 4.1.2 of the Flood Risk Assessment (FRA) by Weetwood (dated 30 March 2012; Final Report v1.1) shall be submitted to and approved in writing by the Local Planning Authority. The scheme for

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each phase of development shall be completed in accordance with the approved plans.

REASON: To reduce the risk of flooding by maintaining existing flood defences in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

10. Prior to the commencement of any phase of the development, details for surface water drainage and means of disposal for that phase, based on sustainable drainage principles and evidence of an assessment of site conditions (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 discharge into the public sewerage system, directly or indirectly, in accordance with the submitted application form and the flood risk assessment submitted by Weetwood Environmental Engineering reference 1695/FRA_v1.1 dated 30 March 2012. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure that surface water is dealt with by the most sustainable means in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and to reflect the submitted application form and section 5.4.3 of the submitted flood risk assessment.

11. No phase of development shall begin 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 relevant to each phase shall then be implemented 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.

12. Prior to commencement of each phase of development details of the landscaping of that phase of development shall have been submitted to, and approved in writing by, the Local Planning Authority. The scheme for each phase 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 for each phase of development shall be implemented in the first planting season prior to commencement of that phase 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,

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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.

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

REASON: In the interests of residential and visual amenity and to ensure that appropriate provision is made for public open space in accordance with Policies G1 and RT8 of the Ribble Valley Districtwide Local Plan.

14. Prior to any phase of development undertaken post March 2013 affecting natural bankside habitat such as outfalls or culverting, a further survey of the watercourse should be carried out to establish the presence of water voles within the phase. The findings of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to and approved in writing by the Local Planning Authority. Any necessary and approved measures for the protection of water voles shall thereafter be implemented in full as part of the development of the relevant phase.

REASON: To ensure protection of water voles and their habitat in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

15. Any application for the approval of reserved matters which includes development adjoining the watercourses on site shall include a scheme for the provision and management of a buffer zone alongside the watercourses, to be submitted to and agreed in writing by the Local Planning Authority. Thereafter each phase of development shall be carried out in accordance with the approved scheme in so far as it relates to that phase of development and any subsequent amendments shall be agreed in writing with the Local Planning Authority.

REASON: To protect ecological, recreation and amenity interests by providing a buffer between the development and the watercourse in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type within that phase. 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 and elevations with a minimum of 5 hours morning sun for bats. The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

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

17. All construction work that might directly impact upon breeding birds shall be implemented outside of the main breeding season of February to September.

The actions, methods & timing details included in the mitigation notes attached to the habitat survey [078.02_rep_001] shall be adhered to and in the event that any protected species are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist. Mitigation refers to practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species.

REASON: In order to reduce the impact of the development on biodiversity and bat/bird species in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

18. Prior to the commencement of any site works within each phase of development including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey [JCA Ref: 9759/C/RG – Individual Trees T3/4/5/7, Groups of Trees G5/8/9 & Hedgerows H1/2/6 inclusive] shall be protected in accordance with the Tree Constraints Plan [BS5837 2012 -Trees in Relation to Design, Demolition & Construction. A tree protection-monitoring schedule for each phase shall be submitted and agreed in writing by the Local Planning Authority and all root protection/construction exclusion zone measures inspected by the Local Planning Authority before any site works are begun within each phase.

The root protection zone within each phase shall remain in place until all building work within that phase 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.

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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, ENV13 of the Ribble Valley Districtwide Local Plan and to protect trees included in the Whalley 1957 Tree Preservation Order.

19. All existing habitat features, hedgerows/streams shall be retained and protected during the lifetime of the development from the adverse effects of development works by maintaining construction exclusion zones the details of which shall have first been submitted to and approved in writing by the Local Planning Authority prior to commencement of each phase of development.

REASON: In order to reduce the impact of the development on biodiversity in accordance with Policies G1 and ENV10 of the Ribble Valley Districtwide Local Plan.

20. No development shall begin on any phase of development until details of a lighting scheme for that phase has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme for each phase shall include details to demonstrate how artificial illumination of important wildlife habitats (trees with bat roost potential and hedgerows used by foraging areas bats) is minimised. The approved lighting scheme shall be implemented in accordance with the approved details for each phased.

REASON: In order to reduce the impact of the development on biodiversity and bat/bird species in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

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

REASON: To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan.

22. No phase of development shall begin 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

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- (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.

23. Construction activities shall only be carried out between the hours of 07.00 to 17.00 Monday to Friday, 08.00 to 13.00 Saturday and no activities on Sundays or Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

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

24. No burning of waste shall be permitted on site.

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

25. 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.

26. 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.

27. Prior to occupation of the first dwelling, a residential travel plan to improve accessibility of the site by sustainable modes shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Lancashire County Council highways travel plan team. The full travel plan should include the following methods

- Appointment of a main travel plan co-ordinator
- Travel survey
- Details of cycling, pedestrian and public transport links to the site
- Details of secure covered cycle parking
- SMART targets for non car modes of travel
- Action plan and measures to be introduced

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- Details of arrangements for monitoring and review of the travel plan

The approved travel plan shall be implemented, monitored and reviewed (including undertaking any necessary remedial or mitigation measures identified in any such review) in accordance with the approved travel plan through a period of time of not less than 5 years following completion of the development.

REASON: To minimise the use of private cars in the interests of sustainable development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

389 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:

390 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0092/P	Proposed extension to two agricultural buildings – Building 1 for hay and straw, building 2 for a workshop	Out Lane Head Farm Out Lane, Chipping
3/2012/0231/P	Creation of accessible and sustainable composting toilet facility externally to the rear (north) of the Church. Adaption of lower section of existing window to form level access to accessible toilet from inside the Church. Associated creation of level approach to the perimeter of the Church by improvements made to existing north and west facing paths	St John's Church Shire Lane Hurst Green
3/2012/0274/P	Proposed agricultural building for the storage of manure	Cuthbert Hill Garstang Road Chipping
3/2012/0318/P	Demolition of two storey wing and two storey outbuilding, demolition of single storey rear porch, conservatory, outbuilding and greenhouse and construction of single storey extension and alterations to windows of house,	Holden Clough Holden Bolton by Bowland
Cont/		

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<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
Cont...	reroofing and construction of three new car underground garage facility at Holden Clough, Holden, Bolton by Bowland	
3/2012/0429/P	Application to discharge condition no. 4 (paint samples), condition no. 6 (external window frames, glazing and doors) and condition no. 8 (method statements) of planning permission 3/2012/0032/P relating to	5 Church Street Clitheroe
3/2012/0443/P	Application to discharge condition no. 4 (paint samples), condition no. 6 (external window frames, glazing and doors) and condition no. 8 (method statements) of planning permission 3/2012/0019/P (LBC) relating to	5 Church Street Clitheroe
3/2012/0481/P	Proposed erection of a single storey timber and double glazed conservatory	Ribblesdale Hall Chatburn
3/2012/0508/P	Replacement dwelling and attached barn including link to detached barn all to create a single dwelling including detached garage and annex, replacement agricultural building and demolition of agricultural buildings	Halton Hill Garstang Road Chipping
3/2012/0509/P	New driveway and access from Clitheroe Road	19 Clitheroe Road Whalley
3/2012/0583/P	Amendment to Section 106 Agreement dated February 2012 (planning permission 3/2011/0307/P)	Barrow Brook Phase II Barrow
3/2012/0585/P	Amendment to Section 106 Agreement dated 4 April 2012 (planning permission 3/2011/0541/P)	Dilworth Lane Longridge
3/2012/0601/P	Proposed two storey side extension and first floor extension over existing single storey area, alterations to vehicular access	Myerscough House Longsight Road Clayton-le-Dale
3/2012/0603/P	Proposed change of use of existing shop and living accommodation to provide 1 no. 3-bedroom house and 1 no. Hairdressing Salon with 1 no. 1 bedroom flat above. First floor extension to east elevation	6 Church Lane Mellor

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<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0611/P	Retrospective application for two pole mounted 4m x 3m signboards and two pole mounted 2.5m x 3.75m signboards. Non illuminated at land bounded	Dilworth Lane and Lower Lane Longridge
3/2012/0612/P	Proposed erection of a holiday cottage at land opposite	3 Elker Mews Billington
3/2012/0616/P	Proposed first floor extension to side over existing ground floor extension. The first floor extension to be half the width of the ground floor extension. Loft conversion with dormer window to the rear	24 Moorland Crescent Clitheroe
3/2012/0621/P	Proposed extension to side elevation, new gates, new garden store, new driveway and porch	123 Highfield Road Clitheroe
3/2012/0641/P	New lobby and headmasters office with relocation of boys WC, staffroom and classroom	Grindleton CE School Sawley Road Grindleton
3/2012/0642/P	Earth banked slurry lagoon	Winckley Hall Farm off Whalley Road Stonyhurst
3/2012/0647/P	Change of use from Warehouse to mix of kitchen showroom, offices and warehouse, extension to mezzanine floor and external alterations including installation of windows along the road frontage and relocation of customer access with new ramp	Unit 5 Friendship Mill Whalley Road Read
3/2012/0649/P	Proposed conservatory to the rear of a mid-terraced dwelling	4 Fleming Square Longridge
3/2012/0650/P	Installation of 1 No non illuminated noticeboard	Newton Village Hall Newton-in-Bowland Clitheroe
3/2012/0651/P	Proposed new building to cover existing midden/manure store	Grange Farm Parsonage Road Wilpshire
3/2012/0654/P	Proposed demolition of garage, single storey lean-to to the rear elevation (north east) and single storey utility room to the side elevation (north west). Proposed construction of a single storey extension to the rear elevation (north east), bedroom extension at first floor level to the rear (north east) and two storey (first floor in	Pendle House 17 George Lane Read
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<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
Cont...	roof void) extension to the side elevation (north west) incorporating four hipped pitched roof dormer windows. Associated external works including widening of the vehicular access to George Lane and the extension of the drive to incorporate a turning area. Resubmission of approved scheme 3/2009/1066 with design amendments	
3/2012/0657/P	Proposed change of use of existing shop premises (Class A1) to a day nursery (Class D1)	24 – 28 Garnett Road Clitheroe
3/2012/0658/P	Proposed lounge, kitchen and bedroom extension including (including rooms in roof space) and a detached two car garage	22 St Peter's Close Clayton-le-Dale
3/2012/0659/P	Re-submission of planning application 3/2011/1068/P for the formation of a new car park in Balderstone – re-location of vehicle entrance/exit	Land opposite Balderstone C of E Primary School Commons Lane Balderstone
3/2012/0661/P	Proposed side and rear extension	21 Mayfield Whinney Lane, Langho
3/2012/0662/P	Application for discharge of condition no. 3 (relating to obscure glazing) of planning consent 3/2012/0100/P	2 Hazel Grove Longridge
3/2012/0664/P	Proposed two-storey side extension	2 Halton Place Longridge
3/2012/0665/P	Relining existing chimney	Edisford Hall Farmhouse Edisford Bridge, Clitheroe
3/2012/0667/P	Proposed single storey extension to the property (Re-submission)	Meadow Bank Sawley Road Grindleton
3/2012/0668/P	Demolition of existing workshop, store and garage	54 Whalley Road Sabden
3/2012/0670/P (LBC)	Proposed reconstruction of existing stone boundary wall (partially collapsed) to Kirk Beck	Coach and Horses Hotel Main Street Bolton by Bowland
3/2012/0671/P	Application to vary condition no.3 (times of opening) of planning permission 3/2011/0761P, so that they are the same as the Premises	2 Swan Courtyard Clitheroe
Cont/		

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<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
Cont...	Licence - Mon-Fri 11am-10.30pm, Sat 11am-11.30pm and Sun 10am-10.30pm	
3/2012/0673/P	Proposed demolition of the existing double garage and single storey sunroom. Construction of a new two-storey side extension to main house comprising ground floor kitchen/dining area with bedroom at first floor	Hardene House Hesketh Lane Chipping
3/2012/0675/P	Application to discharge condition no. 4 (sound insulation) of planning permission 3/2011/0466/P	142 Woone Lane Clitheroe
3/2012/0676/P	Replacement entrance porch	2 Little Ease Bowfield Lane Balderstone
3/2012/0678/P	Proposed erection of 16 solar panels mounted on the roof on a farm building to generate electricity for the farmhouse and for feeding into the national grid	Fellside Farm Catlow Road Slaidburn
3/2012/0679/P	Proposed replacement boundary fencing and internal security fencing and gates	St Cecilia's RC High School Chapel Hill Longridge
3/2012/0680/P	Render from window sill height above, change of window configuration at ground floor and insertion of two windows within the front facing gable at first floor	2 Bushburn Drive Langho
3/2012/0681/P	Proposed reconstruction of existing stone boundary wall (partially collapsed) to Kirk Beck	Coach and Horses Hotel Main Street Bolton by Bowland
3/2012/0686/P	Proposed covered silage clamp	Hillcrest Farm Startifants Lane Chipping
3/2012/0694/P	Replace two wood single glazed windows with wood double glazed windows	14 Church Street Ribchester
3/2012/0697/P	Discharge of condition 4 relating to removal of existing render on listed building consent ref 3/2012/0366 which involved removal of render, replacement rainwater goods and window changes	Red Syke Farm Twiston
3/2012/0698/P	Outline application for the erection of four bungalows	Grimbaldeston Farm Preston Road Longridge

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<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0710/P	Proposed replacement of flat roof structure with dual pitched roof construction with natural slate finish	Cross A Leys Cottage Moorside Lane Wiswell
3/2012/0711/P	Change of use from offices to self-contained flats	1 & 2 Swan Mews off Castle Street Clitheroe
3/2012/0714/P	Demolition of existing conservatory, Replacement sun lounge, replacement windows and doors and re-roofing works plus internal remodelling	87 Higher Road Longridge
3/2012/0719/P	Application for a non-material amendment to planning permission 3/2011/0662/P to allow handing of upper floor offices/meeting room to western elevation and small enlargement to provide ground floor	Fort Vale Engineering Calder Vale Park Simonstone Lane Simonstone
3/2012/0730/P	Application for a non material amendment to planning permission 3/2011/0837/P for (1) erection of entrance feature wall (2) substitution of main brickwork facing material (plots 1 to 6, 8 to 19, 21, 23 to 36 and 38 to 46) and (3) substitution of door types	Land off Pendle Drive Calderstones Park Whalley
3/2012/0731/P	Prior notification for demolition of part of the north light building of	Stonebridge Mill Preston Road Longridge
3/2012/0740/P	Proposed change of use of existing bungalow to offices (Class A2)	Roefield Reach Edisford Road Clitheroe
3/2012/0744/P	Application to discharge condition no. 1 (timescale) and condition no. 2 (materials) of planning permission 3/2009/0874/P relating	Cuthbert Hill Garstang Road Chipping
3/2012/0750/P	Application for non-material amendment to planning consent 3/2009/0022P – additional windows to front elevations at	Craven Fold Moorside Lane Wiswell
3/2012/0812/P	Application for the discharge of condition no. 3 (materials – glass, stonework and finishing materials) of planning permission 3/2012/0051/P	41 Dilworth Lane Longridge

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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2012/0089/P	Proposed conversion of a barn to residential unit	Lanshaw Barn Woodhouse Lane Slaidburn	<p>Policies G1, ENV1 and H17 of the Districtwide Local Plan and the NPPF, by virtue of the size and position of the rooflights, the cumulative impact of further window openings, and the treatment of existing openings, is unsympathetic to the building's historic character and appearance. Approval would thus be detrimental to the building's historic fabric, its setting, and the visual amenities of the Area of Outstanding Natural Beauty.</p> <p>Policies H16 and ENV1 - Extent of rebuild would be tantamount to a new dwelling in the AONB without special justification and as such would be to the detriment of the visual amenities of the locality. Given the buildings isolated location it would also result in the creation of a dwelling in an unsustainable location and as such be contrary to</p>

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<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			<p>Paragraph 55 of the NPPF.</p> <p>Policies G1, ENV1 and H17 - harmful effect from the likely impact of domestic paraphernalia such as sheds, washing lines, children's play equipment and fence lines on this part of the open countryside representing an urban encroachment to the detriment of the surrounding countryside and the setting of the field barn.</p> <p>If allowed the development would set a dangerous precedent for the acceptance of similar unsympathetic proposals destroying the character and appearance of other barn conversions which would be both contrary to policy and to the detriment of the visual amenities of the AONB.</p>
3/2012/0477/P	Erection of 2no residential dwellings following demolition of the	The Abattoir Clerk Hill Road Whalley	Policies G5, H2, ENV1 and National Planning Policy Framework – the
Cont/			

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<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...	existing abattoir (outline application for access only)		site represents an inappropriate and unsustainable location for residential development to the detriment of the character of the locality.
3/2012/0619/P	Demolition of existing garage and erection of new larger garage	Ribblesdale House Main Street Gisburn	Contrary to Policies G1, ENV16, and ENV19 of the DWLP and Section 12 of the NPPF - The proposed detached garage by virtue of its scale, size, design and materials would result in a prominent and incongruous feature within the public realm to the detriment of the character, appearance and visual qualities of the conservation area and the significance and setting of adjacent Listed Buildings.
3/2012/0691/P	Proposed pitched roof first floor rear extension	45 Whalley Road Sabden	Policies G1, H10 and ENV16 of the Ribble Valley Districtwide Local Plan, the SPG "Extensions and Alterations to Dwellings" and the NPPF - unsympathetic and incongruous additions, out of keeping with the style, character and
Cont/			

MINUTE NUMBERS

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			style, character and appearance of the original dwelling, which would be harmful to the character, appearance, and significance of Sabden Conservation Area.
3/2012/0712/P	Proposed construction of a new flat-roofed single storey extension to form rear porch	1 Mount Pleasant Chatburn	Policies G1, H10 and ENV16 – visual detriment.
3/2012/0717/P	Proposed pitched roof first floor rear extension	43 Whalley Road Sabden	Policies G1, H10 and ENV16 of the Ribble Valley Districtwide Local Plan, the SPG "Extensions and Alterations to Dwellings" and the NPPF - unsympathetic and incongruous additions, out of keeping with the style, character and appearance of the original dwelling, which would be harmful to the character, appearance, and significance of Sabden Conservation Area.

392 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0646/P	Application for a Lawful Development Certificate for the proposed building of a 3.32m x	2 Hippings Way Clitheroe
Cont/		

MINUTE NUMBERS

Cont... 8.32m single storey extension to the rear of the property, with vaulted ceiling 3.47m high. Materials will be similar to existing construction. The extension will be used as a family room/kitchen

393 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2001 PART 24 - TELECOMMUNICATION CODE SYSTEM OPERATORS - PRIOR NOTIFICATION – GRANTED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0632/P	Installation of 1 x BT DSLAM cabinet measuring 750(w) x 407(d) x 1308 (h) at land opposite	1 Irwell Street Longridge
3/2012/0633/P	Installation of 1 x BT DSLAM cabinet measuring 750(w) x 407(d) x 1308 (h) and dark green in colour at land opposite	47-49 Berry Lane Longridge
3/2012/0634/P	Installation of 1 x BT DSLAM cabinet measuring 750(w) x 407(d) x 1308 (h) and dark green in colour at land opposite	108 Derby Road Longridge
3/2012/0635/P	Installation of 1 Green Cross Cabinet measuring 1410mm (w) x 370mm (d) x 1210mm (h) at land opposite	6 Dilworth Lane Longridge
3/2012/0636/P	Installation of 1 replacement green cabinet measuring 1410mm (w) x 370mm (d) x 1210mm (h) at land adjacent	junction of Berry Lane and Towneley Road Longridge
3/2012/0685/P	Installation of 1x BT DSLAM Cabinet measuring 750 (w) x 407 (d) x 1308 (h) in dark green colour	Dale Head/New haven Dilworth Lane Longridge

394 APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0362/P	Six illuminated sign boards to east elevation	Stonebridge Off-Licence 1 Whittingham Road Longridge
3/2012/0561/P	Engineering expectations to form earth, banked slurry lagoon and laying of concrete railway sleepers to form cow track across land	Hodder Bank Farm Dunsop Road Whitewell
3/2012/0599/P	Erection of agricultural building	Little Middop Farm Burnley Road Gisburn

MINUTE NUMBERS

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0643/P	Demolition of two outbuildings and the erection of domestic garage to include 14 solar panels to the south elevation for domestic use only.	Wallbanks Farm Chipping Road Chaigley
3/2012/0741/P	Proposed garage conversion into a kitchen. Modifications to existing property. New garage	2 Spinney Croft Longridge

395 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	Old Manchester Offices Whalley New Road Billington	20/5/10	18	With agent and applicants solicitor
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 applicants solicitor
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 and Lancashire County Council
3/2011/1071	Land at Chapel Hill Longridge	19/7/12	53	Negotiations on going
3/2012/0014	Land adj Greenfield Avenue Low Moor Clitheroe	19/7/12	30	With Agent
3/2012/0379	Primrose Mill Woone Lane Clitheroe	16/8/12	14	Deed of Variation With applicants agent
<u>Non Housing</u>				
3/2011/0649	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures so no progress on Section 106
3/2012/0455	Shireburn Caravan Park Edisford Road Waddington	7/8/12		Deed of Variation With applicants solicitors

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from first going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2010/0929	Land between 36 & 38 Henthorn Road Clitheroe	14/7/11	62 weeks	8	Decision 18/9/12

MINUTE NUMBERS

396 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>
3/2011/0300 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	-	APPEAL DISMISSED 28.8.12
3/2011/0567 D	16.3.12	Mr D Ashton Proposed erection of a holiday cottage (Re-submission) Pinfold Cottage Tosside	WR	-	APPEAL DISMISSED 21.9.12
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	-	APPEAL DISMISSED 12.9.12
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	-	APPEAL DISMISSED 6.9.12

MINUTE NUMBERS

<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>
3/2011/1001 D	30.5.12	Ms Pamela Oliver New detached dwelling within the curtilage of 1 Portfield Bar Whalley	WR	—	APPEAL DISMISSED 19.9.12
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 to be held 9.10.12	AWAITING DECISION
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	—	AWAITING DECISION
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	—	AWAITING DECISION

MINUTE NUMBERS

<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>
3/2012/0164 D	15.8.12	Mr J Shaw Proposed garage extension with accommodation in the roof to the Southern gable elevation with dormer to the front and rear roof slope. Proposed dormer to front elevation of main property and single storey lean-to extension to the rear 8 Rogersfield Langho	Householder appeal and Application for costs	–	AWAITING DECISION
3/2012/0325 D	17.8.12	Mr Lee Dolman Retrospective application for the insertion of a window to the front gable elevation. Re-submission of application 3/2011/0779P Old Chapel Barn Preston Road Alston	Householder appeal	–	APPEAL ALLOWED 18.9.12
3/2012/0390 O	28.8.12	Mr Julian Hindle, Haydock Developments Ltd Proposed erection of a dwelling Land between 52 & 54 Knowsley Road Wilpshire	WR	–	Awaiting site visit
3/2012/0327 O	31.8.12	Commercial Estates Group (CEG) Mixed use development comprising residential (C3); nursing home (C2); car parking; open space and ancillary landscaping Land to the East of Clitheroe Road (Lawsonsteads), Whalley	–	Inquiry – to be held 15 th January 2013, scheduled to last for three days	Notification letter sent 5.9.12 Questionnaire sent 14.9.12 Statement to be sent by 12.10.12

MINUTE NUMBERS

<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>
3/2011/0892 O	6.9.12	The Huntroyde Estate Proposed residential development Land off Milton Avenue Clitheroe	–	Hearing – date to be arranged	Notification letter sent 13.9.12 Questionnaire sent 20.9.12 Statement to be sent by 18.10.12
3/2012/0386 C	6.9.12	Mr Ashley Burgon First floor side extension and dormers to front elevation (Re-submission of 3/2011/1079P) 3 Redwood Drive Longridge	Householder appeal	–	Notification letter sent 10.9.12 Questionnaire sent 13.9.12 AWAITING DECISION
3/2012/0259 D	25.9.12	Mr A Ball Proposed new vehicle/pedestrian access to site Seven Acre Cottage Forty Acre Lane Longridge	WR	–	Notification letter and questionnaire to be sent by 9.10.12 Statement to be sent by 6.11.12

397 CONSULTATION DOCUMENT/RENEGOTIATION OF SECTION 106 AGREEMENTS

The Director of Community Services submitted a report asking Committee's ratification in relation to the consultation document on renegotiation of Section 106 Agreements and to agree to a mechanism which would defer and delegate the responses of future consultation documents to the Head of Planning Services in conjunction with the Chairman and Vice Chairman of Planning and Development Committee or an appropriate working group at a later date. The report reminded Members of various recent consultation documents, many of which were aimed at relaxing planning restrictions and focused at kickstarting development schemes. The consultation document had required responses by 8 October 2012 and related to the ability for the developers to seek formal modifications of a Section 106 Agreement. The Head of Planning Services had already forwarded comments in response to the consultation because of the timescale involved. He suggested that in future where it was not possible to take reports to Committee, that authorisation be given to the Director of Community Services or Head of Planning Services in consultation with the chairman and Vice Chairman of the Planning and Development Committee. The report outlined the response that the Head of Planning Services had submitted in consultation with the Chairman of Committee.

RESOLVED: That Committee

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1. ratify the response submitted by the Head of Planning Services; and
2. authorise the Director of Community Services and/or Head of Planning Services to formally respond to consultation documents as appropriate in conjunction with the Chairman and Vice Chairman of the Planning and Development Committee or any designated working group.

398 NON DETERMINATION APPEAL IN RELATION TO OUTLINE APPLICATION FOR 21 DWELLINGS ON LAND AT 51-53 KNOWSLEY ROAD, WILPSHIRE

Mr Briffett, on behalf of Wilpshire Parish Council was given permission to speak on this item.

The Director of Community Services submitted a report advising Committee in relation to the recently received non determination appeal and requesting guidance of the issues relating to the Council's reasons for refusal. The application had been submitted and made valid on 1 May 2012 with the 13 week target period ending on 31 July 2012. As no formal decision had yet been made in relation to this application with the delay due to ongoing discussions with the agent in respect of possible amendments to the scheme, the applicant had sought to appeal against non determination. Therefore, the purpose of this report was to gain Council and Planning and Development Committee's support and approval for the following reasons for refusal that would be presented to the Planning Inspectorate as part of the Council's Statement of Case.

Committee discussed the application 3/2012/0401/P in the same way as they would consider any planning application including the reasons for refusal.

RESOLVED: That Committee

1. advise the Inspectorate that Planning and Development Committee would have been minded to refuse the application for the reasons outlined; and
2. advise the Inspectorate that the Council have no objections to the written representations procedure in connection with this appeal.

399 APPEALS

- (a) 3/2011/0624/P – Refusal to grant listed building consent for secondary glazing at Vicarage House, Vicarage Fold, Wiswell – appeal dismissed.
- (b) 3/2012/0160/P – Proposed two storey side extension and single storey rear extension. Existing shippon to be demolished at 74 Knowsley Road, Wilpshire – appeal dismissed.
- (c) 3/2011/0095/P – Proposed 2no affordable dwellings in the garden area of the existing house at Cherry Hall, Grindleton – appeal dismissed.
- (d) 3/2011/0703/P – Proposed erection of two storey detached dwelling with attached garage at 43 Hawthorne Place, Clitheroe – appeal dismissed.

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- (e) 3/2012/0325/P – Insertion of a window to front gable elevation at Old Chapel Barn, Preston Road, Alston – appeal allowed with conditions.
- (f) 3/2011/1001/P – New detached dwelling at 1 Portfield Bar, Whalley – appeal dismissed.
- (g) 3/2011/0567/P – Resubmission of erection of a holiday cottage at Pinfold Cottage, Tosside – appeal dismissed.

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

400 APPEALS

The Head of Planning Services informed Committee of the costs with regard to the planning appeal for Lawsonsteads, Whalley which was scheduled for January 2013. He also gave Committee information about the expert witnesses to be used at this appeal.

The meeting closed at 8.15pm.

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

Minutes of Community Services Committee

Meeting Date: Tuesday, 6 November 2012 starting at 6.30pm
Present: Councillor R J Thompson (Chairman)

Councillors:

J E Alcock	L Rimmer
S Carefoot	M Robinson
J Hill	R Swarbrick
S Hore	G Scott
A M Knox	J White
G Mirfin	

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

401 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Bennett, S Brunskill and R Newmark.

402 MINUTES

The minutes of the meeting held on 11 September 2012 were approved as a correct record and signed by the Chairman.

403 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

404 PUBLIC PARTICIPATION

There was no public participation.

405 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Committee's approval on proposals to increase this Committee's fees and charges with effect from 1 April 2013. This was the first stage in the review of the Committee's budget for the forthcoming 2013/2014 financial year. The Council's latest budget forecast allowed for an overall 2.5% increase in the level of income raised from fees and charges. In September 2012 a report was taken to the Budget Working Group in order to get a steer on the level of increase that should be sought in the review. At this meeting the guidance to service committees was that all charges should be reviewed and increased in line with 2.5% but with the suggestion that for Community Services Committee, all car parking charges remain unchanged. A proposed set of fees and charges for implementation from the 1 April 2013 had been produced for Committee, which gave an indication of potential income.

RESOLVED: That Committee

1. approve the proposed charges for implementation with effect from 1 April 2013 as outlined with the exception of all car parking charges; and
2. monitor any complaints received from junior footballers with regard to the cost of one off booking charges for pitches.

406 UPDATE ON PUBLIC TOILETS

The Director of Community Services submitted a report informing Committee of the outcome of the review of the provision and operation of the public toilets by the Public Conveniences Working Group. He reminded Committee that 8 of the 24 sets of public conveniences operated by the Council had been closed at the end of February 2012. The report gave a summary of the improvements made in the operation of the supporting services and outlined a disposal strategy for the now disused facilities with subsequent recommendations.

The development and promotion of the community toilet scheme continued to be pursued with membership of the scheme, which currently stands at 50 continuing to grow. The location of these facilities and the 16 sets of Council operated facilities were now included on an interactive map on the Council's website. However, it was felt that direction signage to the these facilities needed to be improved.

Operationally, rotas and servicing routines had been revised, the automatic lock systems that had been installed were working satisfactorily and the role of toilet guardians had been enhanced to include a watching brief on those facilities.

It was now felt that as the 8 closed sites continued to attract the residual property based charges that it was important to dispose of the sites in order to eliminate any future unnecessary expenditure. Five of the sites were suitable for disposal by sale and the remaining three sites, which were part of Council owned larger landscaped areas, would be demolished or appropriately restructured.

RESOLVED: That Committee

1. approve the recommendations of the working group for the disposal of the closed toilet sites; and
2. agree that a report on the proposed disposals be submitted to Policy and Finance Committee.

407 ADDITIONAL CAPITAL SCHEMES

The Director of Community Services submitted a report asking Committee to consider two new schemes for inclusion into the existing capital programme. Funding had become available via Section 106 Agreements for the development/enhancement of public open space and play facilities on Calderstones Park and in Clitheroe respectively. At Calderstones the commuted

sum was part of the most recently completed housing development and was earmarked for improvements to the village green at the main entrance to the estate. In Clitheroe the commuted sum related to previous developments around the town and it was felt that as concerns had recently been received from the public over conditions of the Castle Grounds play area, that this was the appropriate place to use it.

RESOLVED: That it be a recommendation to Policy and Finance Committee that the two additional capital schemes be included in the current capital programme for 2012/2013.

408 PLATFORM GALLERY AND VISITOR INFORMATION CENTRE REVIEW

The Director of Community Services submitted a report updating Committee on the operation of the merged Platform Gallery with the Visitor Information Centre and asking for consideration on proposals that would impact upon the current staffing expenditure associated with delivery of the joint service. He reminded committee that the combined Gallery and Visitor Information facility was officially opened on Saturday, 5 May 2012 and that a business plan had been produced which steered the operation in the desired direction. Following an evaluation of the performance over the past five months since opening it had become apparent that there was a need to review certain staffing elements. Experimentation had also taken place with Sunday opening during the summer holiday period which it was felt might be worth investigating further.

RESOLVED: That Committee

1. agree to the implementation of amended staffing requirements as identified provided that savings can be identified from within the existing budget; and
2. agree to the extension of Sunday opening for December and that costings be carried out for the summer months of 2013 and any other specific weekends that the Chamber of Trade might be promoting.

409 FLY TIPPING IN THE RIBBLE VALLEY

The Director of Community Services submitted a report for Committee's information on the number of incidents and issues relating to fly tipping within the Ribble Valley. A graph set out the trend of fly tipping incidents recorded between April 2010 and September 2012 and although there had been particular incidents of increase where household waste recycling centres had closed the general trend was again downward.

RESOLVED: That the report be noted.

410 LEAF CLEARANCE – IMPLICATIONS FOR STREET CLEANSING

The Director of Community Services submitted a report for Committee's information on the recent guidance for the treatment of leaves recovered through

the street cleansing operation and the effect these changes will have on the Council. The bulk of leaf collection was done through the use of mechanical sweepers that are hired in as part of an overall street sweeper contract. The level of the service is increased during autumn/winter to reflect the increase in demand from leaf fall. The Lancashire County Council makes a contribution through the Public Realm Agreement towards the removal of leaves from the highway for road safety reasons. Following trials instigated by the Environment Agency guidance had been received that leaf litter could no longer be used as composting and therefore recycling credits would no longer be received. This would therefore have an effect on the budget which meant that the enhanced seasonal provision of leaf clearance would need to be cut back. As part of the overall public realm agreement with Lancashire County Council, their contribution would also be renegotiated.

RESOLVED: That the report be noted.

411 LANCASHIRE COUNTY COUNCIL HIGHWAYS CAPITAL WORKS 2013/2014 PROGRAMME (DRAFT)

The Director of Community Services submitted a report for Committee's information on the development of the Lancashire County Council capital funded programme of highways works for the 2013/2014 financial year. It was highlighted that this was very much a draft programme that was likely to be reduced in due course. The report included a list of schemes for potential inclusion in the 2013/2014 Lancashire County Council highways capital programme.

RESOLVED: That the report be noted.

412 CAPITAL MONITORING 2012/2013

The Director of Resources submitted a report for Committee's information relating to the progress of the approved capital programme for the period April to September 2012 with regards to schemes which fall under the responsibility of this Committee. A total of 6 new schemes had been approved by Policy and Finance Committee at their meeting in February 2012. Additionally budget had been moved from 2011/2012 into 2012/2013 along with some slippage. The approved budget totalled £457,370. To date 81% of the annual capital programme for this Committee had been spent and the main variations were highlighted with reasons.

RESOLVED: That the report be noted.

413 REVENUE MONITORING 2012/2013

The Director of Resources submitted a report for Committee's information on the position for the first six months of this year's revenue budget as far as this Committee was concerned. At the present time, there was an overall underspend of £120,225 on the net cost of services. The main variations had been extracted for Committee's information.

RESOLVED: That the report be noted.

414 GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report informing Committee of progress with waste management, Ribblesdale Pool, cycling, the Triathlon Club and the Platform Gallery.

RESOLVED: That the report be noted.

415 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

A leaflet for the North West Sound Archive was distributed by Councillor S Hore.

The meeting closed at 7.30pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 8 November 2012 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

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

In attendance: Director of Community Services, Head of Planning Services, Head of Legal and Democratic Services and the Licensing and Planning Enforcement Officer.

Also in attendance: Councillors J Hill and M Ranson.

416 APOLOGIES

An apology for absence from the meeting was submitted on behalf of Councillor M Thomas.

417 MINUTES

The minutes of the meeting held on 11 October 2012 were approved as a correct record and signed by the Chairman.

418 DECLARATIONS OF INTEREST

Councillor S Carefoot declared an interest in planning application 3/2012/0819/P.

Councillor J Holgate declared an interest in planning applications 3/2012/0617/P and 0623/P.

Councillor R Thompson also declared an interest in planning application 3/2012/0617/P.

419 PUBLIC PARTICIPATION

There was no public participation.

1. APPLICATION NO: 3/2012/0629/P (GRID REF: SD 373073 441975)
 PROPOSED RESERVED MATTERS APPLICATION FOR 38 MARKET DWELLINGS AND 16 AFFORDABLE DWELLINGS ON LAND OFF CHAPEL CLOSE, FOLLOWING OUTLINE APPROVAL 3/2011/0247/P AT LAND OFF CHAPEL CLOSE, LOW MOOR, CLITHEROE

GRANTED subject to the following condition(s):

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

01-01REV0 – location plan amended 29 August 2012.
 02/01REVM – proposed site layout amended 17 September 2012.
 02-02REVK – proposed site layout approved plots overlay.
 06-01REVE – proposed fencing layout amended 29 August 2012.
 FD-01REV0 – fencing details sheet.
 40-07REVP1 – external works layout.
 c-820-01REVB – soft landscape proposals amended 24 October 2012.
 DW0167/S/07REVA – GA and details of retaining walls to rear of plots 1 to 6.
 12-015/2000 – proposed street scenes.
 05-01REVE – proposed materials layout amended 29 August 2012.
 BTC317-TPP – tree protection plan.
 12-015/1003 – house type H811 floor plans.
 12-015/1004 – house type H811 elevations.
 12-015/1023REVA – house type A floor plans.
 12-015/1024 – house type A elevations.
 12-015/1025REVB – house type E floor plans.
 12-015/1026REVB – house type E elevations.
 12-015/1027 – house type F floor plans.
 12-015/1028 – house type F elevations.
 12-015/1030REVB – house type G floor plans.
 12-015/1029REVB – house type G (plot 52) floor plans.
 12-015/1011 – proposed house type H floor plans.
 12-015/1012 – proposed house type H elevations.
 12-015/1013 – proposed house type J floor plans.
 12-015/1014 – proposed house type J elevations.
 12-015/1015 – proposed house type K floor plans.
 12-015/1016 – proposed house type K elevations.
 12-015/1017 – proposed house type L floor plan.
 12-015/1018 – proposed house type L elevations.
 12-015/1019 – proposed apartment block ground floor plan.
 12-015/1020 – proposed apartment block first floor plan.
 12-015/1021 – proposed apartment block elevations.
 PD49/3/PL1 – amended 17 September 2012 Downham floor plans.
 PD49/3/PL2 – amended plans 17 September 2012 Downham elevations.
 PD48/3/PL1 – amended plans 17 September 2012 Bradenham floor plans.
 PD48/3/PL2 – amended plans 17 September 2012 Bradenham elevations.
 PD410/3/PL1 – amended plans 17 September 2012 Eynsham floor plans.

PD410/3/PL2 – amended plans 17 September 2012 Eynsham elevations.
300-GD-01 – detached single garage.

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

2. 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.

3. 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 for that phase have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site 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 and elevations with a minimum of 5 hours morning sun for bats. The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

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

4. No phase of development shall begin 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 noise and 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.

5. No burning of waste shall be permitted on site.

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

NOTES

1. The applicant's attention is drawn to conditions attached by planning consent 3/2011/0247/P and the informatives that 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.

(Mr Calvert spoke in favour of the above application. Mr Greenwood spoke against the above application).

2. APPLICATION NO: 3/2012/0745/P (GRID REF: SD 367322 433665)
RESERVED MATTERS APPLICATION (FOLLOWING OUTLINE APPROVAL 3/2011/0482/P) FOR THE APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR 18 NO. DWELLINGS AND ASSOCIATED WORKS AT BROWN LEAVES HOTEL SITE, LONGSIGHT ROAD, COPSTER GREEN, LANCASHIRE

GRANTED subject to the following conditions:

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

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

2. The permission shall relate to the development as shown on Plan Reference No's PS-0709-TS 01, c-855-01 Revision A, PL.02 a, PL.03, Mou 1.7, FEN 1.7, RYD 1.7, ELW 1.7, ARU 1.7, HAD 1.7, NOR 1.7, GAR 1.7 ASH2 1.7, Win 1.7, GR 1.7, 25/SD/3, 25/SD/4, 25/SD5 and Lifetime Homes Compliance Details Dwg. No. 2.0.

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

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 20 August 2012 and 11 October 2012.

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

4. This permission shall be read in accordance with the Section 106 Agreement dated 27th of March 2012 (attached to 3/2011/0482/P).

REASON: For the avoidance of doubt as the permission is subject to an agreement in relation to the low cost/affordable housing approved.

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

6. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of the A59 Longsight Road to points measured 90 metres in each direction along the nearer edge of the carriageway of the A59 Longsight Road, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access.

7. Unless otherwise agreed in writing, prior to the commencement of development on site the existing Clayton-le-Dale boundary sign adjacent to the proposed access road shall be removed and relocated to a suitable alternative position at the developer's expense, the details of which shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access.

8. The proposed access road from the site to the A59 Longsight Road shall be constructed to a width of 5.5 metres and this width shall be maintained for a minimum distance of 10 metres measured back from the nearside edge of the carriageway of the A59 Longsight Road.

REASON: To enable vehicles to enter and leave the site in a safe manner without causing a hazard to other road users.

9. The new estate road/access between the site and the A59 Longsight Road shall be constructed in accordance with the Lancashire County Council

Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site.

10. Prior to the commencement of any phase 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 for that phase. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure that the site is drained on separate systems for foul and surface water to ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

11. Prior to the commencement of any development, details for surface water drainage, based on sustainable drainage principles and evidence of an assessment of site conditions (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 discharge into the public sewerage system, directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure that surface water is dealt with by the most sustainable means in accordance with National and Local Planning Policies.

12. 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 and Protection Appraisal/Tree Survey [June 2012] [T3/T4/T5/T6/T7/T8/T9/T9a/G1/G2/G5] shall be protected in accordance with the BS5837: 2005 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

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

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

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

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value is afforded maximum physical protection from the adverse affects of development. In order to comply with planning policies G1 and ENV13 of the District Wide Local Plan, and to ensure that trees of visual amenity value are protected against adverse affects of the development.

13. 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.

14. Notwithstanding the landscaping details proposed on drawing c-855-01 Revision A, additional trees shall be planted along the eastern boundary of the site as part of the scheme (in-between the development and those properties on Albany Drive). Specific details of the trees to be used and their location on site shall be submitted to and approved in writing by the LPA prior to the commencement of the development, and the trees shall be planted in the first planting season prior to the completion of the properties in whose gardens the trees will be planted.

REASON: A number of trees are being removed from this boundary that provide a level of screening and amenity value for the occupiers of the adjacent properties. Additional planting ensures a similar level of protection for the amenity of these occupiers, in accordance with Policy G1 of the Local Plan.

15. The dwelling(s) hereby approved shall achieve a minimum of Level 3 of the Code for Sustainable Homes, as outlined within the Carbon & Energy Analysis Report submitted with the application. 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 sustainable development in accordance with guidance contained within the NPPF and Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) the dwelling(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.

18. The windows on the side elevations of all dwellings shall be obscure glazed to the satisfaction of the Local Planning Authority and remain that way in perpetuity.

REASON: In order to protect nearby residential amenity as required by Policy G1 of the Local Plan.

19. 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, unless otherwise agreed in writing.

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.

The artificial bird/bat boxes shall be incorporated into those dwellings/buildings during the actual construction of those individual houses identified before the development is first brought into use.

REASON: To protect the bird/bat population from damaging activities and reduce or remove the impact of development. To ensure that there are no adverse effects on the favourable conservation status of a bird/bat population before and during the proposed development. 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 District Wide Local Plan.

20. No development shall take place until a Demolition and 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 demolition and construction period. The Statement shall provide for:

- Specific details relating to the demolition and removal of the existing building and materials from the site,

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling/disposing of waste resulting from construction works; and
- 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.

INFORMATIVES

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

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

2. Ribble Valley BC imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or provision. Details of current charges are available from the RVBC Contact Centre on 01200 425111.
3. 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.
4. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Local Authority.

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

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.

Should this planning application be approved, the applicant should contact our Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

(Councillor J Hill spoke in favour of the following application).

3. APPLICATION NO: 3/2012/0578/P (GRID REF: SD 375258 434458)
DEVELOPMENT OF OUTDOOR ADVENTURE CENTRE TO INCLUDE 1) TREETOP AERIAL ADVENTURE COURSE; 2) SEGWAY COURSE; 3) BAREFOOT TRAILS; 4) CHILDREN'S ADVENTURE PLAY/TRAIL; AND 5) EDUCATION/INTERPRETATION TRAILS. ERECTION OF BUILDING TO PROVIDE TICKETING, CUSTOMER SERVICE FACILITIES, TOILETS, RESTAURANT AND CAFÉ, COVERED SEATING AREAS AND ANCILLARY RETAIL SALES. CONSTRUCTION OF NEW ACCESS TO THE A671 WITH PARKING FOR 50 CARS (8 DISABLED SPACES), 5 COACHES, TOGETHER WITH CYCLE AND MOTORCYCLE PARKING AND ASSOCIATED ROADS AND LANDSCAPING. DEVIL'S ELBOW, LAND OFF WHALLEY ROAD (A671), READ

MINDED to APPROVE and DEFERRED and DELEGATED for appropriate conditions and to go back to Planning and Development Committee for determination.

(Mr Tootle spoke in favour of the above application. Mr Frankland spoke against the above application).

(Councillor Carefoot declared an interest in the following application and left the meeting).

4. APPLICATION NO: 3/2012/0819/P (GRID REF: SD 371943 446635)
PROPOSED DEMOLITION OF THE MOORCOCK INN AND THE ERECTION OF THREE DETACHED DWELLINGS, THREE DETACHED GARAGES WITH ANNEX ACCOMMODATION OVER AND THE CREATION OF GARDEN AND LANDSCAPED AREAS AT THE MOORCOCK INN, SLAIDBURN ROAD, WADDINGTON

The Head of Planning Services referred to additional items and change to the reasons for refusal.

REFUSED for the following reasons:

1. The proposal involves the construction of three large detached dwellings (a net gain of two dwellings as there is a manager's dwelling within the existing building) on a site that is within the Forest of Bowland Area of Outstanding Natural Beauty and a considerable distance outside any settlement boundary. By virtue of their size, the dwellings are clearly not intended 'to meet a proven

local need'. The proposed development is therefore contrary to saved Policy H2 of the Ribble Valley Districtwide Local Plan and Policy DMH3 of the Core Strategy 2008 – 2028 'A Local Plan for Ribble Valley' Regulation 22 Submission Draft.

2. The proposed development involves the demolition of a non-designated heritage asset and is therefore contrary to the intentions of conserving the historic environment as contained in Section 12 of the National Planning Policy Framework.
3. The proposed group of three dwellings by virtue of their size and height and the extent of their curtilages would represent a development not typical of the locality, and would appear as an incongruous development that would detract from the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty. As such, the proposal does not conserve and enhance the natural environment as required by Section 11 of the National Planning Policy Framework and is contrary to saved Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DME2 of the Core Strategy 2008 – 2028 'A Local Plan for Ribble Valley' Regulation 22 Submission Draft.

(Councillor Ranson spoke in relation to this application).

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

(Councillor Carefoot returned to the meeting).

5. APPLICATION NO: 3/2012/0420/P (GRID REF: SD 374206 440894)
PROPOSED OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT
ON LAND NORTH AND WEST OF LITTLEMOOR, CLITHEROE

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 this 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 detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) 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. The submission of reserved matters in respect of layout, scale, appearance, landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement, email dated 7 September 2012 providing additional information on parameters of scale and Masterplan Drwg No SP(90)_022 rev C.

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

4. No part of the development hereby approved shall commence until a scheme for the construction of the site access in accordance with drwg 9W7186 SK016 Rev B 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.

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

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

6. All steps required by the Flood Risk Assessment (FRA) and the Outline Drainage Strategy dated October 2012, should be carried out prior to the occupation of the dwellings hereby approved) subject to any further modification to additions reasonably required in writing by the Local Planning Authority).

REASON: To prevent the increased risk of flooding to protect water quality, wildlife habitats and the amenity of the local area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Any application for the submission of reserved matters shall include a plan to a scale and level of accuracy appropriate to the proposal that shows the position of every tree on site with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres. In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area) must be shown.

The details of each tree (in a separate schedule of tree works for all the trees in the above) specifying the details of any proposed alterations to the existing ground levels or the position of any proposed excavations within 5 metres of the Root Protection /Construction Exclusion Zone of any tree, including those on neighbouring ground, and a statement setting out the principles of arboricultural sustainability in terms of landscape, spatial integration and post development pressure and shall be submitted to and agreed in writing with the Local Planning Authority prior to commencement of any works on site.

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

8. The building envelope of plots with elevations facing towards Whalley Road/Little Moor View shall be constructed so as to provide sound attenuation against external noise with windows shut in accordance with the mitigation measures outlined in section 4.3 of the submitted Noise Impact Assessment dated 16 July 2012.

REASON: In the interests of residential amenity in accordance 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 Policy EM18 of the North West of England Regional Spatial Strategy to 2021.

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

REASON: In the interests of biodiversity in accordance with Policy G1 of the Districtwide Local Plan

11. Prior to commencement of any works, a detailed mitigation plan for species identified in the ecological survey and assessment dated June 2011 [April 2012] including measures for protecting breeding sites or resting places shall be submitted to and approved in writing by the local planning authority.

The measures as detailed in the approved mitigation plan shall also include details of measures to enhance the ecological and biodiversity of the site through appropriate landscape planting and long - term management. All details shall be implemented in accordance with an agreed specified timetable and thereafter shall be permanently maintained in accordance with the approved details.

REASON: In order to reduce the impact of the development on biodiversity and safeguard the natural habitats of those species of conservation concern in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

12. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified under the requirements of condition 7 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 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.

13. 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.

14. 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.

15. Notwithstanding any indication on the approved plans, no development shall be commenced unless and until a drainage strategy for the disposal of surface and foul water has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved scheme which shall be completed prior to the permitted dwelling being first occupied

REASON: To secure proper drainage and to reduce the risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

16. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into the public foul, combined or surface water sewerage systems.

REASON: To secure proper drainage and to reduce the risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

17. Notwithstanding any indication on the approved plans, no development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system incorporating SUDS which restricts surface water discharge into existing watercourses to 5 l/s or Greenfield runoff whichever is the greater, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To secure proper drainage and to reduce the risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

18. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied or brought into use until such a scheme has been constructed and completed in accordance with the approved details

REASON: To secure proper drainage and to reduce the risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

19. No building shall be erected within 6.5 metres of the public sewer that runs through the site.

REASON: To protect existing service infrastructure in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

20. The Outline Drainage Strategy dated October 2012 final report and amended site plan dated 5 October 2012 should be modified as necessary to ensure that it is sufficiently resilient to get a 1 in 100 year critical storm event. The surface water run-off from the site does not exceed the amount of run-off generated prior to development taking place and must not increase the risk of flooding elsewhere. Once amended the strategy should be carried out in accordance with an approval given in writing by the Local Planning Authority.

REASON: To prevent the increased risk of flooding, to protect water quality, wildlife habitats and the amenity of the local area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.
3. 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.
4. This outline planning permission shall be read in conjunction with the Legal Agreement accompanying this application.

(Mr Gee spoke against the above application).

(Councillors J Holgate and R Thompson declared an interest in the following application and left the meeting).

6. APPLICATION NO: 3/2012/0617/P (GRID REF: SD 373581 437708)
OUTLINE APPLICATION FOR A PROPOSED RESIDENTIAL DEVELOPMENT
OF SEVEN DWELLINGS ON LAND OFF CLITHEROE ROAD, BARROW,
CLITHEROE

The Head of Planning Services referred to a late item and modification to a condition.

DEFERRED and DELEGATED to the Director of Community Services for approval subject to satisfactory completion of a Section 106 Agreement within a period of six months to deal with the matters of affordable housing and the imposition of the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
 - (a) The expiration of three years from the date of this permission; or

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

2. The permission shall relate to the development as shown on Plan Drawing number TRI-0880_02.

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

3. This permission shall be read in accordance with the Section 106 Agreement dated...

REASON: For the avoidance of doubt as the permission is subject to an agreement in relation to the low cost/affordable housing approved.

4. Detailed plans indicating:

- i. the access onto the site including sight lines,
- ii. the layout of the site,
- iii. the external appearance and scale of the dwellings,
- iv. the landscaping and boundary treatments,
- v. parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, and
- vi. the proposed slab floor level and road level,

(called the reserved matters), shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

5. With reference to any future reserved matters application, the approved dwellings shall be within the scale parameters highlighted within the Design and Access Statement submitted with the application.

REASON: In the interests of visual amenity and the potential impact upon the amenity of the occupiers of the adjacent neighbouring properties, in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

6. The development hereby approved shall not exceed 7 dwelling units in accordance with the submitted application forms.

REASON: To ensure that there is no ambiguity in the decision notice over the amount of development hereby approved.

7. Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the LPA. 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.

8. Prior to the commencement of any phase 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 for that phase. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure that the site is drained on separate systems for foul and surface water to ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. Prior to the commencement of any development, details for surface water drainage, based on sustainable drainage principles and evidence of an assessment of site conditions (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 discharge into the public sewerage system, directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure that surface water is dealt with by the most sustainable means in accordance with National and Local Planning Policies.

10. If any tree felling or hedgerow removal is carried out during the bird -breeding season it shall be preceded by a pre-clearance nesting bird survey by an experienced ecologist/ornithologist. If nesting birds are found an exclusion zone shall be maintained around any occupied nest and these areas shall not be cleared until declared free of nesting birds by an ecologist/ornithologist.

REASON: To ensure that bird 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 District Wide Local Plan. To protect species protected in law/of conservation concern against harmful activities of development, as trees and hedgerows are important for bird species as identified on the RSPB register of birds of conservation concern/East Lancashire Ornithological database.

11. The actions, conclusions, recommendations including the submitted noise report dated 7 November 2012 shall be strictly adhere to and further details considered at a detailed application to be agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the occupiers of the new dwellings in accordance with Policy G1 of the Local Plan and guidance contained within the NPPF.

12. If works are required in the proximity of the watercourse, the contractor must provide a method statement to ensure that any silt or other pollutants including hydrocarbons are not released into the water feature, with extra vigilance considered during periods of wet weather or high flows. Any dewatering works must pass through adequate silt removal apparatus prior to returning to the watercourse.

REASON: All works within the vicinity of any watercourse should be in accordance with the EA Pollution Prevention Guidance.

13. With reference to any future reserved matters application, measures to enhance the biodiversity of the site, as referenced at paragraph 4.8, shall be submitted as part of the reserved matters for the site.

REASON: In accordance with paragraphs 109 and 118 of the NPPF, and to ensure that species are protected and their habitat enhanced in accordance with the Wildlife & Countryside Act 1981 as amended, and the Conservation [Natural Habitats & c.] Regulations 1994.

INFORMATIVES

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

Surface water run-off can be managed through the use of sustainable drainage systems (SUDS), and the EA advocate their use. SUDS are a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands that attenuate the rate and quantity of surface water run-off from a site, and contribute to a reduced risk of flooding.

SUDS offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal that encourages a SUDS approach. Further information on SUDS can be found in the following documents:

- C522: Sustainable Urban Drainage Systems - Design Manual for England and Wales (CIRIA)
- Interim Code of Practice for Sustainable Drainage Systems (SUDS Working Group)

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.

If approved, the applicant should contact UU Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

There shall be no burning of materials on site.

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

(Councillor J Holgate and R Thompson returned to the meeting).

(Councillor J Holgate declared an interest in the following application and left the meeting)

7. APPLICATION NO: 3/2012/0623/P (GRID REF: SD 373872 438434)
OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR
RESIDENTIAL DEVELOPMENT OF 23 DWELLINGS WITH ACCESS, PARKING
AND ASSOCIATED LANDSCAPING FOLLOWING DEMOLITION OF NO'S 22 &
23-25 OLD ROW ON LAND AT 22 & 23-25 OLD ROW, BARROW

The Head of Planning Services referred to late items and changes in conditions.

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 the Section 106 Agreement sub-heading within this 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 detailed plans indicating the access, appearance, landscaping, layout and scale, including a contoured site plan showing existing features, the proposed slab floor levels and road level (hereinafter 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. The submission of reserved matters in respect of access, layout, scale, appearance and landscaping shall be carried out in substantial accordance with the Design Statement (Section 10) and Access Statement (Section 11) of the Planning Statement submitted by Caldecotte Consultants in support of the application; and in substantial accordance with the submitted illustrative drawing numbers 5251/05REVE and 5251/06REVA.

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

4. The development hereby permitted shall not exceed 23 dwellings (use class C3) in accordance with the submitted application form and illustrative layout plan.

REASON: For the avoidance of doubt to ensure there is no ambiguity in the decision notice over what amount of development has been approved.

5. Prior to the commencement of the development, a strategy outlining the general system of drainage for foul and surface water flows arising from the site shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall include a programme of works showing build rates, a load and flow impact assessment, preferred discharge points, the proposed rates of flow for each discharge point and details of any necessary infrastructure. Thereafter the detailed scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority and no dwelling hereby permitted in outline shall be occupied until after the drainage system has been provided in accordance with the approved details.

REASON: In order to ensure the satisfactory drainage of the development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Prior to the commencement of development, details of 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 for the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. The development hereby permitted in outline shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by AAH Planning Consultants dated June 2012 and in accordance with the following mitigation measures detailed within the FRA:

1. Limiting the surface water runoff generated by the 1 in 100 year critical storm so that it will not exceed the runoff from the undeveloped site and not increase the risk of flooding off site.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the time/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

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

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

REASON: To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan.

9. Prior to the commencement of any demolition works on the former public house (no 25) or the attached cottage (no 23) precise details of the means of making good the exposed gable wall of no 21 Old Row, including details of the external finish of that wall, shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out to the satisfaction of the Local Planning Authority in accordance with the timescale that has first also been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the amenities of the owners/occupiers of that neighbouring dwelling and the visual amenities of the locality and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

10. Prior to the commencement of development, an intrusive ground investigation shall be carried out as recommended and described in Section 7 (Further Works) of the Phase I (desk study) Investigation Report by Opus that was submitted with the outline application; and a report of the findings of the investigation shall be submitted for the written approval of the Local Planning Authority. Any mitigation measures that are found to be necessary shall be carried out to the satisfaction of the Local Planning Authority prior to the commencement of development.

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

11. 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 implemented in accordance with the approved details prior to occupation of the development and thereafter retained.

REASON: In order to encourage renewal or energy and to comply with Policy EM18 of the North West England Regional Spatial Strategy 2021.

12. The development hereby permitted in outline 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.

13. Prior to the commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified for retention in the approved landscaping scheme (condition 12 refers) shall be protected in accordance with the advice contained in BS5837 2012 -Trees in Relation to Design, Demolition & Construction. A tree protection-monitoring schedule shall be submitted and agreed in writing by the Local Planning Authority and all root protection/construction exclusion zone measures shall be inspected by the Local Planning Authority before any site works are begun.

The root protection zone shall remain in place until all building work within that phase 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, ENV13 of the Ribble Valley Districtwide Local Plan.

14. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the trees identified for retention in the approved landscaping scheme shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be submitted to and agreed in writing with the local planning authority.

All protection measures shall be implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection- monitoring schedule shall also be submitted and agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection/exclusion zone 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/exclusion 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 is 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 considered being of visual, amenity value are afforded maximum physical protection from the potential adverse affects of development in order to comply with policies G1 and ENV13 of the Districtwide Local Plan.

15. No development shall take place until details of artificial bird nesting boxes and artificial bat roosting sites have been submitted to and approving in writing by the Local Planning Authority. The details to include a plan that identifies the plot numbers in which boxes and sites are to be provided and specifies the precise elevational roof sloping to which the provisions shall be incorporated. The artificial bird bat boxes shall be incorporated into the building during the actual construction of the relevant dwellings and before the development is first brought into use unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that no adverse effects on the favourable conservation status of the bird/ bat population; to protect the bird/bat population from damaging activities and reduce or remove the impact of development; and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

17. All existing habitat features, hedgerows/streams shall be retained and protected during the lifetime of the development from the adverse effects of development works by maintaining construction exclusion zones the details of which shall have first been submitted to and approved in writing by the Local Planning Authority prior to commencement of each phase of development.

REASON: In order to reduce the impact of the development on biodiversity in accordance with Policies G1 and ENV10 of the Ribble Valley Districtwide Local Plan.

18. No development shall begin until details of a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include details to demonstrate how artificial illumination of important wildlife habitats (trees with bat roost potential and hedgerows used by foraging areas bats) is minimised. The approved lighting scheme shall be implemented in accordance with the approved details.

REASON: In order to reduce the impact of the development on biodiversity and bat/bird species in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

19. 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.

20. Prior to the commencement of the development hereby permitted in outline, a scheme of noise mitigation measures shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details.

REASON: To ensure a satisfactory level of amenity for the future occupiers of the proposed dwelling in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

21. 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

1. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.
2. Site contractors & site project managers shall be made aware of the legal protection afforded all species of bats in the UK. The building contractors shall take additional care when removing fascia boards, verge tiles and ridge tiles. The removal of roofing materials between May & August should be avoided, and lower roof tiles, battens & under felt shall be removed carefully by hand.

In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been obtained from a licensed ecologist.

3. The applicant is advised that to comply with condition number 16 it is normally the case that the north/northeast elevation for birds and elevations of a minimum of 5 hours morning sun for bats is an appropriate location for bird and bat boxes.

(Councillor J Holgate returned to the meeting).

8. APPLICATION NO: 3/2011/0784/P (GRID REF: SD 373573 437504)
OUTLINE APPLICATION FOR SIX DWELLINGS, FOUR 4/5 BEDROOM HOUSES AND TWO 1 BEDROOM BUNGALOWS FOR OVER 55'S. LAND AT OLD WHALLEY NURSERIES, LAMB ROW, CLITHEROE ROAD, WHALLEY, LANCASHIRE

WITHDRAWN as approved under delegation.

- 421 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:

- 422 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0016/P (PA) & 3/2012/0017/P (LBC)	Internal repairs following an extensive plumbing leak and external repairs and maintenance	6-8 Castle Street Clitheroe

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0339/P	Demolition of existing stone clad single storey flat roof extension to gable side of building and rebuild on same footprint with a pitched roof and first floor dormers	Mouse House Clitheroe Road Knowle Green Longridge
3/2012/0340/P	Combined sewer separation works, new sewage treatment plant, new grease trap and general modifications to existing drainage	Edisford Bridge Hotel Edisford Bridge Clitheroe
3/2012/0422/P	Application to discharge condition no.5 (materials), condition no.8 (gateposts/visibility splays), condition no.9 (access road materials), condition no.12 (contamination report), condition no.13 (disposal of foul and surface water) and condition no.14 (landscaping) of planning permission 3/2008/0036P	Cragg House Out Lane Chipping
3/2012/0488/P	Development of two detached dwellings on land belonging to and adjacent	Radley Ribblesdale Avenue Clitheroe
3/2012/0493/P	Application for discharge of condition no. 4 (fencing and ground protection relating to trees) of planning consent 3/2012/0203/P	Red Rock House Sabden Road Padiham
3/2012/0538/P	Erection of stable block, tack room, feed store and ménage for private use only	Harling House Malt Kiln Brow Chipping
3/2012/0540/P (LBC)	Combined sewer separation works, new sewage treatment plant, new grease trap and general modifications to existing drainage	Edisford Bridge Hotel Edisford Bridge Clitheroe
3/2012/0577/P	Change of use from offices to two shop units with two flats at first floor and alterations to forecourt including; alteration of existing entrance steps and repositioning of gateposts, addition of matching stone steps and pair of gateposts with the installation of metal railings at the north-west corner of the forecourt	44-46 Berry Lane Longridge
3/2012/0595/P	One detached dwelling	Roefield Reach Edisford Road Clitheroe

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0615/P	Amendment to steps to first floor over garage block. Retrospective application. Substitution of house type	Hillside Brockhall Village Langho
3/2012/0620/P	Proposed two-storey extension to provide a dining room at ground floor and bedroom and bathroom at first floor	84 Ribchester Road Clayton-le-Dale
3/2012/0622/P	Application to discharge condition No 4 (walls/roof materials), condition No 8 (building recording) and condition No 10 (boundary treatment) of planning permission 3/2011/0008/P	Carr House Farm Longsight Road Clayton-le-Dale
3/2012/0655/P	Change of use from garage/depot to Class A1 retail with ancillary warehouse	Townson Bros (Fuel Services) Ltd Pendle Trading Estate Clitheroe Road Chatburn
3/2012/0656/P	Proposed display of fascia advertisement signs to north facing gable	Townson Bros (Fuel Services) Ltd Pendle Trading Estate Clitheroe Road Chatburn
3/2012/0683/P	First floor space – previously gym and office usage, proposed change to offices and art gallery/studio (painting) open to the general public for art sales and marketing business	Lee Carter House Lowergate Clitheroe
3/2012/0693/P	Application to vary condition no.4 of planning permission 3/2012/0201/P, to allow the business to be open from 0600 to 2100 on Monday to Thursday	3 Albion Court Waterloo Road Clitheroe
3/2012/0695/P	Application for the renewal of planning permission 3/2009/0756/P for a first floor bedroom extension at the rear of the property	2 Eccles Terrace Grindleton
3/2012/0700/P	Proposed 20kW Micro Wind Turbine on a 20m monopole for business use, sited on agricultural land	Paradise Farm Horton-in-Craven

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0706/P	Application for a non-material amendment to planning permission 3/2011/0980/P to allow new first floor windows x 3, reposition of the external steps and access to the store, adjustment in the location of the ground floor patio doorset and window	Eastham House Farm Clitheroe Road Mitton
3/2012/0721/P	Application for the variation of condition no 3 of planning permission 3/2012/0535/P to allow Class A3 Café/Restaurant use to operate between the hours of 9am to 7.30pm 7 days a week (current permitted hours of Benedict's – approval reference 3/2009/0956/P)	Maureen Cookson Ltd George Street Whalley
3/2012/0724/P	Revised layout to existing approval (3/2009/0542/P). Ridge height reduced by 375mm, eaves height increased by 1150mm, solar panel added to achieve part L1A building regulations	47 Knowsley Road West Clayton-le-Dale
3/2012/0725/P	Proposed single storey rear extension, garden store and decking	3 Wheatley Drive Longridge
3/2012/0726/P	Single storey garden room infill rear extension	Banks House Back Lane, Chipping
3/2012/0727/P	Double garage and workshop and summerhouse and new interlinking glazed canopy	10 Chapel Hill Longridge
3/2012/0734/P	Conversion of commercial office and manufacturing space to residential use, domestic extensions, and erection of triple garage with new commercial office space above	Ashwood Brockhall Village Old Langho
3/2012/0736/P	Proposed conversion of integral garage into a habitable room and formation of entrance door. Improved vehicular access. Re-submission of refused application 3/2012/0438P and withdrawn application 3/2012/0604P	Austin House Slaidburn Road Waddington
3/2012/0742/P	Proposed alteration to the existing window opening including new replacement window	Edisford Hall Farmhouse Edisford Bridge Clitheroe

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0752/P	Substitution of house types on plots 4 and 7	Stalwart Lodge Primrose Road Clitheroe
3/2012/0753/P	Demolition of existing outbuilding, construction of detached dwelling (incorporating work from home space) and associated external works including installation of LPG storage	Chorley House Back Commons Lane Clitheroe
3/2012/0754/P	Retrospective planning for partial demolition of existing structures and erection of covered canopy and terrace, and the insertion of doors and windows to the rear (west) elevation on vacant land adjacent	Enterprise Works Warwick Street Longridge
3/2012/0755/P	Application to discharge condition no. 5 (programme of archaeological work) of planning consent 3/2012/0310/P	Pasture House Farm West Marton
3/2012/0756/P	Application to discharge condition no. 5 (window and door details) and condition no. 12 (details of benches, railings and fencing) of planning consent 3/2011/0971/P	Cobden Mill Whalley Road Sabden
3/2012/0758/P	Side and rear single storey extensions	2 Chapel Close Old Langho
3/2012/0759/P	Redevelopment of the existing summerhouse into a family annex within the garden curtilage	Sunnyside Longsight Road Clayton-le-Dale
3/2012/0760/P	Creation of additional car parking	Holmstead Whalley Road Wilpshire
3/2012/0769/P	Application to demolish the existing car port and rear porch /conservatory. Provide a new car port and new single storey sunroom to rear	11 Kirkdale Road Langho
3/2012/0770/P	Formation of off-road parking and drop kerb at land off Fairfield Avenue next to the gable of	1 Lilac Grove Clitheroe
3/2012/0771/P	Proposed demolition of the existing rear extension. Provide new single storey rear and part side extension	Amberley Beechthorpe Avenue Waddington

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0772/P	Application to discharge condition no 3 (Tree Protection Measures), condition no 4 (Site Reinstatement), condition no 5 (Monitoring Measures in Respect of Erosion) and condition no 6 (Crayfish Survey) of planning permission 3/2012/0524/P	Holden Waste Water Treatment Works Bolton-by-Bowland Road Holden
3/2012/0774/P	Part retrospective application for proposed change of use of agricultural land to form a compound to house solar panels for domestic use	Lower Monubent Farm Barn Hellfield Road Bolton-by-Bowland
3/2012/0782/P	Application for discharge of condition no. 2 (materials – walls and roofing) of planning consent 3/2011/1048/P	The Skaithe Slaidburn
3/2012/0783/P	Proposed change of use of agricultural land to domestic to accommodate proposed domestic garage. Change of use of domestic land to agricultural land to include the demolition of two existing outbuildings	Wallbanks Farm Chipping Road Chaigley
3/2012/0784/P	Proposed amendment to single storey rear extension. Amendment to planning application 3/2009/0390/P	53 St Mary's Drive Langho
3/2012/0787/P	Proposed extension of the existing agricultural building 12.2m long x 9.15m wide with the eaves and ridge height to match existing	Radcliffe View Goose Lane Chipping
3/2012/0791/P	Proposed dormer window to the front of the house	8 Shetland Close Wilpshire
3/2012/0793/P	Proposed vehicular crossing	The Bungalow Queen Street, Clitheroe
3/2012/0795/P	Proposed orangery to the rear	23 Asturian Gate Ribchester
3/2012/0799/P	Application to part discharge condition no. 6 (materials) of planning permission 3/2011/0946/P	Stonebridge Mill Kestor Lane Longridge
3/2012/0809/P	1 no. Internally Illuminated Wall Mounted Display Unit	Co-op Service Station Holm Road, Barrow

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0815/P	Application for a non-material amendment to planning permission 3/2011/0417/P to change the South West ground floor window into a door to allow improved means of escape for the approved annex building providing 5 no. Bed and Breakfast rooms with ancillary space	Clerk Laithe Barn Newton-in-Bowland Slaidburn
3/2012/0816/P	Demolition of prefabricated garage followed by the erection of a single storey extension incorporating a garage with utility/toilet area and increased width to existing vehicular access. Resubmission of 3/2012/0605/P	6 Valley View Grindleton
3/2012/0825/P	Change of use of garden to car parking area (Retrospective Application)	50 Derby Road Longridge
3/2012/0857/P	Application for the discharge of condition No.2 (Materials) of planning permission 3/2012/0621P	123 Highfield Road Clitheroe
3/2012/0877/P	Application for a non-material amendment to planning permission 3/2012/0060/P, to change the proposed wind turbine from the Zeres 12Kw 22.25 metres to the tip, to a C&F 20Kw 21.55 metres to the tip	Crawshaw Farm Newton-in-Bowland Clitheroe
3/2012/0900/P	Application to discharge condition No.4 (Materials) of planning permission 3/2012/0649P	4 Fleming Square Longridge

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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2012/0402/P	Erection of a 50kW wind turbine (32.4m to tip height) to supply electricity to the farming operations	Mason House Farm Clitheroe Road Bashall Eaves	Contrary to Policies G1, G5, ENV2, ENV3, ENV19, ENV24, ENV25, ENV26 of the Local Plan, Forest of Bowland AONB Renewable Energy Position Statement, guidance contained within the NPPF,

Cont/

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			The Conservation of Habitats and Species Regulations 2010 and the Planning (Listed Buildings and Conservation Areas) Act 1990.
3/2012/0602/P (LBC) & 3/2012/0608/P (PA)	Conversion of barn and outbuildings into two no dwellings, incorporating new garden room, entrance extension and package treatment plant	Bailey Hall Barn Hurst Green	The proposal would be unduly harmful to the agricultural character (including setting) and significance of the listed building and the setting of other listed buildings within the manorial complex because of the loss of the barn's open interior with its impressive proportions, long sight lines and interesting juxtaposition of contemporary cruck-frame and box-frame traditions, the break-up of its large and unbroken roofslopes by prominent, conspicuous and visually intrusive rooflights, and the introduction of prominent, conspicuous, visually intrusive and overtly domestic fenestration and garden room and glazed link extensions. This would be contrary to Policies ENV20
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			and ENV19 of the Ribble Valley Districtwide Local Plan. Insufficient information has been submitted to establish the impact of residential conversion upon the fabric, character and significance of the listed building's timber framing. This is contrary to Policy ENV20 of the Ribble Valley Districtwide Local Plan which states that the most important features of any listed building will be preserved.
3/2012/0696/P	Change of use from Class B1 to Class C3 – 4 domestic dwellings including creation of some external openings and associated garden areas	Root Hill Yard Estate Dunsop Bridge	Contrary to G1, Env12, Policies H12, H17 and NPPF-visual impact and loss of employment opportunities and precedent.
3/2012/0718/P	Proposed stable block with feed store at land adjacent	Abbott Barn Back House Lane Chipping	Policy ENV1 – incongruous and prominent addition detrimental to visual amenities of AONB
3/2012/0723/P	Demolish the existing stable block and erect 2 no. two-storey, four bedroom detached houses and garage block on site of former stable	Trapp Lane Simonstone	Unsustainable development, and by definition, inappropriate development. Adverse visual impact on the character, setting
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			and appearance of the locality to the visual detriment of the area. Impact on the residential amenity of the occupiers of the nearest dwellings. Contrary to Local Plan Policies G1, G5, ENV3 and H2 and guidance contained within the NPPF.
3/2012/0743/P	Proposed loft conversion with dormer to side elevation	3 Grindleton Road West Bradford	G1, ENV1 of DWLP and SPG "Extensions and Alterations to Dwellings" – discordant and incongruous feature to the detriment of the street scene and the visual amenities of the AONB. Also harmful to residential amenity by virtue of overlooking.
3/2012/0757/P (LBC)	Installation of 2 conservation style 'Lumen' rooflights and vents, and installation of replacement windows to dwelling	4 Church Raikie Chipping	The proposal has an unduly harmful impact upon the character (including setting) 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
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			and vents are conspicuous, incongruous and visually intrusive in the prominent and otherwise unbroken roof slope and disruptive to the visual coherence of the church yard boundary.
3/2012/0780/P	Erection of a detached garage and carport	Lower Monubent Farm Barn Hellifield Road Bolton by Bowland	G1, ENV1 and H17 of the DWLP and sections 11 and 12 of the NPPF - detrimental impact on the original character and setting of barn the visual amenities of the AONB.
3/2012/0792/P	Replacement of wood front door and two side panels with a UPVC front door and side panels. New PVC material colour to be an antique Oak wood grain effect, ie the same as the other windows and doors at the property	Hodder Bank Hodder Court Knowles Brow Stonyhurst	The retention of traditional and complimentary materials at Hodder Place's prominent west elevation is important to the conservation of the historic building's aesthetic significance. The proposed replacement door is unduly harmful to the character (including setting) and significance of the listed building because it is prominent, incongruous and visually intrusive as a result of the consistency and sterility of finish, smooth machined texture and mitred
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			jointing of the proposed synthetic material.
3/2012/0794/P	Proposed two-storey side extension and demolition of existing garage in rear garden, to provide garage with bedroom over	6 Holly Grove Longridge	Policies G1, H10, SPG on Extensions and Alterations to Dwellings – detrimental impact upon streetscene and residential amenity.

424 AGRICULTURAL NOTIFICATIONS WHERE PLANNING CONSENT **WILL BE NECESSARY**

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0837/P	Lean to extension to cover the Livestock gathering area, approx 22.5m x 9.5m x 4.5m (to ridge height)	Lambing Clough Farm Clough Lane Hurst Green
3/2012/0907/P	Roof over the existing stock yard	Higher Brundhurst Fm Preston New Road Mellor

425 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0674/P	Application for a Lawful Development Certificate for existing use of a domestic garage	13 Grindleton Road West Bradford
3/2012/0762/P	Lawful Development Certificate for existing use of part of car park for parking of touring caravans by members	Gliding Club Lower Cockhill Farm Fiddlers Lane, Chipping

426 APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/00648/P	Proposed erection of garden walls, gates and store and renewal of existing conifers and storage shed	Showley Fold Farm Dixon Road Longridge
3/2012/0765/P	15kw turbine on a 15m mast, 5m blades total finished height of 21m	Old House Farm Birks Brow Thornley

<u>Plan No:</u> 3/2012/0829/P	<u>Proposal:</u> (observations to another authority) 50k wind turbine on an 18m monopole (total height 27m) and ancillary works (Resubmission)	<u>Location:</u> Rattenclough Farm Wesley Street Sabden
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427 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 agent and applicants solicitor
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 applicants solicitor
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 Lancashire County Council
3/2011/1071	Land at Chapel Hill Longridge	19/7/12	53	With applicants solicitor
3/2012/0014	Land adj Greenfield Avenue Low Moor, Clitheroe	19/7/12	30	With applicants solicitor
3/2012/0379	Primrose Mill Woone Lane, Clitheroe	16/8/12	14	Deed of Variation With applicants agent
3/2012/0497	Strawberry Fields Main Street, Gisburn	11/10/12	21	With Legal
3/2012/0687	Land East of Clitheroe Road, Whalley	11/10/12	55	With Lancashire County Council
Non Housing				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures Lancashire County Council to draft Section 106
3/2012/0455	Shireburn Caravan Park, Edisford Road Waddington	7/8/12		Deed of Variation With applicants solicitors

<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
3/2011/0025 O	25.6.12	J-J Homes LLP Outline planning application for residential development (ten dwellings) Land off Chatburn Old Road Chatburn	-	Procedure has now been changed – appeal will be dealt with via a Public Inquiry	Notification letter to be sent by 2.11.12 Statement to be sent by 30.11.12
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	-		AWAITING DECISION
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	-	APPEAL ALLOWED 2.10.12

<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	–	AWAITING DECISION
3/2012/0164 D	15.8.12	Mr J Shaw Proposed garage extension with accommodation in the roof to the Southern gable elevation with dormer to the front and rear roof slope. Proposed dormer to front elevation of main property and single storey lean-to extension to the rear 8 Rogersfield Langho	Householder appeal and Application for costs	–	APPEAL ALLOWED 9.10.12 APPLICATION FOR COSTS FAILED
3/2012/0390 O	28.8.12	Mr Julian Hindle, Haydock Developments Ltd Proposed erection of a dwelling Land between 52 & 54 Knowsley Road Wilpshire	WR	–	Awaiting site visit
3/2012/0327 O	31.8.12	Commercial Estates Group (CEG) Mixed use development comprising residential (C3); nursing home (C2); car parking; open space and ancillary landscaping Land to the East of Clitheroe Road (Lawsonsteads), Whalley	–	Inquiry – to be held 15 th January 2013, scheduled to last for three days	
3/2011/0892 O	6.9.12	The Huntroyde Estate Proposed residential development Land off Milton Avenue Clitheroe	–	Hearing – to be held 21 November 2012	

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2012/0386 C	6.9.12	Mr Ashley Burgon First floor side extension and dormers to front elevation (Re-submission of 3/2011/1079P) 3 Redwood Drive Longridge	Householder appeal	—	APPEAL DISMISSED 11.10.12
3/2012/0259 D	25.9.12	Mr A Ball Proposed new vehicle/pedestrian access to site Seven Acre Cottage Forty Acre Lane Longridge	WR	—	Awaiting site visit
3/2012/0584 D	28.9.12	Mr Peter Kenrick Proposed rear extensions and alterations to existing dwelling 2 Blackburn Road Ribchester	Householder appeal	—	AWAITING DECISION
3/2012/0401 Non-determination	12.10.12	Phillips Property Limited Outline application for the proposed re-development of the site for residential purposes 51-53 Knowsley Road Wilpshire	WR	—	Notification letter sent 23.10.12 Questionnaire sent 26.10.12 Statement to be sent by 23.11.12

429 NON DETERMINATION APPEALS IN RELATION TO LISTED BUILDING CONSENT AND PLANNING REBUILDING OF EXTENSION – VARIATION IN FOOTPRINT, RIDGE LINE AND ROOF PITCHES, REINSTATE TRADITIONAL DOORS, WINDOWS AND RAINWATER GOODS. INTRODUCE ROOFLIGHTS TO UPPER AND LOWER PITCHES, ALTERATIONS TO INTERNAL LAYOUT INCLUDING BRINGING VACANT ROOF SPACE BACK INTO USE AS HABITABLE ROOMS AT 28 CHURCH STREET, RIBCHESTER

Committee considered a report in relation to the recently received non determination appeal and requested support for the reasons for refusal to be presented to the Planning Inspectorate.

The Head of Planning Services gave a summary of reasons why this course of action was being requested and gave reasons why the application had not been determined.

Mr A Kinder spoke in relation to this application on behalf of the applicant.

Committee were reminded that this application had been submitted and made valid on 28 May 2012 with the 8 week target period ending on 23 July 2012. No formal decision had yet been made in relation to the application with the delay due to ongoing discussions with the agent in respect of information requirements and possible amendments to the scheme.

The appeal for non determination had been received on 8 October 2012 and upon receipt no further work had been carried out in relation to dealing with the listed building and planning applications. The applicant had subsequently requested that the appeals should be considered under the written representation procedure, which the Council agreed with.

On the basis of the merits of the case, it was considered that a formal recommendation would have been made to the Planning and Development Committee and it would have been one of refusal for the following reasons.

Planning application 3/2012/0478/P

1. The proposal had an unduly harmful impact upon the character (including fabric and setting) and significance of the listed building and character, appearance and significance of Ribchester Conservation Area because the proposed extension is incongruous and dominating as a result of its asymmetric form and visually intrusive detailing (roof lights, French doors). The proposed roof lights to the original build are conspicuous, incongruous and visually intrusive in the prominent roof slope, the disruption to important plan form and/or fabric from the blocking and obscuring of the rear first floor window, removal of the staircase, modifications to reuse the attic including new staircase and knock through of ground floor walling and lack of compelling evidence to suggest the appropriateness of 8/8 pane sash window installation. This is contrary to Policies ENV20, ENV19 and ENV16 of the Ribble Valley Districtwide Local Plan.
2. The proposal has an unduly detrimental impact upon the residential amenities of Old Croft and 27 Church Street because of undue overlooking from the two storey extension bedroom window and the gable wall second storey window. This is contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.
3. Insufficient information had been submitted to establish the impact of developments upon the fabric, character and significance of the listed building, important buried archaeology, species protection and flood risk. This is contrary to Policies ENV20, ENV14, ENV7 and G1 of the Ribble Valley Districtwide Local Plan.

Listed building consent application 3/2012/0479/P.

1. The proposal has an unduly harmful impact upon the character (including fabric and setting) and significance of the listed building and the character, appearance and significance of Ribchester Conservation Area because the proposed extension is incongruous and dominating as a result of its asymmetric form and visually intrusive detailing (roof lights, French doors).

The proposed roof lights to the original build are conspicuous, incongruous and visually intrusive in the prominent roof slope, the disruption to important plan form and/or fabric from the blocking and obscuring of the rear first floor window, removal of the staircase, modifications to reuse the attic including new staircase and knock through of ground floor walling and lack of compelling evidence to suggest the appropriateness of 8/8 pane sash window installation. This is contrary to Policies ENV20, ENV19 and ENV16 of the Ribble Valley Districtwide Local Plan.

2. Insufficient information had been submitted to establish the impact of development upon the fabric, character and significance of the listed building. This is contrary to Policy ENV20 of the Ribble Valley Districtwide Local Plan.

RESOLVED: That Committee

1. advise that they would have been minded to refuse the applications for the above reasons;
2. advise the Inspectorate that the Council have no objections to the written representation procedure in connection with these appeals.

430 REVIEW OF FEES AND CHARGES

Committee were asked to approve proposals to increase the Committee's fees and charges with effect from 1 April 2013.

Committee were informed that in September 2012 a report had been taken to the Budget Working Group reviewing all the Council's fees and charges. At that meeting, the Budget Working Group had agreed to the proposals to increase the Council's fees and charges by 2.5% and Budget Working Group had given guidance to service Committees that all charges should be reviewed and increased but with the suggestion that car parking charges under Community Services Committee should remain at the level charged in the current financial year.

RESOLVED: That Committee approve the charges listed at Annex 1 and implement them with effect from 1 April 2013.

431 CAPITAL MONITORING 2012/2013

The Director of Resources submitted a report which provided Members with information relating to the progress of the approved capital programme for the period April to September 2012 with regards to schemes which fell under the responsibility of this Committee.

RESOLVED: That the report be noted.

432 REVENUE MONITORING 2012/2013

Committee considered a report which set out the position for the first six months of this year's revenue budget as far as this Committee was concerned.

RESOLVED: That the report be noted.

433 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Categories 2, 6 and 7 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

434 PLANNING ENFORCEMENT

The Head of Legal and Democratic Services presented a comprehensive report on enforcement action undertaken during 2012.

She explained that the Council employed a full time Enforcement Officer with responsibility for licensing (liquor and entertainment) and planning enforcement. The officer was responsible for investigating complaints and planning advice was still given by the relevant department.

Members' attention was drawn to the fact that the information provided in the report was that almost all of the time allocation had been directed to addressing the concerns of individuals rather than planned enforcement to meet the Council's priorities.

Members then discussed the report in general and the approach being taken on being reactive to complaints made by the general public rather than following up on planning conditions, and asked the Enforcement Officer questions, both general and site specific. Members also gave their views about areas of concern.

RESOLVED: That Committee

1. note the information provided; and
2. agree that the current allocation of officer time is consistent with the Council's priorities with the addition of some work being undertaken in planned monitoring of conditions eg in relation to holiday lets.

The meeting closed at 8.54pm.

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

Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 20 November 2012, starting at 6.30pm
Present: Councillor E M H Ranson (Chairman)

Councillors:

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

In attendance: Chief Executive, Director of Resources, Director of Community Services, Financial Services Manager, Head of Revenues and Benefits and Solicitor.

Also in attendance: Councillor J White (until 7.50pm)

435 APOLOGIES

An apology for absence from the meeting as submitted on behalf of Councillor A Yearling.

436 MINUTES

The minutes of the meeting held on 25 September 2012 were approved as a correct record with the addition of Councillor N Walsh to the attendance list and signed by the Chairman.

437 MATTERS ARISING

Minutes 362 – Clitheroe Food Festival

The Chief Executive referred to the above minute, in particular to resolution 5 and now reported that it was unlikely that the Council's bid for RDPE funding would be successful. He therefore sought Committee's instructions on their future support for the staging of the 2013/14 Food Festival on the basis of resolution 5 pending a detailed report to the next meeting. He also sought approval for the Council to pay for a modest amount of advertising for the event.

RESOLVED: That Committee agree to funding the advert for the event and for a detailed report to be brought to the next meeting setting out the implications of the Council's involvement in staging the 2013 Food Festival.

438 DECLARATIONS OF INTEREST

Councillor R Thompson declared an interest in Agenda Item 13 (Wiswell/Barrow Parish Council Review of Electoral Arrangements) and minute 28 Reference from Community Services Committee – Disposal of Public Conveniences).

Councillor T Hill declared an interest in Agenda Item 16(a) (New Capital Schemes from Community Committee).

439 PUBLIC PARTICIPATION

There was public participation in relation to Agenda Item 13, Wiswell/Barrow Parish Council Review of Electoral Arrangements.

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

440 WISWELL/BARROW PARISH COUNCIL REVIEW OF ELECTORAL ARRANGEMENTS

Mrs Maureen Robinson from Wiswell Parish Council was given permission to speak under Public Participation and spoken in favour of the proposal to split the Parish of Wiswell into two separate Parish Councils of Wiswell and Barrow.

The Council's Solicitor asked Committee to consider the results of the 2012 consultation on whether to divide the Wiswell Parish into two separate Parishes, thereby creating a new Parish for Barrow and to determine whether Wiswell Parish Council should be so divided.

Following a request from Wiswell Parish Council and this Council to proceed with the division in March 2012, the Council's Solicitor had submitted a further report to the June meeting seeking their decision on how to proceed. The report explained that another Community Governance Review was a pre-requisite to taking steps to change the Parish arrangements in respect of Wiswell. Committee decided that the Council should undertake a CGR without any need for a valid Community Government Petition.

The Council's Solicitor had carried out a five-year forecast in June 2012. Limited data was available on Wiswell Parish and even less on the Parish Wards of Wiswell and Barrow; however, the vast majority of the data that was available suggested that changes were likely to take place to the ward of Barrow and it was probable that Barrow would continue to increase in size as new developments were completed. If the increase to Barrow Ward occurred, it would inevitably have an effect on Barrow and may well further exacerbate the identity divide that the current Wiswell Parish Council felt existed between the Parish Wards of Barrow and Wiswell.

Given that this was the second consultation in as many years the Council had undertaken on this issue, the Council's Officers were mindful of costs. The Council's Solicitor also was conscious of criticisms about some aspects of how

the 2010 review had been carried out. She had liaised in advance with the Parish Council in relation to the proposed scope of the consultation.

Details were given on how the CGR had been undertaken including letters sent to all residents, paper and online copies of the return form and information on the review which had also been placed online.

In relation to consultation responses 237 residents had taken part in the survey with a majority of respondents agreeing that Wiswell Parish Council should be split: 100% of the respondents from Wiswell Ward and 28.6% of the respondents from Barrow Ward were in favour of the split. Wiswell Ward was well represented with 173 out of 256 electors making their feelings known but only 63 Barrow residents had responded.

Committee were advised that on the 28 September 2012 a petition on behalf of Wiswell residents had been submitted to the Council's Solicitor. Members then discussed this matter in considerable detail.

There was some discussion about whether the Parish boundary should be the ward boundary or the A59. It was agreed that it would be the ward boundary as per the recommendations.

RESOLVED: That Committee

1. receive the report;
2. adopt the recommendations at Appendix 7;
3. agree the reasons at Appendix 7; and
4. authorise the Council's Solicitor to draft a Reorganisation Order, liaise with the Boundary Commission and other Officers to carry out any work necessary to implement the recommendations.

(Councillor Thompson returned to the meeting.)

441 REVIEW OF EVENTS SAFETY ADVISORY GROUP

Committee considered a report which reviewed the work of the Events Safety Advisory Group (ESAG).

Committee were reminded that a working group had been formed to review ESAG's policies, constitutions and procedures to ensure that all the advice it provided was done in a constructive, helpful and timely manner.

The working group comprised of Councillors T Hill, A Knox, K Horkin, J Rogerson and Councillor J Alcock and had met three times since the Council meeting. The working group agreed that the main problem of the existing Events Safety Advisory Group related to:

- conflicts of interest between various roles of Officers involved and the role of the Chairman;
- public perception that the Chairman of ESAG was solely acting on behalf of the Council and not the other agencies involved;
- that the Event Safety Advisory Group was still seen as a regulatory/enforcing body rather than one being helpful and advisory;
- a lack of clarity regarding governance, the role and responsibilities of individual members of the Events Safety Advisory Group and the relationship between the group and the Local Authority.

A draft protocol had been produced which clarified that:

event organisers were responsible for organising and managing their own event safely but made it clear that ESAG was there to advise and give guidance; a senior officer of the Council should now chair the new Ribble Valley Safety Advisory Group that would recommend roles and responsibilities for Council Officers and other agencies that make absolutely clear the involvement of Borough Council Officers, Lancashire Police, Lancashire Fire and Rescue Service and other bodies in advising and guiding those organising events and clarify the governance arrangements including meetings, minutes, reporting lines and Member involvement.

Members then discussed this matter in some detail and were supportive of the progress being made by the working group.

RESOLVED: That Committee note the progress with the review of the Event Safety Advisory Group.

442 REVIEW OF FEES AND CHARGES

The Director of Resources sought Member approval to proposals to increase the Committee's fees and charges with effect from 1 April 2013. She reminded Members that in September 2012 a report had been taken to Budget Working Group on the review of the Council's fees and charges. At that meeting the Budget Working Group had agreed with those proposals to increase fees and charges generally by 2.5%.

Following discussions a proposed set of fees and charges for implementation from 1 April 2013 had been produced for this Committee and was shown as an Appendix to the report.

Work was still underway on forecasting income budget levels for 2013/14 and such budget proposals would be reported back to Committee in January 2013 for approval.

RESOLVED: That Committee agree fees and charges for implementation with effect from 1 April 2013.

443 CORPORATE STRATEGY REVIEW 2012

Committee received a report on the recent review of the Council's Corporate Strategy. The Strategy contained five corporate strategies to address issues that matter most to the borough, each priority had a number of objectives, objectives were supported by key actions and key measures of success were also outlined.

Actions and measures of success would be developed in detail in the 2013/14 Service Plans and performance against our priorities would be regularly published in accordance with good practice on the website.

A short review had been carried out to ensure that the Strategy was still relevant and reflected the Council's priorities. Members then discussed the review document in some detail.

RESOLVED: That Committee approve the revised Corporate Strategy 2011/15.

444 2013 BOUNDARY COMMISSION REVIEW OF PARLIAMENTARY CONSTITUENCIES – REVISED PROPOSALS

Committee considered a report on the Review of Parliamentary Constituencies in England. These had previously been considered by Committee at their meeting in September 2011. The Council's Chief Executive had written to the Boundary Commission for England with the Council's comments on those initial proposals. The Boundary Commission for England published its revised proposals on 16 October 2012 and the consultation period would end on the 10 December 2012.

The Boundary Commission for England's revised proposals report explained why the initial proposals for the Ribble Valley had been rejected. There are very close ties between Chipping and other wards in the valley which instead of being included in the Ribble Valley constituency had been included with Lancaster constituency in the initial proposals. There was a considerable body of public opinion that opposed the removal of those wards from the Ribble Valley constituency. The initial proposals had included the city centre ward of Fishwick in the Ribble Valley constituency; this again, had been opposed by various organisations.

Under the new Boundary Commission proposals the western Hyndburn wards of Overton and Netherton would be included within the Ribble Valley constituency with the whole of the Borough of Ribble Valley being kept together as part of the revised proposals.

RESOLVED: That Committee note the revised proposals for the Ribble Valley constituency and the Chief Executive formally respond supporting these new proposals to the Boundary Commission for England.

445 FINANCIAL REGULATIONS

Committee considered a report, which gave details of changes to financial regulations.

The Director of Resources commented that the existing financial regulations were reviewed on an annual basis and any amendments were reported to Committee for approval. Most of the amendments that had been required were minor and reflected updates in regulations and changes within the Council since they were last approved.

*** RESOLVED: That it be a recommendation to Full Council for the acceptance of the revised financial regulations. ***

446 ARMED FORCES COMMUNITY COVENANT

Councillor Jim White was given permission to speak in relation to this item and he spoke in support of this report and its aims and objectives. Committee gave consideration to a report to form the basis of an annual report and to supplement Section 4 of the Ribble Valley Armed Forces Community Covenant as a working document.

The Borough Council had been approached in December 2011 by 42 (North West Brigade) regarding the new Armed Forces Community Covenant currently being taken up by Council's throughout the country. A request had been made by 42 (NW Brigade) for the Borough Council to consider setting up their own Community Covenant.

The Leader and Chief Executive had asked Councillor White to act on the Council's behalf to investigate and report back and in April 2012 Councillor White was appointed as the Armed Forces Community Champion for the Ribble Valley.

A draft Armed Forces Community Covenant for the Ribble Valley had been prepared to be presented to Council for ratification in December 2012. Section 4 of the draft Community Covenant requested that the Armed Forces Champion co-ordinated and kept the Council informed of ongoing issues relating to the Covenant.

Members then discussed the report and complimented Councillor White on his hard work in preparing the document.

*** RESOLVED: That Committee:

1. approve the draft Community Covenant as outlined in Appendix 1 for ratification by Council in December 2012; and
2. approve the Section 4 measures as outlined in Appendix 2 subject to any additions or alterations to be appended to the Community Covenant and keep the Council informed of future developments.

447 RIBBLE VALLEY ECONOMIC STRATEGY REVIEW 2012

Committee were asked to consider an update on the Ribble Valley Economic Strategy. Committee were reminded that the original Economic Strategy had

undergone a review in order to reflect new structures and approach to economic development as a result of new policy developments.

Members agreed to establish a working group to address economic development issues and to further support and monitor delivery of the economic objectives and activities detailing within the Strategy to address the issues in relation to the Ribble Valley economy.

The Economic Development Working Group had held its inaugural meeting on 7 November 2012, during which the group had reviewed its Terms of Reference. During the meeting the group were also provided with information on a number of current topics such as potential regeneration opportunities at existing employment sites and the need for further employment land and premises highlighting the strategy importance of the Barrow Brook site on the A59 to support future employment and growth needs of the area.

The group then considered key actions identified in the Council's Corporate Plan as follows:

- To embrace the Localism Agenda and increase Parish Council's and local communities to take more responsibility for local delivery.
- To develop an appropriate scheme for the future of the Clitheroe Market development area.
- To develop with relevant partners measures to support the visitor economy.
- To identify options to deliver employment land.
- Work with the County Council and other providers to improve the local infrastructure.

It was recognised there was a need for review of the Economic Strategy but the group considered that the merits of revisiting the review document should be more focussed on delivering key actions and endorse the document as a contextual reference point.

RESOLVED: That Committee

1. confirm the Terms of Reference for the Economic Working Group;
2. endorse the draft Strategy Review and Action Plans; and
3. agree the proposed project priorities for economic development.

448

LOCALISATION OF COUNCIL TAX SUPPORT

The Director of Resources referred to her update report on the outcome of the recent consultation on our proposed scheme for Council Tax support. The

consultation exercise had been launched on the 1 September 2012 and had closed on the 31 October 2012. The Council must approve its scheme by the 31 January 2013 and implement it by the 1 April 2013 in time for the new Council Tax year. The Council had utilised the services of the joint consultancy team CRACS who had assisted with launching an online questionnaire. They had also printed and distributed hard copy questionnaires to all existing benefit customers and to a cross-section of Council Tax payers. Drop-in sessions had also been held in the Council Chamber for residents to attend to answer any questions which they may have regarding the changes. A total of 675 responses had been received of which 68% agreed with the Council's proposed draft scheme, 71% agreed that the proposed scheme should be based on the existing CTB scheme and 78% agreed with the existing protection should be retained in the proposed scheme.

The Director of Resources further reported that on 18 October 2012 the Government had announced that Council would be able to apply for a 1-year transition grant where they met the following criteria in setting their Council Tax support schemes:

- Those who would be entitled to 100% support on the current Council Tax Benefit arrangements pay between 0 and no more than 8.5% on their net Council Tax liability.
- The taper rate did not increase above 25%.
- There was no sharp reduction in support for those entering work.

The Director of Resources explained the financial implications for the Council and the major preceptors of adopting a scheme that would be eligible for the transition grant.

Members were reminded that they needed to take a final decision at the Full Council meeting in December 2012 of the Council Tax Reduction Scheme to be adopted. Given the results of the consultation exercise which gave a significant backing to the Council's proposed scheme for a 12% reduction, and the additional funding made available by the Government Members were minded to recommend a scheme with a maximum reduction in support of 12% but agreed this should be reduced to 8½% for the first 12 months to take advantage of additional Government support.

*** RESOLVED: That it be a recommendation to Council that the Council adopt the Council Tax Support Scheme as consulted upon with a maximum reduction in support of 8.5% in 2013/2014 and 12% thereafter. ***

449 WEST BRADFORD PARISH COUNCIL FUNDING REQUEST

Committee were asked to consider a request for an advance/short-term loan for West Bradford Parish Council for £55,000 pending receipt of a grant from the Rural Development Programme for England (RDPE). West Bradford Parish Council had applied for this grant towards an extension for West Bradford Village Hall. The total cost of the project was estimated at £85,000. The RDPE had stated that they would not sanction grant aid until the Parish Council could

guarantee appropriate funding was in place. They also required the Parish Council to cash flow the project before any grant monies would be paid.

The Director of Resources commented that the Borough Council had made similar grants to Parish Council's and community organisations for similar requests and gave details to Committee. The request for a short-term advance of £55,000 for a period of 3-4 months in order to cash flow the extension project pending the payment of a grant from RDPE. If Committee were to support the request consideration would need to be given to whether the support should be either as a cash advance repayable as soon as practicable or a short-term loan with interest charged over the period of the term.

RESOLVED: That Committee agree an interest-free cash advance of £55,000 for a period of no longer than 4 months.

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

450 REFERENCES FROM COMMITTEE – ADDITIONAL CAPITAL SCHEMES

Committee were asked to consider a request from Community Services Committee to agree to the addition of two new capital schemes in the current financial year's capital programme.

One of these schemes was for improvements to the village green at Calderstones which would be funded through the utilisation of Section 106 Agreement monies that had already been received for this purpose of £81,925. The proposal put before Community Services Committee was to use part of those funds to undertake the capital project with the remainder to be used to fund ongoing revenue upkeep. The capital element of the scheme for approval was £41,930.

The second scheme was for improvements to the Castle Grounds play area for £26,290 which again would be funded from Section 106 Agreement monies already received.

RESOLVED: That Committee agree to the request to the addition of the Castle Grounds play area scheme of £26,290 and the Calderstones Village Green scheme of £41,930 to the current 2012/13 capital programme which will both be funded from Section 106 Agreement monies already received.

(Councillor T Hill returned to the meeting.)

451 ECONOMIC DEVELOPMENT UPDATE

Committee received an update on Economic Development and Regeneration activities and issues. Amongst the issues discussed in the report were the following items:

- Economic Development Overview.

- Ribble Valley Economic Strategy Review 2012.
- Lancashire Enterprise Partnership.
- Lancashire Enterprise Zone.
- Regional Growth Fund.
- Growing Places Fund.
- Business Support.
- Rural Development Programme for England.
- Town Centres and Business Groups.

RESOLVED: That the report be noted.

452 COUNCIL TAX BASE 2013/14

The Director of Resources informed Members of the latest position regarding the calculation of the Council Tax Base for the next financial year 2013/14. The report dealt with the following main issues:

- Tax Base 2013/14.
- Regulatory proposals.
- Next steps – timetable for amendments.

RESOLVED: That the report be noted.

453 TREASURY MANAGEMENT MONITORING 2012/13

Committee were provided with a Monitoring Report on our Treasury Management activities for the period 1 April 2012 to 31 October 2012.

The report dealt with the following issues:

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

RESOLVED: That the report be noted.

454 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.

455 REVENUE MONITORING 2012/13

Committee were informed of the position for the first 7 months of this year's revenue budget as far as this Committee was concerned.

RESOLVED: That the report be noted.

456 OVERALL REVENUE MONITORING 2012/13

Committee considered the position on the revenue budget for the current financial year 2012/13.

Overall the variances to the end of October were favourable with a net saving/additional income of £159,000.

RESOLVED: That the report be noted.

457 CAPITAL MONITORING 2012/13

Members were given information relating to the progress of the approved capital programme for the period April to October 2012 with regard to schemes which fall under the responsibility of this Committee.

RESOLVED: That the report be noted.

458 OVERALL CAPITAL MONITORING 2012/13

Members were provided with information relating to the progress of the approved capital programme for the period April to October 2012.

RESOLVED: That the report be noted.

459 MINUTES OF THE BUDGET WORKING GROUP

Committee received the minutes of the Budget Working Group dated 16 July and 9 August 2012.

460 REPRESENTATION ON OUTSIDE BODIES – RIBBLE VALLEY CITIZENS' ADVICE BUREAU

Committee received a written report from Councillor L Rimmer one of the Council's representatives on Ribble Valley Citizens' Advice Bureau detailing the work of the CAB over the past 12 months.

RESOLVED: That the report be noted.

461 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next items of business being exemption information under Category 3 of Schedule 12A of the Local Government Act 1971 the press and public be now excluded from the meeting.

462 WEBSITE UPGRADE AND REDESIGN

The Head of Financial Services sought Committee's approval for the upgrade and redesign of the Council's website and commented that if Members agreed to the proposal the scheme would be added to the Council's Capital Programme.

He gave details of past upgrades in relation to the Council's website and also referred to an annual review which had been undertaken of all Councils' websites by the Society of Information Technology Management. This survey had rated this Council's website as a 1* site.

An internal review had reported on issues surrounding presentation, structure and language currently used in conveying information to users. The volume of information also caused a problem for items being out of date and duplicated. The focus of the current website was seen very much as Council focussed rather than as customer focussed with the need for more flexible and reactive use of the website needed.

Members then discussed the report in some detail.

RESOLVED: That Committee approve the proposals for the upgrade and redesign of the Council website and its inclusion in the capital programme as an additional approval in the current financial year.

463 DISPOSAL OF FORMER PUBLIC TOILET SITES

(County Councillor Thompson declared an interest in this item and left the meeting).

Committee considered a reference from Community Committee in relation to the disposal of selected former public convenience sites.

Committee were reminded that an extensive review of all the Council's public conveniences had been undertaken and that Community Committee had agreed to close 8 out of 24 sets of toilet facilities. The Ribble Valley Community Toilet Scheme had replaced some of these toilet facilities and extended toilet provision into commercial retail, licensed and public preemies across the borough.

At its meeting in November, Community Services Committee had considered a review of the operation of the revised service some 8 months since the closure of selected sites; at that meeting Committee had resolved that a report proposing the disposal of 5 of the 8 sites should be presented to this meeting of Policy and Finance Committee.

Members then discussed the report in some detail and the operation of the Ribble Valley Community Toilet Scheme.

RESOLVED: That consideration of this matter be referred back to Community Committee for their further consideration and this Committee reconsider this matter at their January meeting.

The meeting closed at 9.07pm.

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

Minutes of Personnel Committee

Meeting Date: Wednesday, 21 November 2012 starting at 6.30pm
Present: Councillor R Elms (Chairman)

Councillors:

P Ainsworth	B Hilton
P Dowson	D T Smith
T Hill	D Taylor

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

464 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Brunskill and A Yearling.

465 MINUTES

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

466 DECLARATIONS OF INTEREST

There were no declarations of interest.

467 PUBLIC PARTICIPATION

There were no items of public participation

468 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on Outside Bodies.

469 CRB UPDATE

The Personnel Officer updated Members on changes to the Criminal Records Bureau and the introduction of the combined Disclosure and Barring Service (DBS). She explained the background legislation governing the CRB and the implications for the authority. It was confirmed that taxi drivers would continue to be dealt with by the Legal section, with the Personnel section handling disclosures required for people working for the authority within 'regulated activity'. The Personnel Officer advised Members of the current cost structure and confirmed that disclosures for volunteers would continue to be at no cost to the authority.

It was noted that following changes to the definitions of 'regulated activity', the list of eligible posts within the authority had significantly reduced and that it was now a criminal offence to apply for a disclosure where the applicant did not meet the eligibility criteria.

The possibility of portable disclosures remained under consideration by the CRB/DBS but additional costs would be likely.

The Chief Executive commented on recent issues in the national press surrounding inappropriate behaviour at work and reminded Members that the Whistleblowing Policy was available for staff to use, should they have any concerns.

470 USE OF COMMUNICATIONS EQUIPMENT POLICY

The Head of HR presented her written report to Members requesting approval of an Electronic Communications Policy for the Council. She explained that the policy would sit alongside and complement other policies relating to the use of IT and associated systems. It was noted that the policy explained what was required from employees when using communications equipment at work and included guidelines for using social networking and the action the authority may take should an employee make inappropriate comments relating to the authority or their colleagues, either inside or outside work.

The Head of HR confirmed the document would be given to staff at induction it would also be publicised in Backchat and on the Intranet for existing staff.

RESOLVED: That Committee approve the Use of Communications Equipment Policy as detailed at Appendix 1 of the report.

471 EXCLUSION OF PRESS AND PUBLIC

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

472 REQUEST FOR FLEXI RETIREMENT

Consideration was given to the request from a Senior Accountant for flexible retirement. The Chief Executive explained the changes to the pension scheme which allowed for flexible retirement without any additional costs to the authority. This enabled employees to reduce their working hours over a period of time. This helped the authority retain skills and knowledge and allow for training of a successor. The Head of HR confirmed the arrangement would be subject to finding a suitable job share partner. Members agreed that the request was reasonable and offered a good mentoring opportunity to ensure a smooth transition of skills and knowledge between the postholder and the new job share partner.

RESOLVED: That Committee approve the request for flexible retirement as detailed in the report subject to finding a suitable job share partner.

473 QUALIFICATION TRAINING

Consideration was given to the written report of the Personnel Officer providing Members with details of staff currently undertaking training courses which would lead to a recognised qualification. She confirmed that three members of staff were currently studying for a qualification.

The Personnel Officer drew Members' attention to the trainee Building Surveyor who had recently completed his studies, having achieved a First Class Honours Degree in Building Surveying.

RESOLVED: That a letter of congratulations be sent to the trainee Building Surveyor.

474 UPDATE ON NATIONAL PAY NEGOTIATIONS

The Head of HR updated Members on the latest developments in respect of current National Pay negotiations. She confirmed that there had been a freeze on Local Government pay since 2009 and that the latest negotiations related to the financial year 2013/2014. She explained the protocol surrounding national negotiations and the main points from the feedback following consultation meetings within the North West region. She confirmed that feedback from all regions would be reported back to national negotiation team in London and expected all feedback to be completed by Christmas.

There was some discussion regarding the national minimum wage and the 'living wage' with the Head of HR advising Members that four North West authorities had signed up to the 'living wage'. The Chief Executive was aware of this but noted that authorities would need to finance any resulting increases in pay and changes to the pay line.

475 MEMBER AND STAFF TRAINING

Consideration was given to the written report of the Personnel Officer which detailed training courses approved since the last meeting. It was noted that a considerable proportion of training had been delivered in-house and Members commented that recent in-house training on standing orders had been very informative, although general attendance from Members had been less than hoped for.

476 APPOINTMENTS AND RESIGNATIONS

Consideration was given to the written report of the Personnel Officer informing Members of appointments and resignations that had taken place since the last meeting. She explained the background to the new appointments detailed in the report and advised Members verbally of an appointment that had been made the previous week. Members' attention was drawn to three members of staff who would be retiring before the end of 2012 and their service was noted. The requests to reappoint were explained by the Personnel Officer.

RESOLVED: That

1. letters be sent to the retirees detailed in the report; and
2. Committee approve the requests to reappoint as outlined in the report.

The meeting closed at 7.28pm.

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

Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 22 November 2012 starting at 6.30pm
Present: P Young (Chairman)

Councillors:

P Ainsworth	M Robinson
I Brown	C Ross
T Hill	I Sayers
S Hore	G Scott
G Mirfin	D Taylor
E M H Ranson	

Parish Representatives:

F Havard	Billington & Langho
J Porter	Bolton-by-Bowland, Gisburn Forest & Sawley
C Parkinson	Bowland Forest (Higher)
H Douglas	Chatburn
B Redhead	Clayton-le-Dale
S Hopwood	Dutton
F Priest	Longridge
N C Walsh	Mellor
T Nelson	Ramsgreave
C Pollard	Read
A Ormand	Ribchester
S Rostron	Paythorne & Newsholme
M Calvert	Sabden
G Molloy	Simonstone
M Hayhurst	Thornley-with-Wheatley
H D Parker	Waddington
A Bristol	West Bradford
M J Highton	Whalley
J Bremner	Wilpshire
T Gaffney	Wilpshire
J G Strong	Wiswell

In attendance: Chief Executive, Head of Regeneration and Housing and the Countryside Officer (for item 4 only).

477

APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Borough Councillors R Hargreaves, R Newmark and R Swarbrick and from the following Parish Representatives:

D Bland	Aighton, Bailey & Chaigley
E Miller	Bowland Forest (Lower Division)
A Schofield	Clayton-le-Dale

A Yearling	Clitheroe
P Morey	Hothersall
R Assheton	Downham
A Mashiter	Read
K Staines	Waddington
K Jackson	Waddington
C Cherry	West Bradford

478 MINUTES

The minutes of the meeting held on 27 September 2012 were approved as a correct record and signed by the Chairman.

479 MATTERS ARISING FROM THE MINUTES

Minute 105(a) – Compliance with Planning Conditions – Simonstone

The Chairman reported that she had facilitated a meeting between Simonstone Parish Council and Lancashire County Council in an attempt to bring both parties together on this issue.

The representative from Simonstone further reported that the meeting had been productive.

480 ASH DIEBACK

The Countryside Officer gave a verbal update on this disease which was threatening the Ash tree population of the UK. He informed Members that Ash dieback is a fungal, airborne virus which was probably imported into the country from young Ash trees from the continent of Europe. Potentially it could have as devastating an effect as Dutch Elm disease in the 1970s.

There were currently 80 million Ash trees in the UK and the potential effect on the landscape and on large landowners such as the National Trust and the Forestry Commission was immeasurable. In addition, dealing with dead, dying and dangerous trees will have a potentially substantial impact on county and district council resources.

The Forestry Commission had information on their website and had decided that it was not possible to eradicate the disease but rather to try to contain it. The public were asked to be vigilant and report any concerns they had immediately.

Members then asked how the disease could be recognised and whether there were any scientific diagnosis.

RESOLVED: That the Countryside Officer be thanked for his useful update.

481

CLOSURE OF ROADS BY UNITED UTILITIES

The Chairman introduced Graham Dent, the Project Co-ordinator from United Utilities who informed Members that the ongoing schedule of works to rural properties converting them to a mains water supply. In 2012 the company had carried out works in a number of Ribble Valley villages, including Hurst Green, Chipping, Longridge, West Bradford, Grindleton, Dunsop Bridge and Slaidburn.

He commented on the consultations which had been undertaken with local communities in relation to these proposed works.

He further reported that a number of works were now complete, particularly in Chipping, West Bradford and Grindleton. The work at Dunsop bridge, which had caused considerable disruption including the closure of the Trough Road, were now three weeks ahead of schedule. In addition, work was due to start at Longridge and Hurst Green in the foreseeable future.

Members then asked a number of questions around the issue of public consultation for road closures and asked that these be improved on in the light of recent experience. Graham Dent agreed to take these comments back for further consideration by the company.

RESOLVED: That Graham be thanked for his informative presentation.

482

NEIGHBOURHOOD POLICING AND IN THE KNOW MESSAGING SERVICE

The Chairman introduced Tony Ford and Tony Walsh from Lancashire Constabulary. Tony Ford introduced himself as the Neighbourhood Watch Co-ordinator and gave a brief history of policing and how this related to rural policing in the modern day. He stressed the need for the public to help the police in providing immediate information on anything suspicious happening in their locality. He reminded Members that the Ribble Valley was a very safe area, the majority of crimes committed in the Ribble Valley were done so by travelling criminals, who only came into the area to commit crime. He felt that the police and public needed to work closer together to help combat crime and early reporting was a vital key to this.

Tony Walsh then gave details of the Farm Watch scheme, which operated in rural areas and provided a mechanism whereby farms and rural businesses could contact the police if they spotted anything suspicious in their area. He commented that Farm Watch had grown in the past 12 months from 100 members to a current total of 350 membership with a further 50 waiting to join. He had had a presence at both Clitheroe and Gisburn Auction Mart and at the Hodder Valley show. There was also a link with Smart Water liquid which helped protect farm vehicles and equipment.

Tony Ford also stressed that the new HTK in the know messaging service was available to all residents regardless of whether they lived in an urban or rural area and he urged Members to sign up to this particular service and again help the police help rural communities.

Members then asked a number of questions including the future of the Ribble Valley Community Safety Partnership, availability of signage, the possibility that some crime was not being reported, and cars for sale on highways.

RESOLVED: That Tony Ford and Tony Walsh be thanked for their informative and interesting talk.

483 MATTERS BROUGHT FORWARD BY PARISH COUNCILS

a) Longridge Town Council – New Model Standing Orders

The Parish representative from Longridge queried the new model standing orders for Parish Councils, in particular the reference to the relevance/legality of any other business. He was advised to discuss this matter at Longridge Town Council.

484 DATE AND TIME OF NEXT MEETING

The Chairman reported that the next meeting of this Committee would be held on Thursday, 31 January 2013 starting at 6.30pm.

The meeting closed at 7.59pm.

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

Minutes of Licensing Committee

Meeting Date: Tuesday, 27 November 2012, starting at 6.30pm
Present: Councillor J Alcock (Chairman)

Councillors:

P Ainsworth	S Knox
I Brown	C Ross
P Dowson	G Scott
R Hargreaves	R Swarbrick
K Hind	M Thomas
J Holgate	

In attendance: Head of Legal and Democratic Services.

485 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Brunskill and K Horkin.

486 MINUTES

The minutes of the meeting held on 4 September 2012 were approved as a correct record and signed by the Chairman.

487 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

488 PUBLIC PARTICIPATION

There was no public participation.

489 FEES AND CHARGES

The Head of Legal and Democratic Services asked Committee to determine the annual fees for hackney carriage and private hire vehicle licences. Details were provided of the current fees for each type of licence.

The Head of Legal and Democratic Services commented that in recent years licence fees had generally been uplifted annually in line with inflation. The Council was recommending the uplifting of fees based on 3% and details were given of the annual fees which would be increased from 1 April 2013.

<u>TAXI LICENSING CHARGES</u>	
PRIVATE HIRE & HACKNEY CARRIAGE	2013 from 1 April
	£
Driver's Renewal/Annual Licence	55.40
Temporary/Six month Licence	27.70
Replacement Driver's Badge	11.30
Vehicle Licences:	
ANNUAL – Up to 3 years old	154.80
6 MONTHS – Over 3 years but not exceeding 7 years	82.00
4 MONTHS – Over 7 years	58.40
Discount on previous Licence (1/12 th annual)	12.90 one full month
Transfer on Licence ownership	22.60
New or replacement: Plates Brackets	At cost plus 10% admin
Private Hire Operators Licence (From 1 December to 30 November) per annum for 5 vehicles or fewer, thereafter £11.75 per vehicle	143.50
Log books (100 sheets) each	1.50
Knowledge test – first one free - paper	7.20
- in person	14.40

RESOLVED: That Committee agree to set the current fees with effect from 1 April 2013.

490 REVISION OF GAMBLING ACT STATEMENT OF PRINCIPLES

Committee were informed about the requirement to review the Council's Licensing Statement of Principles on the Gambling as required by the Gambling Act 2005 and Committee's view were sought about the amendment of the Statement.

Committee were reminded that the Gambling Act 2005 gave the Council responsibility for licensing a variety of types of premises for example betting offices and betting arcades. There were very few of such premises in the Council's area which held these licence, however many premises licensed under the Licensing Act 2003 also held permits under the Act for gaming machines.

The Act required Council's to have a Gambling Statement of Principles and to publish that Statement every 3 years and review it from time to time.

The Head of Legal and Democratic Services reported there had been no representations about the Council's Statement since its inception. However Members were asked to consider the Statement in order that any changes Members may wish to make could be included in the Statement prior to consultation.

Finally if the draft Statement was approved by Committee the parties referred to in the draft Statement would be consulted with responses requested on or before the 31 January 2013, thereafter the draft would be referred to full Council for its approval.

RESOLVED: That Committee approve the Statement and proposals for consultation as set out in the report.

The meeting closed at 6.45pm.

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

Minutes of Accounts & Audit Committee

Meeting Date: Wednesday, 28 November 2012 starting at 6.30pm
Present: Councillor J B Hill (Chairman)

Councillors:

P Ainsworth	R Newmark
R Bennett	M Thomas
S Bibby	N C Walsh
I Brown	

In attendance: Chief Executive, Director of Resources, Head of Financial Services and Principal Auditor.

Also in attendance: Karen Murray – Grant Thornton.

491 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Hore, A Knox and G Mirfin.

492 MINUTES

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

In relation to Minute 256 – Implementation of the Code of Conduct – Council Procedures’, the Director of Resources informed Committee that a short training session which would include the two new independent persons, would take place at 5pm before the next meeting of Committee on 27 March 2013.

493 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

494 PUBLIC PARTICIPATION

There was no public participation.

495 ANNUAL AUDIT LETTER 2011/2012

The Director of Resources submitted the Audit Commission’s Audit Letter for 2011/2012 for Committee to consider. The Audit Commission as the Council’s external auditor is required to review various aspects of the Council’s activities in line with the requirements of the Audit Commission’s Code of Practice. The Audit Commission’s Annual Governance Report had considered its findings in relation to the Council’s financial statements and value for money conclusion for 2011/2012 and the auditor had issued an unqualified opinion. Furthermore, the Audit Commission were satisfied that the Council had put in place proper arrangements for securing economy, efficiency and effectiveness in its use of resources. The Annual Audit Letter would be published on the Council’s website.

Karen Murray added comments that it was a pleasing audit letter and that Ribble Valley had in fact been the earliest opinion issued in Lancashire.

RESOLVED: That the report be noted.

496 INTERNAL AUDIT PROGRESS REPORT 2012/2013

Committee received the report on the internal audit work progress to date for 2012/2013; they were given details of the full internal audit plan and the progress of the audit work carried out as at the end of October 2012.

RESOLVED: That the report be noted.

497 GRANT THORNTON PLANNED AUDIT FEE 2012/2013

The Director of Resources submitted a report for Committee's information on the planned audit fee of Grant Thornton for this Council for 2012/2013. Grant Thornton had been appointed by the Audit Commission as auditors to the Council for the next five years. In a letter received from them, the planned audit fee was quoted at £52,700 which represents a 40% saving on that which was charged in 2011/2012.

Karen Murray informed Committee that this audit fee reflects good accounts.

RESOLVED: That the report be noted.

498 RISK MANAGEMENT UPDATE ON RED RISKS

The Director of Resources submitted a report for Committee's information with an update on the current areas of high risk for the Council as identified on the risk register.

At the time of reporting to Committee, there was only one red risk on the Council's risk register which was the same as reported to the Committee at its meeting on 22 August and related to the delivery of the Council's paper and cardboard waste to Lancashire County Council's PFI facility. The risk status currently remained unchanged from that reported at the last meeting.

RESOLVED: That the report be noted.

499 REPORT FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

500 EXCLUSION OF PRESS AND PUBLIC

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

501

REPORT ON AUDIT INVESTIGATION

The Director of Resources gave a detailed account of the audit investigation that had taken place at Salthill Depot site and the lessons that had been learnt from this.

The meeting closed at 7.25pm.

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

Minutes of Health & Housing Committee

Meeting Date: Thursday, 29 November 2012 starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

S Bibby	E M H Ranson
C Conner (6.40pm)	M Robinson
B Hilton	C Ross
K Hind	N Walsh
R Newmark	

In attendance: Chief Executive, Head of Regeneration and Housing, Head of Cultural and Leisure Services, Head of Financial Services and Housing Strategy Officer.

502 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Brunskill, Hargreaves, J Holgate and L Rimmer.

503 MINUTES

The minutes of the meeting held on 20 September 2012 were approved as a correct record and signed by the Chairman.

Councillor Ranson asked for an update on minute 332 regarding the garages at Riddings Lane, Whalley. The Chief Executive reported that Ribble Valley Homes had served notice on the tenants of the garages and had also exercised their option to buy the site. It was currently being valued.

Councillor Robinson referred to minute 334 and raised the issue of Section 106 Agreements and issues surrounding these.

504 DECLARATIONS OF INTERESTS

There were no declarations of interest.

505 PUBLIC PARTICIPATION

There was no public participation.

506 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Committee's approval on the proposals to increase the Committee's fees and charges with effect from 1 April 2013. This was the first stage in the review of the Committee's budget for the forthcoming 2013/2014 financial year. The Council's latest budget forecast allowed for an overall 2.5% increase in the level of income raised from fees and charges. In September 2012 a report was taken to the Budget Working Group in

order to get a steer on the level of increase that should be sought in the review. At this meeting, the guidance to service committees was that all charges should be reviewed and increased in line with 2.5% but with the suggestion that for Community Services Committee all car parking charges remain unchanged. A proposed set of fees and charges for implementation from 1 April 2013 had been produced for Committee which gave an indication of potential income.

RESOLVED: That Committee approve the proposed charges for implementation with effect from 1 April 2013 as outlined.

507 ALTERATIONS TO BOILER GRANT POLICY

The Chief Executive submitted a report proposing changes to the current boiler replacement scheme to ensure all vulnerable households (over 65 years) at risk of living in cold properties can access the grant. The Council had approved a scheme to offer grant assistance towards installation, replacement or repair of boilers utilising the Warm Homes Healthy People Fund, which was made available to households over 65 years old in receipt of an income related benefit and offered 50% towards the cost of work. However, problems had been encountered with enquiries received from households who were not eligible due to the benefit to requirement but were not in a position to be able to afford the works themselves. It was suggested that the policy be altered to accommodate more vulnerable households.

RESOLVED: That Committee agree to amend the policy so that households in receipt of benefits will receive 100% of the cost of the works up to a value of £2000 per application and that households not in receipt of an income related benefit should be means tested and a maximum of 50% grant be offered up to a value of £1000 per application.

508 PUBLIC HEALTH PARTNERSHIP

The Chief Executive submitted a report asking Committee to consider a proposed agreement between ourselves and Public Health Lancashire (Lancashire County Council) regarding the delivery of health and wellbeing. He informed Committee that the partnership agreement was one aspect of a number of changes that would occur when, as part of the national health reforms public health is transferred to upper tier local authorities. It was recognised that many aspects of public health are delivered by other organisations, particularly district councils and the agreement represented a proposal on how the county council will work with its district partners to deliver the new public health offer. The draft agreement had been developed by a working group and was still in its preliminary stages and was currently being consulted upon.

He highlighted the main concerns within the proposed agreement in that it was too heavy on governance tended to focus on existing approaches and was somewhat pre-determined. There was concern that by signing up to the agreement in its current state, that the Borough Council maybe committing to changing the way we work or taking on additional roles and responsibilities without an understanding of how these maybe resourced.

This view seemed to reflect that of other district partners and although the general principle of an agreement was accepted, it was felt that the document should be more like a memorandum of understanding outlining the principles and benefits of joint working, rather than a formal document.

RESOLVED: That Committee request the Head of Cultural and Leisure Services in consultation with the Chairman and Vice Chairman of Committee respond to Public Health Lancashire along the lines outlined in the report.

509 FLAT ABOVE THE OVER 60S CLUB, TOWNELEY ROAD, LONGRIDGE

The Director of Community Services submitted a report outlining to Committee the condition of the flat above the Over 60s Club, Towneley Road, Longridge and seeking Committee's approval to improve the property and bring it up to the decent homes standard. The freehold title of the building is owned by Ribble Valley Borough Council, although Ribble Valley Homes manage the day to day running of the property. The report outlined the improvement work that was required to the accommodation for which the estimated cost was between £12,000 - £14, 500.

RESOLVED: That Committee recommend to Policy and Finance Committee the approval of the replacement of the kitchen, bathroom and associated improvement works to the flat above the Over 60s Club, Towneley Road, Longridge.

510 CAPITAL MONITORING 2012/2013

The Director of Resources submitted a report for Committee's information relating to the progress of the approved capital programme for the period April to October 2012 with regards to schemes which fall under the responsibility of this Committee. A total of three new schemes had been approved by Policy and Finance Committee at their meeting in February 2012. Additionally, budget had been moved from 2011/2012 into 2012/2013 along with some slippage. The approved budget totalled £608,610 and to date 36% of the annual capital programme had been spent. The main variations were highlighted with reasons.

RESOLVED: That the report be noted.

511 REVENUE MONITORING 2011/2012

The Director of Resources submitted a report for Committee's information on the position for the period April to October 2012 of this year's revenue budget as far as this Committee was concerned. At the present time, there was an overall overspend of £141,731 on the net cost of services; the main variations had been extracted for Committee's information.

RESOLVED: That the report be noted.

512 WARM HOMES HEALTHY PEOPLE FUND

The Chief Executive submitted a report informing Committee of a successful bid to the Department of Health for the Warm Homes Healthy People Fund

2012/2013. After the success of last year, the same community groups had been consulted and agreed a bid which covered four key areas.

- Energy advice and utility boll clinics
- Gas safety checks and emergency repairs
- An active ageing programme
- Warm home packs

Confirmation had been received that the grant would be £54,200 which needs to be committed by March 2013.

RESOLVED: That the report be noted.

513 CHANGES TO HOMELESSNESS LEGISLATION

The Chief Executive submitted a report informing Committee of the changes to the homelessness legislation and the impacts on the service and service users. The principal effect of the legislative changes introduced in the Localism Act is to amend the way in which the duty on local authorities to secure accommodation under Section 193 of the Housing Act 1996 can be brought to an end with offer of suitable accommodation in the private rented sector. These changes will allow local authorities to end the main homelessness duty with a private rented sector offer without the applicants consent. The new power will give local authorities freedom to make more efficient use of their stock and better use of good quality private sector accommodation that can provide suitable accommodation for households accepted as homeless.

As a related issue, it was felt it would be useful to have the Head of Revenues and Benefits attend a future meeting to explain universal credits.

RESOLVED: That the report be noted.

514 GENERAL REPORT OF CHIEF EXECUTIVE ON THE ENVIRONMENTAL HEALTH SERVICE

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

Flood protection grant update – Ribchester
Flood inspection update
National food hygiene rating scheme update
Hanson Cement Liaison meeting
Dog warden service update
Drinking water 2011 – Chief Inspector's report
Radioactivity in food and environment 2011

RESOLVED: That the report be noted.

515 HEALTH AND WELLBEING PARTNERSHIP GROUP

The minutes of the Health and Wellbeing Partnership Group meetings held on 10 October and 14 November 2012 were submitted for Committee's information.

516 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.

517 REQUEST TO REUSE HOMEBUY GRANT

The Chief Executive submitted a report asking Committee to consider a request received by an applicant to reuse an existing Homebuy grant to enable them to move to a larger property. In 2006 the Borough Council had run a Homebuy scheme to assist first time buyers access the market. One of the successful applicants had now approached the Council requesting that the deposit be used to allow a move to a larger property. Although the original Homebuy policy did not allow for this eventuality, Committee felt that this was a valuable use of the deposit which allowed the applicant to purchase a suitable family sized property.

RESOLVED: That

1. the request be approved; and
2. the Housing Working Group be asked to review the Homebuy policy with a view to including the recycling of grant monies in certain circumstances.

518 GENERAL REPORT – GRANTS

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

RESOLVED: That the report be noted.

519 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.

The meeting closed at 7.35pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 6 December 2012 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

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

In attendance: Director of Community Services, Head of Planning Services, Head of Regeneration and Housing, Solicitor and Senior Planning Officer.

520 APOLOGIES

There were no apologies for absence from the meeting.

521 MINUTES

The minutes of the meeting held on 8 November 2012 were approved as a correct record and signed by the Chairman.

522 DECLARATIONS OF INTEREST

Councillor a Yearling declared an interest in planning application 3/2012/0982/P.

523 PUBLIC PARTICIPATION

There was no public participation.

The Head of Planning Services informed Members that as from 1 December 2012 all decision notices must contain a note that the planning authority had sought to negotiate to improve the scheme to the best of its ability.

524 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2012/0578/P (GRID REF: SD 375258 434458)
DEVELOPMENT OF OUTDOOR ADVENTURE CENTRE TO INCLUDE 1) TREETOP AERIAL ADVENTURE COURSE; 2) SEGWAY COURSE; 3) BAREFOOT TRAILS; 4) CHILDREN'S ADVENTURE PLAY/TRAIL; AND 5) EDUCATION/INTERPRETATION TRAILS. ERECTION OF BUILDING TO PROVIDE TICKETING, CUSTOMER SERVICE FACILITIES, TOILETS, RESTAURANT AND CAFÉ, COVERED SEATING AREAS AND ANCILLARY RETAIL SALES. CONSTRUCTION OF NEW ACCESS TO THE A671 WITH PARKING FOR 50 CARS (8 DISABLED SPACES), 5 COACHES, TOGETHER

WITH CYCLE AND MOTORCYCLE PARKING AND ASSOCIATED ROADS AND LANDSCAPING. DEVIL'S ELBOW, LAND OFF WHALLEY ROAD (A671), READ, 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 No's 11.26 PL 01 Rev. C, 11.26 PL 02 Rev. C, 11.26 PL 03 Rev. A, 11.26 PL 04 Rev. A and J098/Extlay/Fig 3.

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 and DME1 of Regulation 22 Submission Draft of the Core Strategy.

4. No part of the development shall take place until an updated survey of the heronry has been carried out during the optimum period of December 2012 to July 2013. The survey shall consist of a minimum of 6 visits with at least 3 carried out in pre-leaf stage of the woodland. The results of the updated survey shall be submitted to the Local Planning Authority Countryside Officer and the RSPB North West Office.

The updated survey shall include details on the extent of the heronry, the position and number of nests and individual herons/breeding pairs present. If such a use by herons is confirmed a mitigation buffer zone shall be established in accordance with condition no 6 including appropriate measures designed to protect the heronry the details of which shall be submitted to and agreed in writing by the Local Planning Authority Countryside Officer before any work commences on the approved Development.

The actions, methods & timings included in the mitigation measures identified shall be fully implemented and adhered to through the life span of the development.

REASON: To establish the number of herons and extent of the heronry so that appropriate mitigation measures are implemented. In accordance with

Local Plan Policies ENV3, ENV7, ENV9 and ENV13, Policy DME3 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, Policies EM1 and DP7 of the RSS and paragraphs 7, 9, 14, 17, 109, 118 and 119 of the NPPF.

5. There shall be no engineering operations or other construction works including works to any trees, shrubs or other vegetation, carried out anywhere within the woodland during the period commencing the first week of February to the last week of July inclusive, until or unless it has first been confirmed by an ecologist that breeding birds are not present.

REASON: To protect ground nesting birds from damaging activities and reduce or remove the impact of development. To ensure that there are no adverse effects on the favourable status of ground nesting birds before and during the proposed development. In accordance with Local Plan Policies ENV3, ENV7, ENV9 and ENV13, Policy DME3 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, Policies EM1 and DP7 of the RSS and paragraphs 7, 9, 14, 17, 109, 118 and 119 of the NPPF.

6. Where necessary, following the survey findings as received by condition No 4 and prior to commencement of any part of the development a 50m buffer zone shall be established beyond which all infrastructure work, including the operation of loud or vibrating machinery, shall be restricted to during the heron pairing and breeding season December to July. The details of the buffer zone including a map confirming the extent of the 50m buffer zones and all the protection and mitigation measures shall also be submitted to the local planning authority. The actions, methods & timing details included in the mitigation notes attached to the details submitted shall be fully implemented and maintained during the entire life span of the development. Mitigation refers to practices adopted to reduce or remove the risk of disturbance, injury or death of herons or destruction of the heronry in part or whole.

REASON: To protect a known heronry from damaging activities and reduce or remove the impact of development. To ensure that there are no adverse effects on the favourable status of a heron population before and during the proposed development. In accordance with Local Plan Policies ENV3, ENV7, ENV9 and ENV13 of the Districtwide Local Plan and Policy DME3 of Regulation 22 Submission Draft of the Core Strategy and Key Statement EN3, Policies EM1 and DP7 of the RSS and paragraphs 7, 9, 14, 17, 109, 118 and 119 of the NPPF.

7. Prior to commencement of any part of the development details of a post development - monitoring plan shall be submitted to and agreed in writing with the local planning department. The details of the monitoring plan shall include methodology/recording methods, frequency and timing of the monitoring process as well as any measures that may be required in order to mitigate against any adverse affects of the development on the established heronry. The approved monitoring process shall be carried out in accordance

with the details submitted for a period of not less than three years commencing during the first breeding season December to July following occupancy/use of the site.

The findings of the monitoring process shall be submitted on an annual basis to the local planning authority, the RSPB North West Office and the East Lancashire Ornithological Club. A final monitoring report shall also be submitted at the end of year three to the local planning authority, the RSPB North West Office and the East Lancashire Ornithological Club.

REASON: In order to determine the impact of the development on a known heronry. In accordance with Local Plan Policies ENV3, ENV7, ENV9 and ENV13, Policy DME3 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, Policies EM1 and DP7 of the RSS and paragraphs 7, 9, 14, 17, 109, 118 and 119 of the NPPF.

8. Prior to commencement of any part of the development a detailed mitigation plan for species identified in the Extended Phase 1 Habitat Survey & Baseline Ecology Impact Assessment dated June 2012 shall be submitted to and agreed in writing with the local planning authority. The details submitted shall include details of the frequency, extent and timings of surveys for birds, their breeding sites or resting places. All works shall proceed in accordance with the approved strategy with any amendments agreed in writing.

REASON: To protect birds and their nest/roost sites from damaging activities and reduce or remove the impact of development. To ensure that there are no adverse effects on the favourable status of birds, their nest and roost sites. In accordance with Local Plan Policies ENV3, ENV7, ENV9 and ENV13, Policy DME3 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, Policies EM1 and DP7 of the RSS and paragraphs 7, 9, 14, 17, 109, 118 and 119 of the NPPF, the Wildlife & Countryside Act 1981 as amended and the Conservation [Natural Habitats & c.] Regulations 1994.

9. 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 & Method Statement dated 20th of June 2012 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction] the details of which shall be agreed in writing and implemented in full under the supervision of a qualified Arboriculturalist and in liaison with the Countryside/Tree Officer.

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/exclusion zone 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/exclusion 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 is in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value is afforded maximum physical protection from the potential adverse affects of development. In order to comply with planning Policies G1 and ENV13 of the District Wide Local Plan and DMG1 of the Regulation 22 Submission Draft of the Core Strategy. In order to ensure that trees of visual amenity/botanical/historical value are protected against adverse affects of the development.

10. Notwithstanding the submitted details, the development hereby permitted shall not be commenced until details of the landscaping of the site, including the location and extent of new planting and a detailed plant schedule, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, appropriate, types and numbers of trees and shrubs, their distribution on site, including details of any changes of level or landform and the types and details of all fencing and screening. The scheme shall include a solid screen fence between the vehicular parking area and the former gatehouse.

The approved landscaping scheme shall be implemented in the first planting season following 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 that 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 ENV3 of the Ribble Valley Districtwide Local Plan.

11. Prior to the commencement of the use of the site hereby approved, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

REASON: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site.

12. Full details of the access restriction scheme shall be submitted to Ribble Valley Borough Council for approval in writing in consultation with their advisors. The scheme shall include:

- A map identifying the areas to remain undisturbed with no access (to include the northern area of woodland and areas of woodland to the south and east of the proposed site access and coach parking),
- Complete restriction of dogs from the woodland areas [to prevent impacts on wildlife including protected species],
- Details of fencing to demonstrate access restrictions will be achievable and enforceable and that movement of wildlife shall be maintained,
- Details of long term enforcement of access restrictions, and
- Long term monitoring of success of access restrictions and scope for a revised strategy of enforcement.

The approved scheme shall be implemented in accordance with the approved details prior to any recreational activities occurring at the site.

REASON: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site.

13. Full details of the ground level access scheme shall be submitted to Ribble Valley Borough Council for approval in writing in consultation with their advisors. The scheme shall:

- Provide details of access/track/walkway routes.
- Be informed by a spring survey of woodland flora and updated survey of woodland fauna, included protected species, in order to demonstrate that the route selection will result in the least ecological impact and to identify any species worthy of translocation.
- Provide details of translocation methods of any species worthy of translocation.
- Avoid impacts on native trees and any trees with bat roost potential, bird nesting habitat, and other good biodiversity value such as bryophytes, microhabitat etc.
- Avoid impacts on dead wood (both fallen and standing) and demonstrate retention of any dead wood in situ.
- Provide details of route widths and demonstrate widths have been kept to a minimum (e.g. through use of a one way system, infrequent passing places).
- Provide details of track material to demonstrate that it will have minimal impacts and will not alter the pH balance (i.e. any hardcore shall be in line with local geology).
- Provide details of watercourse crossings (such as present in the proposed barefoot trail area) to demonstrate impacts will be kept to a minimum.

The approved scheme shall be implemented in accordance with the approved details prior to any recreational activities occurring at the site.

REASON: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site.

14. Full details of the woodland high wire course shall be submitted to Ribble Valley Borough Council for approval in writing in consultation with their advisors. The scheme shall:

- Provide details of the route location, height and materials.
- Avoid impacts on ancient woodland.
- Be agreed by an Ecologist on site.
- Avoid impacts on native trees.
- Avoid trees with other good biodiversity value such as bryophytes, microhabitat etc.
- Provide confirmation that the route will not result in impacts on trees with or adjacent to trees with bat roost potential and/or bird nesting habitat

The approved scheme shall be implemented in accordance with the approved details prior to the woodland high wire course being brought into use

REASON: Due to potential noise disturbance off site, zip wires, rope swings, bridges may be excluded from Northern sector of site, and to ensure the protection of wildlife and supporting habitat.

15. Prior to commencement of development, details of the layout, method of construction and materials to be used in constructing the approved outdoor activities shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details.

REASON: In the interests of the amenity of the area and to ensure the protection of wildlife and supporting habitat to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

16. Any trees proposed for removal or to be utilised to provide the high wire course shall be assessed for suitability of use by roosting bats prior to their removal. Should there be any evidence of bat roosting, no works shall commence until detailed mitigation measures for the avoidance of impacts upon bats have been submitted to and approved in writing by the local planning authority. The approved mitigation scheme shall be implemented prior to commencing any works to the trees.

REASON: To ensure that there are no adverse affects of development on a species protected by the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 and District Wide Local Plan.

17. No site clearance, site preparation or development work shall take place until a habitat creation/enhancement and management plan has been submitted

and approved in writing by Ribbles Valley Borough Council in consultation with specialist ecological advisors. The management plan should include:

- Objectives.
- Rationale.
- Current condition and management, including species lists and survey maps.
- Fully detailed methods of reinstatement of any damage to ground flora during construction, habitat creation / restoration / enhancement proposals.
- Detailed long term management prescriptions including maps showing areas to be managed and informed by up to date surveys of flora and fauna.
- Monitoring proposals.
- Periodic review of prescriptions in consultation with planning authority in consultation with their ecological advisors

The management plan shall demonstrate that all likely short and long-term impacts will be fully offset and that overall biodiversity enhancement will be delivered, to include:

- Gradual removal of Rhododendron (*Rhododendron ponticum*) (a species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended)) and replacement with native understorey,
- Eradication of Himalayan Balsam (*Impatiens glandulifera*) from the site,
- Expansion of woodland and woodland edge habitat within the red line boundary to the east of the car park and within the area currently used to access the site,
- Control of non-native tree and shrub regeneration and replacement with appropriate native trees and shrubs,
- Gradual thinning of non-native trees and replacement with appropriate native species,
- Retention of mature non-native trees with features of biodiversity value such as Ivy cover, holes, cracks, bat roost potential, significant breeding bird potential, bryophytes etc,
- Retention of standing and fallen deadwood in situ, unless a health and safety risk can be demonstrated,
- Landscaping and habitat creation shall comprise native species appropriate to the locality. Appropriate guidance is given in Lancashire County Council's Supplementary Planning Guidance on Landscape and Heritage .
- Appropriate installation of bat roosting and bird nesting boxes.

The approved habitat creation/enhancement and management plan shall be commenced in accordance with the approved details implemented in full prior to any recreational activities occurring at the site, and shall run throughout the lifetime of the development.

REASON: To ensure that there are no adverse effects on a species protected by the Wildlife & Countryside Act 1981 as amended and the Conservation

[Natural Habitats & c.] Regulations 1994 by virtue of the approved development.

18. A precautionary badger survey shall be carried out immediately prior to commencement of works. In the event that previously unrecorded badgers sett(s) are observed during this survey or at any other time prior to or during works then no works shall commence until detailed mitigation measures for the avoidance of impacts on badgers have been submitted to Ribble Valley Borough Council for approval in writing in consultation with their ecological advisors or until Natural England have been consulted over the need for a licence (if necessary). The approved mitigation scheme shall be implemented in full prior to any recreational activities occurring at the site.

REASON: To ensure that there are no adverse affects on a species protected by the Wildlife & Countryside Act 1981 as amended and the Conservation [Natural Habitats & c.] Regulations 1994 by virtue of the approved development.

19. Site lighting shall be limited to the car parking area and entranceway to centre, with any site lighting to be designed to be inward facing so as not to illuminate beyond the boundary of the above areas. No lighting shall be installed within the woodland or along woodland edges, and lighting associated with the development should be designed to avoid excessive light spill and shall not illuminate the woodland or woodland edges, at any time prior to commencement of works, during construction, throughout the lifetime of the development or during deconstruction works. Only external lighting, which has received the prior written approval of the local planning authority, shall be installed within the application site at any time.

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. 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*).

20. Tree felling, tree works, vegetation clearance works, vehicle movements, development works or other 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 ensure that there are no adverse affects of development on species of conservation concern.

21. Prior to the completion of the development, a substantial and correctly installed vehicular barrier shall be erected at the car park entrance, a minimum of 5m behind the nearside edge of the carriageway, to prevent access out of hours. Any gates/barriers shall open away from the highway and shall remain closed 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 policy G1 of the District Wide Local Plan and DMG1 of Regulation 22 Submission Draft of the Core Strategy.

22. 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 by the Local Planning Authority in consultation with the Highway Authority. This is in order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

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 and DMG1 of Regulation 22 Submission Draft of the Core Strategy.

23. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of the A671 to points measured 105 metres in each direction along the nearer edge of the carriageway of the A671, 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.

24. Before the access is used for vehicular purposes, the access and car park area detailed on drawing no. shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. The parking and manoeuvring areas shall be laid out in accordance with drawing no. 11.26 PL 02 Rev. C 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.

25. The existing vehicular access into the site shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads, concurrent with the formation of the new access.

REASON: To limit the number of access points to the site, and to maintain the proper construction of the highway.

26. In the interests of residential amenity and to enhance safe working practices on or near the highway, no development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

1. the parking of vehicles of site operatives and visitors,
2. loading and unloading of plant and materials,
3. storage of plant and materials used in constructing the development,
4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
5. wheel-washing facilities,
6. measures to control the emission of dust and dirt during construction, and
7. a scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and DMG1 of Regulation 22 Submission Draft of the Core Strategy.

27. No development 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 importance associated with the site.

28. The use of the facilities and premises in accordance with this permission shall be restricted to the hours between 0900 to 1900 between 1 April to 31 October and between 0900 to 1730 between 1 November to 31 March.

REASON: To safeguard residential amenities. The use of the premises outside these hours could prove injurious to the amenity of the occupiers of adjacent dwellings and would require further consideration.

29. The buildings hereby approved by this permission shall only be used between the hours of 0900 to 2000 between 1 April to 31 October, and 0900 to 1800 between 1 November and 31 March.

REASON: To safeguard residential amenities. The use of the premises outside these hours could prove injurious to the amenity of the occupiers of adjacent dwellings and would require further consideration.

30. There shall be no amplified music at the site unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of the amenities of nearby residents.

INFORMATIVES

All aspects of the outdoor adventure centre must comply with Health & Safety at Work Etc Act 1974.

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

Under the Environmental Permitting (England & Wales) Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold an environmental permit issued by the Environment Agency. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period may be registered as an exempt activity provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-main drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge absorbing diffuse pollutants and improving water quality. Ponds, reed beds and seasonally flooded grasslands can be particularly attractive features within public open spaces.

The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles and provide multiple benefits, reducing costs and maintenance needs.

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.

Should the Local Planning Authority be minded to approve this development, the County Council would ask that the Applicant enter into a S278 Agreement in order to secure the following off-site highways works: -

1. Prior to the opening of the site to members of the public, the provision of interactive warning signs to encourage compliance with the advisory 30mph Speed Limit to the west of the site, with the intention of encouraging reduced speeds on approach to the site entrance.
2. No part of the development shall commence until a scheme for the provision of improved street lighting provisions have been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.
3. The provision of new or upgraded stops would be subject to a suitable design being agreed, the intention would be to pursue stops to LCC Quality Bus Standards, including illuminated shelters to LCC specification, raised footway (160mm kerb height) and Bus Clearway Markings.

An initial estimate of the costs of this provision would be £20k per location plus a £2k commuted sum for future maintenance.

The applicant should be advised to contact Oliver Starkey, Public Realm Manager (Ribble Valley), Lancashire County Council, Willows Lane, ACCRINGTON BB5 0RT on 01254 770960 or customerserviceeast@lancashire.gov.uk regarding the required Legal Agreement.

The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

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

2. APPLICATION NO: 3/2012/0663/P (GRID REF: SD 366268 432344)
PROPOSED REPLACEMENT DWELLING AT MOOR VIEW, SHOWLEY ROAD,
CLAYTON-LE-DALE

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 development as shown on amended plans received by the Local Planning Authority on 16 November 2012 (drawing no's 811/12REVB, 37/12 sheet 2 REVA and 37/12 sheet 3 REVA).

REASON: For the avoidance of doubt and to ensure compliance with the submitted amended 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 the interests of the visual amenities of the locality and to comply with Policies G1, ENV3 and H14 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH3 of the Core Strategy 2008-2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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

REASON: In the interests of the visual amenities of the locality and to comply with Policies G1, ENV3 and H14 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH3 of the Core Strategy 2008-2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) 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 written consent of the Local Planning Authority.

REASON: In the interests of the visual amenities of the locality and to comply with Policies G1, ENV3 and H14 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH3 of the Core Strategy 2008-2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

6. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the Arboricultural and Tree Constraints Plan dated the 17th of July 2012 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be agreed in writing and implemented in full under the supervision of a qualified Arboriculturalist and in liaison with the Countryside/Tree Officer.

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/exclusion zone 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/exclusion 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 is 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 the development that are considered to be of visual, historic or botanical value 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 and Policies DMG1 and DME2 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

NOTE(S):

1. Site contractors & site project managers involved in the demolition of the existing building shall be made aware of the legal protection afforded to all species of bats in the UK. The building contractors shall take additional care when removing fascia boards, verge tiles & ridge tiles. In the event that any bats are found or disturbed during any part of the demolition works, all work shall cease until further advice has been obtained from a licensed ecologist.

3. APPLICATION NO: 3/2012/0797/P (GRID REF: SD 377750 446181)
PROPOSED STATIC CARAVAN/LODGE PARK AT LAND AT SOUTHPORT HOUSE, SAWLEY

TAKEN FROM THE AGENDA BY OFFICERS

4. APPLICATION NO: 3/2012/0920/P (GRID REF: SD 382550 452150)
PROPOSED APPLICATION TO VARY CONDITION 4 OF PLANNING PERMISSION 3/2007/0010/P TO ALLOW THE ENTIRE CARAVAN PARK TO BE USED FOR 12 MONTH HOLIDAY USE AT TWYN GHYLL CARAVAN PARK, PAYTHORNE

GRANTED subject to the imposition of the following condition(s):

1. The extension to the caravan site shall be implemented in accordance with the proposal as amended by revised red edge received on 12 April 2007 and letters and plans received 6 June 2007 illustrating the location of the sewage treatment plant and discharge point; the proposed use of land within the ownership of Park Leisure 2000 Ltd; copies of the consent to discharge and associated correspondence and a detailed specification of the sewage treatment plant; received on 8 June 2007 revised versions of the development proposed and landscaping and planting proposals; and received on 19 June 2007 a revised location plan denoting the upgrading of existing hedges to the existing site's southern boundary and revised site layout plan showing 75 caravans.

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

2. The total number of static caravans on site shall not exceed 295 and under no circumstances whatsoever shall the area edged red on the 'Landhouse Plan' annotated additional land accommodating sewage treatment plan received 6 June 2007 be used for the positioning of static caravans at any time.

REASON: In accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN2 of the Regulation 22 Submission Draft Core Strategy in the interests of the visual amenities of the area.

3. The terms of occupancy of the site shall be as follows:
 - (i) The caravans/cabins/chalets shall be occupied for holiday purposes only.
 - (ii) The caravans/cabins/chalets shall not be occupied as a person's sole or main place of residence.
 - (iii) The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans/cabins/chalets on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

REASON: In accordance with Policies G5 and RT5 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMB3 of the Regulation 22 Submission Draft Core Strategy in order to ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation. The register required in (iii) above shall normally be collected by the caravan site licence holder or his/her nominated person.

4. The hedging to the south of the existing site as detailed on drawing M.40/007 and the verge treatment to the widened A682 junction shall be implemented in the first planting season following occupation or use of the development, either in whole or part and shall be maintained for a period of not less than five years to the satisfaction of the Local Planning Authority. The

maintenance shall include the replacement of any plant that 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 and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

5. In respect of the extension to the site the approved landscaping scheme as detailed within the landscaping and planting proposals received on 8 June 2007 and detailed on drawing M.40/003 Rev B received on 19 June 2007 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 and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Neps Lane to points measured 120m in each direction along the nearer edge of the carriageway of Neps Lane, from the centre line of the access and shall be constructed and maintained at footway/verge 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 egress in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

7. Notwithstanding the submitted plan (M.40/003 Rev B amended 19 June 2007) the emergency egress shall be located 14m further north along Kiln Lane and shall only be available for use in the case of an emergency occurring on site.

REASON: To ensure that the access is fully visible to traffic on Kiln Lane approaching from the north in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

8. Before each and every van is delivered to or taken away from the site any shrubbery or branches overhanging Neps Lane within 60m of the river bridge south abutments and less than 5.2m above road level shall be cut back at least 600mm from the highway boundary.

REASON: To ensure the full width of the highway is available for vehicles manoeuvring in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

(Mrs Rosthorn spoke against the above application).

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

5. APPLICATION NO: 3/2012/0982/P (GRID REF: SD
PROPOSED GROUND FLOOR REAR EXTENSION TO THE SOUTH EAST
ELEVATION OF THE PROPERTY TO PROVIDE A SAFE SPACE/BESPOKE
SENSORY ROOM FOR SPECIFIC USE BY A DISABLED CHILD AT 1
LANGDALE AVENUE, CLITHEROE

The Head of Planning Services reported that the Town Council had no objections.

GRANTED subject to the following condition(s):

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

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

2. This permission shall be implemented in accordance with the proposal as detailed on drawing number DWG.N0.3.

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

(Councillor Yearling returned to the meeting).

6. APPLICATION NO: 3/2012/0702/P (GRID REF: SD 372366 437831)
RESIDENTIAL DEVELOPMENT OF TWELVE NEW DWELLINGS COMPRISING
OF 1 X DETACHED, 6 X SEMI-DETACHED AND 5 X TERRACED (1 X
MARKET UNIT AND 4 X AFFORDABLE UNITS) 3 AND 4 BEDROOM WITH
ASSOCIATED GARDEN AREAS AND PARKING AT KINGSMILL AVENUE, OFF
MITTON ROAD, WHALLEY

REFUSED for the following reason(s):

1. The proposed development, due to its location in the open countryside, and not either within or immediately adjoining a settlement boundary, does not represent sustainable development as required by NPPF. It would therefore represent inappropriate development in the open countryside contrary to saved Policies H2 and G5 of the Ribble Valley Districtwide Local Plan and Policies DMH2 and DMG2 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.
2. The proposed dwellings, particularly the terrace of five properties, represent an over-intensive and over-prominent feature in the local landscape and would intensify the existing development at Kingsmill Avenue, increasing its urbanising effect upon the immediate locality. As such, the proposal would not enhance the local landscape and would therefore be contrary to saved Policy ENV3 of the Ribble Valley Districtwide Local Plan and Policy DME2 in the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.
3. The proposal would involve the felling of one group of trees and would be likely to have detrimental effects upon the long-term health and stability of additional trees that are shown for retention, all of which are within Group 17 of TPO No 144 – Calderstones Hospital, dated 15 July 1996. The proposal would therefore cause harm to the existing landscape, contrary to saved Policy ENV13 of the Ribble Valley Districtwide Local Plan and Policy DME2 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.
4. The number of parking spaces provided for Plots 8 – 12 inclusive is inadequate and the precise location of these spaces is such that their use would be detrimental to the safety of pedestrians and other users of the highway. The access arrangement for Plots 1 – 3 inclusive would involve vehicles either reversing from or onto the highway at a location relatively close to the junction of Kingsmill Avenue and Mitton Road, which would also be detrimental to the safety of pedestrians and other users of the highway. For these reasons, the proposal is contrary to saved Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

7. APPLICATION NO: 3/2012/0179/P (GRID REF: SD 373589 436016)
PROPOSED OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT FOR THE ELDERLY COMPRISING 37 BUNGALOWS AND 40 RETIREMENT APARTMENTS AT LAND AT ACCRINGTON ROAD, WHALLEY

The Head of Planning Services reported upon letters regarding flooding issues and a response received from the Environment Agency.

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. 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 detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the reprofiled land contours, 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 Policy DMG1 of the Regulation 22 Submission Draft Core Strategy in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3. The submission of reserved matters in respect of layout, scale, appearance, landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement, Proposed Site Location Plan 1637-LOC C amended 4 September 2012 and Indicative Site Plan Drwg No 1637-40J amended 16 November 2012.

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

4. 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 and Policies DMG1 and DMG3 of the Regulation 22 Submission Draft Core Strategy 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.

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

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Regulation 22 Submission Draft Core Strategy to ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

6. Prior to the commencement of development a detailed method statement for the removal or treatment and control of Giant Hogweed (*Heracleum Mantegazzianum*) and Himalayan Balsam (*Impatiens Glandulifer*) on site shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of proposed working methods to be adopted to prevent the spread of the species during any operation such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/rot/stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

REASON: To prevent the spread of non-native invasive species Himalayan Balsam in the interests of protecting nature conservation issues in accordance with Policies G1, ENV7, ENV9, ENV10 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN4 and DME3 of the Regulation 22 Submission Draft Core Strategy.

7. 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 and Policy EN5 of the Regulation 22 Submission Draft Core Strategy i

8. Any application for the submission of reserved matters shall include specific measures for the provision of a suitable noise barrier along the western boundary of the proposed car park. The measures so submitted and approved in writing by the Local Planning Authority shall thereafter be implemented in accordance with the approved measures prior to commencement of use of the car park and retained in perpetuity.

REASON: In the interests of residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy,

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 Policy EM18 of the North West of England Regional Spatial Strategy to 2021 and Policy DME5 of the Regulation 22 Submission Draft Core Strategy.

10. 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 boxes/roosting sites 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.

The artificial bird/bat boxes shall be incorporated into those dwellings/buildings during the construction of those properties as identified on the submitted and approved plan unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of biodiversity in accordance with Policies G1 and ENV7 of the Districtwide Local Plan and Policies DMG1 and EN4 of the Regulation 22 Submission Draft Core Strategy.

11. Prior to commencement of any development works which may affect habitats identified in the baseline ecological survey report a detailed mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. The mitigation strategy shall include details of the timing of tree works, hedgerow removal in order to avoid the nesting season all works shall proceed in accordance with the approved strategy with any amendments agreed in writing.

REASON: In order to reduce the impact of the development on biodiversity and safeguard the natural habitats of those species of conservation concern in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Regulation 22 Submission Draft Core Strategy.

12. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified on the survey of existing trees (drawing no. c-812-01 all on site trees – T1/2/3 & all off site trees inclusive) shall be protected in accordance with the BS5837 2012 (Trees in Relation to Construction) the details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Council's Countryside/Tree Officer.

A tree protection – monitoring schedule shall be submitted to and approved in writing by the Local Planning Authority with the tree protection measures so approved being inspected by the Local Planning Authority before any site works are begun.

The root protection/exclusion zone 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/exclusion 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 Planning 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 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 and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

13. 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 and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

14. 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 and Policy DME5 of the Regulation 22 Submission Draft Core Strategy.

15. The flood compensation scheme outlined in the report dated 24 August 2012 and referenced SMB/557/2383 by Herrington Consulting shall be constructed and completed in full to the satisfaction of the Local Planning Authority prior to the commencement of any other development on site.

REASON: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and that there is no net loss of flood storage as a result of the development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

16. All ground floor levels shall be set at 46.60m Above Ordnance Data (AOD).

REASON: To reduce the danger to indented occupants of the building(s) from potential flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

17. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1:100 year return period critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall also include details of how the scheme shall be maintained and managed after completion and the location of the proposed storage tanks or pipes which must not be located within the flood plain.

REASON: To prevent the increased risk of flooding, both on and off site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

18. Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order with or without modification, no structure shall be erected within the flood storage area as delineated within the letter report by Herrington Consulting dated 24 August 2012; reference SMB/557/2383 and the revised illustrative site layout (drawing No 1637-40H).

REASON: To prevent the erection or construction of any features which may detrimentally affect or reduce the flood storage capacity of the site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

19. No development shall take place until the proposed wildlife pond as shown on the revised illustrative site layout (dwg. No. 1637-40J) is constructed in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the proposed development contributes to improving the biodiversity value of the site in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy EN4 of the Regulation 22 Submission Draft Core Strategy.

20. No development shall commence until details of a lighting scheme (location, type, light direction and intensity) have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include details to demonstrate how artificial illumination of important wildlife habitats (the River Calder and its banks, trees with bat roost potential, hedgerows used by foraging and commuting bats) is minimised. The approved lighting scheme shall be implemented in accordance with the approved details.

REASON: In order to avoid adversely affecting the natural behaviour of protected species in accordance with Policies ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policy EN4 of the Regulation 22 Submission Draft Core Strategy.

21. The development hereby approved shall not exceed 77 dwelling units consisting of 37 bungalows and 40 apartments in accordance with the submitted Proposed Site Plan reference 1637-040 Amendment J received by the Local Planning Authority on 16th November 2012.'

REASON: In order that there is no ambiguity in the decision notice over what amount of development has been approved.

22. Prior to the commencement of development, a strategy outlining the general system of drainage for foul and surface water flows arising from the entire site shall be submitted to the Local Planning Authority and approved in writing. This strategy shall include details of any necessary infrastructure. Thereafter the detailed schemes for foul and surface water drainage for any phase of the development shall be submitted for approval in accordance with the strategy for the entire site approved under this condition. In the event that site investigations demonstrate that a gravity fed foul water system is not possible, the foul water pumping station shall have a maximum foul pumping rate set at no greater than 5 l/s and shall include sufficient storage to comply with the design criteria outlined in SFA 6th Edition.'

REASON: To ensure sufficient details are submitted detailing the proposed means of drainage of the site in accordance Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

23. Prior to the commencement of any phase of development, details of the foul drainage scheme for that phase including any necessary infrastructure shall

be submitted to and approved in writing by the Local Planning Authority. No housing shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details. Unless otherwise agreed in writing, the approved foul drainage scheme shall only connect to the foul sewer network at either manhole reference 5108 or manhole reference 5102 identified in the letter from David Wallbank of PSA Design to Daniel McDermott of United Utilities dated 13th June 2012.'

REASON: To ensure sufficient details are submitted detailing the proposed means of drainage of the site in accordance Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

24. Prior to the commencement of any phase 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 for that phase. The development shall be completed, maintained and managed in accordance with the approved details.'

REASON: To secure proper drainage and to reduce the risk of flooding in accordance Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

25. Prior to the commencement of any phase of the development, details for surface water drainage and means of disposal for that phase, based on sustainable drainage principles and evidence of an assessment of site conditions (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 discharge into the public sewerage system, directly or indirectly, in accordance with the submitted application form and flood risk assessment submitted by Graham Sanderson of PSA Design Dated 14th February 2012 reference T1528-D-01. The development shall be completed, maintained and managed in accordance with the approved details.'

REASON: To secure proper drainage and to reduce the risk of flooding in accordance Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

26. Prior to commencement of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out in accordance with the details so approved.

REASON: In the interests of residential and visual amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

27. Prior to commencement of development details of the proposed car park including timing of the works, management responsibilities and maintenance shall be submitted to and approved in writing by the Local Planning Authority. The car park shall thereafter be provided in accordance with the details so approved.

REASON: In the interests of amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

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 Environment Directorate for further information.
2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information.
3. 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.
4. This outline planning permission shall be read in conjunction with the Legal Agreement accompanying this application.

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

8. APPLICATION NO: 3/2012/0738/P (GRID REF: SD 372552 435959)
PROPOSED RESIDENTIAL DEVELOPMENT ON LAND OFF DALE VIEW
COMPRISING 10 PROPERTIES (7 OPEN MARKET AND 3 AFFORDABLE)
WITH THE DEVELOPMENT TO INCLUDE THE CONSTRUCTION OF AN
ACCESS ROAD AND TURNING HEAD TO LCC CRITERIA AND THE

CONSTRUCTION OF GARAGES AND CREATION OF GARDEN AREAS ON LAND OFF DALE VIEW, BILLINGTON

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 the 'Section 106 Agreement Content' sub-heading within this report and subject to the following conditions:

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

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

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

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

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

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

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

REASON: In order to encourage renewable energy and to comply with Policy EM18 of the North West England Regional Spatial Strategy 2021.

5. Prior to the commencement of the development hereby permitted in outline, a scheme for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall show the drainage of the site on a separate system with only foul drainage connected into the combined sewer with surface water discharging to the soakaway watercourse. The scheme shall be constructed and completed in accordance with the approved details.

REASON: To ensure satisfactory drainage of the site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. The submission of reserved matters in respect of scale and appearance, and the subsequent implementation of the development, shall be carried out in substantial accordance with the Design and Access Statement submitted with the application.

REASON: For the avoidance of doubt to determine the scope of the outline permission.

7. No scrub clearance shall take place during the optimum breeding/nesting period February to September until a bird survey has been carried out, by a suitably qualified ecologist, to establish the presence of common breeding birds/bird species as identified on the RSPB register of birds of conservation concern/East Lancashire Ornithological data base.

REASON: To protect species protected in law/of conservation concern against harmful activities of development in order to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

8. The development hereby permitted shall not be commenced until details of the landscaping of the site, species mix, plant type and density have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall incorporate new tree lines and hedgerows as well as shrub areas.

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 that 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. and Policy DMG1 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

NOTE(S):

1. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath no's 40 and 41 in the Parish of Billington affect the site.
2. The applicant is advised that a public sewer crosses the site and that, in the event that this is to be retained in its existing position, United Utilities would require a 6m wide access strip, 3m either side of the centre line. This is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption". Any alternative proposal to divert the public sewer should be the subject of discussion/agreement between the applicant/developer and United Utilities.

9. APPLICATION NO: 3/2012/0785/P(GRID REF: SD 375444 443028)
OUTLINE APPLICATION WHICH INCLUDES DEMOLITION AND PART
DEMOLITION OF EXISTING HOSPITAL AND ENABLING RESIDENTIAL
DEVELOPMENT AT CLITHEROE HOSPITAL, CHATBURN ROAD, CLITHEROE

The Head of Planning Services informed Committee that there would be additional conditions and a change to the mechanics of the Section 106 Agreement, should this application be supported.

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

In the event that the Inspector is minded to allow the appeal the Council requests that the following conditions be imposed:

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 and Policy DMG1 of the Regulation 22 Draft Submission Core Strategy.

2. No development shall begin until detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, details of public open space, provision and equipment, 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 Policy DMG1 of the Regulation 22 Draft Submission Core Strategy in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3. The submission of reserved matters in respect of layout, scale, appearance, landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement and illustrative plan reference, AR/WS1XX/PL/100/007A which includes the retention of the main hospital building.

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

4. No part of the dev hereby approved shall commence until a scheme for the access and the off-site highway improvements have been submitted to and approved in writing by the Local Planning Authority.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMI2 of the Regulation 22 Draft Submission Core Strategy 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.

5. Prior to occupation of the 1st dwelling a residential Travel Plan to improve accessibility of the site by sustainable modes shall be submitted to and approved in writing by the Local Planning Authority in consultation with Lancashire County Council Highways Travel Plan Team.

The full Travel Plan should include the following matters:

- Appointment of a named Travel Plan Co-ordinator
- Travel survey
- Details of cycling, pedestrian and public transport links to the site
- Details of secure, covered cycle parking
- SMART Targets for non-car modes of travel
- Action plan of measures to be introduced
- Details of arrangements for monitoring and review of the Travel Plan

The approved Travel Plan shall be implemented, monitored and reviewed (including undertaking any necessary remedial or mitigation measures identified in any such review) in accordance with the approved Travel Plan for

a period of time not less than 5 years following completion of the development.

REASON: To minimise the use of private cars in the interests of sustainable development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Draft Submission Core Strategy.

6. No development shall begin until details for the provision of surface water drainage works including a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Regulation 22 Draft Submission Core Strategy to reduce the increased risk of flooding.

7. In the event that contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) should be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. Works should then be carried out in accordance with the approved strategy.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Draft Submission Core Strategy to ensure that any required remediation strategy will not cause pollution of ground and surface waters both on and off site

8. 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 Policy EM18 of the North West of England Regional Spatial Strategy to 2021 and Policy DME5 of the Regulation 22 Draft Submission Core Strategy.

9. No development shall take place until details of the provisions to be made for artificial bird (species) nesting sites/boxes have been submitted and approved by the Local Planning Authority. The approved works shall be implemented in full before the development is first brought into use, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for bird species of conservation concern and reduce the impact

of development in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Regulation 22 Draft Submission Core Strategy.

10. No development shall begin until a detailed mitigation strategy has been submitted to and approved in writing by the Local Planning Authority to assess the impact of any works that may affect species identified in the Phase 1 Habitat Survey, their breeding sites or resting places. The details submitted shall include protection, mitigation and enhancement measures in accordance with the Impact Assessment details identified in the Phase 1 Habitat Survey (paras 4.1-4.6 inclusive).

The biodiversity mitigation measures as detailed in the approved mitigation plan shall be implemented in accordance with any specified timetable and completed in full prior to substantial completion or first bringing into use of the development, whichever is the sooner.

REASON: In order to reduce the impact of the development on biodiversity and bat/bird species in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan DMG1, EN4 and DME3 of the Regulation 22 Draft Submission Core Strategy.

11. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified on any Tree Constraints Plan and in the Arboricultural Constraints Appraisal dated 21 July 2008 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 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 and Policy DMG1 of the Regulation 22 Draft Submission Core Strategy.

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
- (viii) Details of how the hospital façade will be protected during construction work.

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Draft Submission Core Strategy.

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 EM18 of the North West of England Regional Spatial Strategy to 2021 and Policy DME5 of the Regulation 22 Draft Submission Core Strategy.

14. No development shall commence until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail how the site will be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to either soakaway or watercourse and may require the consent of the Environment Agency. Such a scheme shall be constructed and completed in accordance with the details so approved.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Regulation 22 Draft Submission Core Strategy.

15. The development shall not begin until a scheme for the provision of over 55's housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The housing shall be provided in accordance with the approved scheme and shall include:

- i. the numbers, type, tenure and location on the site of the housing provision to be made which shall consist of not less than 15% of the total housing units on the site;
- ii. the timing of the construction of the over 55's housing and its phasing in relation to occupancy of the remainder of the housing units on site;
- iii. the occupancy criteria to be used for determining the identity of occupiers of the affordable over 55's housing and means by which such occupancy criteria shall be enforced.

REASON: In accordance with Policies H19 and H21 of the Ribble Valley Districtwide Local Plan. Policy DBH1 of the Regulation 22 Submission Draft of the Core Strategy and the Council's Addressing Housing Needs document.

16. No works shall take place on the site until the applicant or their agent or successors in title have 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 approved in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological historic importance associated with buildings to comply with NPPF.

17. No demolition or development shall take place until a protected species survey [bats] has been carried out during the optimum period of May to September in accordance with the Bat Conservation Trust Bat Surveys Good Practice Guidelines. The results of the updated survey shall be submitted to the Local Planning Authority Countryside Officer and Natural England.

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

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

REASON: To ensure that there are no adverse affects on the favourable conservation status of a protected species – bats. To protect the bat population from damaging activities and reduce or remove the impact of development and to comply with Policies G1 and ENV7 of the Districtwide Local Plan and Policy ENV4 of Regulation 22 Submission Draft of the Core Strategy.

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 Oliver Starkey, Public Realm Manager, Lancashire County Council, Willows Lane, Accrington, BB5 0RT (01254 770960).
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.

(Mrs Wood spoke in favour of the above application).

10. APPLICATION NO: 3/2012/0786/P (GRID REF: SD 375535 443062)
PROPOSED ERECTION OF TWO STOREY COMMUNITY HOSPITAL INCLUDING ACCESS PARKING AND INFRASTRUCTURE WORKS AS WELL AS BOUNDARY TREATMENT AND LANDSCAPING AT LAND ADJACENT TO CLITHEROE HOSPITAL, CHATBURN ROAD, CLITHEROE

The Head of Planning Services informed Committee that in dialogue with the County Surveyor, a Section 106 Agreement was no longer required but a highway condition would be added.

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 development as shown on plans reference: AR/WS/XX/PL/100/0001/A Location Plan, AR/WS/XX/PL/110/005/P Illustrative Site Plan, AR/WS/XX/PL/100/004/B Site Plan, AR/WS/XX/EL/251/001/B Elevations, AR/XX/001/EL/251/019/A Elevations of External Buildings, AR/XX/01/PL/208/001/E Floor Plan, AR/XX/01/PL/208/001/F Floor Plan, AR/XX/RS/PL/240/001/E Roof Plan, AR/WS/XX/SE/251/001/B Section Plan and AR/WS/XX/SE/251/001/B Section Plan.

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

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved 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 and DMG1 of Regulation 22 Draft Submission Core Strategy.

4. The development hereby permitted shall be in accordance with the landscaping scheme and arboricultural report submitted with the application.

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

REASON: In the interests of the amenity of the area and to comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of Regulation 22 Draft Submission Core Strategy.

5. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works or highway improvement has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. This shall be implemented in accordance with a timescale agreed by the Local Planning Authority.

REASON: In the interest of highway safety and to comply with Policy G1 and T1 of the Districtwide Local Plan.

6. At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources. Details and a timetable of how this is to be achieved including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to encourage renewable energy and comply with national guidance on climate change and Policy EM18 of the North West of England Regional Spatial Strategy to 2021 and Policy DME5 of Regulation 22 Draft Submission Core Strategy.

7. Prior to occupation of the 1st dwelling a residential Travel Plan to improve accessibility of the site by sustainable modes shall be submitted to and

approved in writing by the Local Planning Authority in consultation with Lancashire County Council Highways Travel Plan Team.

The full Travel Plan should include the following matters:

- Appointment of a named Travel Plan Co-ordinator
- Travel survey
- Details of cycling, pedestrian and public transport links to the site
- Details of secure, covered cycle parking
- SMART Targets for non-car modes of travel
- Action plan of measures to be introduced
- Details of arrangements for monitoring and review of the Travel Plan
- A mechanism for delivery of the travel plan including financial contributions of up to £6000.

The approved Travel Plan shall be implemented, monitored and reviewed (including undertaking any necessary remedial or mitigation measures identified in any such review) in accordance with the approved Travel Plan for a period of time not less than 5 years following completion of the development.

REASON: In order to encourage sustainable transport and to comply with Policy G1 of the Districtwide Local Plan.

8. Prior to the commencement of development, details of a scheme for the diversion of the culverted watercourse flowing through the site shall be submitted to and approved by the Local Planning Authority. Such details shall demonstrate that there will be no built development over the diverted watercourse and shall include the route, size, materials, depth, levels and method of construction. The works shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory form of development and in the interests of land drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. The concrete tank structures identified in the Phase 1 Desk Study undertaken by Ian Farmer Associated for Clitheroe Hospital, Clitheroe (June 2008; reference 40370) represent potential sources of contamination that have not been considered in the site investigation. If, during development, contamination associated with these tanks not previously identified is found to be present then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

REASON: To ensure that the development complies with approved details in the interests of the protection of controlled waters in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

10. 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: To ensure that the development complies with approved details in the interests of the protection of controlled waters in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

11. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the Arboricultural Survey, dated the 21st July 2008 [trees T1 – T94/G1-G6 & H1-H3 inclusive] shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction] the details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer.

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/exclusion zone 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/exclusion 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 is 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 potential adverse affects of development.

In order to comply with planning policies G1, ENV13 of the District Wide Local Plan and Policies DMG1 and DMG3 of Regulation 22 Submission Draft of the Core Strategy.

In order to ensure that trees of visual amenity/botanical/historical value are protected against adverse affects of the development

12. Prior to commencement of development a scheme detailing works of off-site highway improvements, including measures to promote sustainable transport, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall detail the works, timing and mechanism of delivery and thereafter be implemented in accordance with the details so approved.

REASON: In the interests of highway safety and in accordance with Policy G1 of the Districtwide Local Plan and DMG1 of Regulation 22 Submission Draft Core Strategy.

11. APPLICATION NO: 3/2012/0940/P(GRID REF: SD 375793 444047)
PROPOSED VARIATION TO CONDITION 13 OF PLANNING PERMISSIONS 3/96/0772/0773/0774 TO ALLOW PART OF LANEHEAD QUARRY TO BE DEEPENED TO MINUS 31 METRES AOD (ABOVE ORDNANCE DATUM)

The Head of Planning Services reported that the applicant had raised concern about one of the recommendations.

RECOMMENDATION: Advise Lancashire County Council that whilst there are no objections in principle and the following matters should be considered:

- The surface finish and dust suppression of the proposed haul road @ approx 29m AOD to be created on benching to/from Bellman Quarry.
- All vehicles operating on site/in the quarry shall be fitted with 'white noise' reversing safety systems.
- The haul road be required to be a maintained metalled surface and for suitable permanent water suppression system to be required along its length.

12. APPLICATION NO: 3/2012/0945/P (LBC) (GRID REF: SD 374275 441545)
TO STRIP AND REMOVE ALL FIXTURES AND FITTINGS FROM WOONE LANE TOILETS. BLOCK UP THE ENTRANCES TO THE FEMALE CUBICLES AND TO THE MALE TOILETS. TO INFILL THE FOOTPRINT OF THE STRUCTURES WITH SOIL, TO COMPACT DOWN, AND MAKE GOOD. SUPPLY AND INSTALL A METAL MESH ROOF OVER THE ENTRANCE TO THE FEMALE TOILETS. TO LEVEL AND LANDSCAPE AND MAKE GOOD ALL

SURFACES DISTURBED AT WOONE LANE PUBLIC TOILETS, WOONE LANE, CLITHEROE

RECOMMENDATION: That the Director of Community Services be authorised to convey to the Secretary of State the Borough Council's support for the granting of listed building consent with the conditions below:

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. This permission shall be implemented in accordance with the proposal as amended by letter received on 21 November 2012.

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

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

REASON: In order to safeguard the character, appearance and significance of the listed buildings, Clitheroe Conservation Area and Clitheroe Castle Registered Park and Garden of Special Historic Interest.

525 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:

526 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0071/P	Application for the discharge of condition no. 6 (Bat survey), 7 (tree protection plan and method statement), 8 (surface water), 9 (site contamination), 10 (surface water restriction) and 11(foul/surface water disposal) of planning consent 3/2010/0001P	Cobden Mill Whalley Road Sabden
3/2012/0640/P	Application to discharge condition 3 (Surface Water Regulation), condition 4 (Disposal of Foul and Surface Water), condition 7 (Details of Solar Thermal Systems),	Land off Pendle Drive Whalley
Cont/		

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
Cont...	condition 8 (Artificial Bird/Bat Nesting Sites/Boxes), condition 9 (Woodland Management Plan), condition 10 (Updated Protected Species Survey), condition 12 (Assessment of Trees), condition 13 (Protection Measures for Badgers/Setts), condition 14 (Desk Top Study/Site Investigation/Method Statements Relating to Potential Contaminates) and condition 16 (Site Access/Island Works) of planning permission 3/2011/0837/P	
3/2012/0666/P	Internal refurbishment and provision of rear dormer to create increased bedroom space and en suite to the first floor	104 Chatburn Road Clitheroe
3/2012/0800/P	Proposed erection of 11no. Light Columns	Samlesbury Aerodrome Myerscough Road Balderstone
3/2012/0802/P	Proposed demolition of existing garage and stable buildings, and replacement with garage building linked to house via glazed porch (Re-submission)	Pepper Hill Wiswell
3/2012/0810/P	Proposed single storey extension	3 Chapel Close Old Langho
3/2012/0814/P	Proposed first floor extension to dormer on front elevation to create additional bedroom accommodation	67 Pasturelands Drive Billington
3/2012/0818/P	Proposed car-port to rear of the garage to provide a covered storage area	Brookside Garage Ltd Padiham Road, Sabden
3/2012/0822/P (LBC)	Take down and rebuild front elevation wall above first floor window lintels	St Mary's Vicarage 17 Church Street Clitheroe
3/2012/0827/P	Proposed replacement porch to the rear and a new store to the side elevation	11 Lingfield Avenue Clitheroe
3/2012/0830/P	Proposed side extension to an existing garage. Re-submission	3 Spinney Croft Longridge
3/2012/0835/P	Single storey studio/utility room extension to rear of the dwelling	64 Pendle Drive Whalley

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0838/P (LBC)	Application for consent to alter or extend a listed building in association with proposed change of use from Class B1 office to Class C3 residential (two houses)	Stanley House Lowergate Clitheroe
3/2012/0839/P	Change of use from Class B1 – office to Class 3 – residential (two houses)	Stanley House Lowergate, Clitheroe
3/2012/0841/P	Proposed single storey rear extension	13 Woodfield View Whalley
3/2012/0842/P	Proposed signage (1 x externally illuminated fascia sign and 1 x externally illuminated hanging sign)	10 Market Place Clitheroe
3/2012/0844/P	Proposed classroom and office extension	Blackburn Rovers Academy Brockhall Village Old Langho
3/2012/0845/P	Discharge of condition 4 (Renewable Energy), condition 5 (Surface Water Drainage Scheme), condition 6 (Surface Water Regulation System), condition 7 (Desk Top Study Previous Site Uses), condition 13 (Landscape Management Plan) and condition 15 (Site Access and Highway Improvement) of planning permission 3/2011/0247/P	land off Chapel Close Low Moor Clitheroe
3/2012/0848/P	Temporary siting of a 50m meteorological mast	Huntroyde Home Farm Huntroyde West Whins Lane, Simonstone
3/2012/0852/P	Raise the roof of the existing house. Proposed two-storey extension to provide garage and dressing/en-suite. Re-submission of application 3/2012/0159	6-8 Knowsley Road Wilpshire
3/2012/0853/P	Change of use of residential flat on first and second floors to Class A1 retail use (hairdressers) to be operated in conjunction with existing hairdressers on the ground floor (retrospective application)	40 King Street Clitheroe
3/2012/0856/P	Stone Built Garden Storage Shed 5m x 5m	Waddow House Clitheroe Road Waddington

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0871/P	Application for the discharge of condition No.2 (Programme of building recording and analysis) and condition No.3 (Bat Survey) of planning permission 3/2011/0481P	Dean Farm Sabden
3/2012/0872/P	Resubmission of proposed engineering operations to form earth banked slurry lagoon and laying of concrete railway sleepers to form cow track across land and new agricultural access	Brickroft Lane at Hodder Bank Farm Dunsop Road Whitewell
3/2012/0885/P	Proposed extension to existing goat housing to form through passage to all buildings and goat handling area. Roof only, phase 1 of a two-phase plan	Pasture House Farm West Marton Skipton
3/2012/0925/P	Application for the renewal of planning permission 3/2009/0840P for a proposed lounge and bedroom extension and porch	Mellor House 15 Mellor Lane Mellor
3/2012/0933/P (LBC)	Installation of date stone within original date stone enclosure to depict original build date and restoration date	Stanley House Further Lane Mellor
3/2012/0936/P (LBC)	Repair of jambs in relation to bottom left-hand window	16 Talbot Street Chipping
3/2012/0951/P	Application to discharge condition No.3 (materials) of planning consent 3/2012/0701	Ivy Cottage Newton-in-Bowland
3/2012/0966/P	Application for the renewal of planning permission 3/2009/0996P for a single storey extension to provide a utility room and two storey extension to form new entrance, cloakroom, study and enlargement of existing bedroom	Olive Cottage off Smalden Lane Grindleton
3/2012/0979/P	Application for a non-material amendment to planning permission 3/2011/0307P, for a footpath, rather than a service strip, in front of plots 81 to 89 and redesigned car parking area for plots 89 to 95 inclusive	Barrow Brook Business Village Barrow

APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0734/P	Proposed erection of 1 no. 10Kw Evoco Wind Turbine on 15m high mast	The Brows Farm Higher Road Longridge	Contrary to the requirements of NPPF, Planning for Renewable Energy: A Companion Guide to PPS22, Local Plan Policies G1, G5, ENV2, ENV3, ENV24, ENV25, ENV26 and ENV19, and the Planning (Listed Buildings and Conservation Areas) Act 1990. Impact on MOD ATC and Range Control radars, highly visible, incongruous, prominent feature, detrimental to visual amenity of AONB, impact on enjoyment of walkers and adverse visual impact on the character, setting and appearance of Listed Building.
3/2012/0716/P	Proposed erection of a new agricultural building, creation of new access track across land to building from existing access gate	Land off Trapp Lane Simonstone	Policies G1, G5 and ENV3 – building not justified on agricultural grounds, therefore unnecessarily detrimental to the visual amenities of the locality.
3/2012/0788/P	Proposed alteration of existing highway boundary and formation of 6	1, 2 & 3 Greendale View Main Street Grindleton	Contrary to Local Plan Policies, the NPPF and the Planning (Listed Buildings and Conservation Areas)
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...	off-street car parking spaces for three properties. Including demolition of existing bus shelter, replacing with modern bus-shelter frame		Act 1990. Approval of this proposal would have an adverse visual impact on the character, setting and appearance of the street scene, adjacent Listed Buildings and the CA that neither preserves or enhances this location. Refusal on highway safety grounds.
3/2012/0790/P	Retention of stable block with covered midden and construction of an outdoor arena for use as a commercial livery	Gamekeepers Cottage Park Road Gisburn	Impact upon historic park and garden and the setting of listed buildings contrary to Policies ENV21, ENV19, G1, ENV3, ENV13, RT1 and ENV14 of the RVDLP.
3/2012/0801/P	Existing East elevation fascia sign board re-sited to the North elevation, new fascia sign board to East elevation, existing window graphic removed and new polycarbonate window graphic installed into the existing window to East elevation and re-instate the poster frame to the North	Stonebridge Off-Licence 1 Whittingham Road Longridge	Contrary to Local Plan Policies G1 and ENV16, Key Statement ENV5 and Policy DME4 of the RVBC Core Strategy 2008-2028 (reg.22 submission draft), guidance within the NPPF and Planning (Listed Buildings and Conservation Areas) Act 1990 – Adverse impact on character and appearance of Longridge Conservation Area.
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...	elevation (2 x fascias signs and 8 x other signs)		
3/2012/0823/P	Proposed conversion of Old School House at Lane Ends into a three-bedroom dwelling house (Re-submission).	Old School House Lane Ends Grindleton	Contrary to paragraphs 56, 60, 64, 115, 126, 128, 129, 131, 133 and 135 of NPPF and Policies G1, ENV1, H16 and H17 of the Local Plan. Proposal would be visually harmful to the streetscene, to the detriment of the character of the building, and would visually affect the character, appearance and setting within the AONB.
3/2012/0824/P	Change of use from booking office to walk in booking office to include creation of additional parking at Ground Floor Office	6 Abbey Works Back King Street Whalley	G1 and NPPF – Detrimental to highway safety and neighbouring amenity.
3/2012/0826/P	1 x free standing double sided internally illuminated forecourt sign	76 Mitton Road Whalley	G1 – Unsympathetic and out of character for residential area to the detriment of residential amenity.
3/2012/0834/P	Agricultural livestock building	The former Sewage Works Sabden	G1, G5, ENV1 – Unjustified development detriment to visual amenity.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2012/0843/P	Proposed change of use from Bakery (Class A1) to Betting Shop (Class A2) including alterations to shop front. Includes erection of 3 x 900mm satellite dishes to roof of ground floor rear outrigger	10 Market Place Clitheroe	The proposed change in use of the property is contrary to Local Plan Policy S3, Paragraph 23 of the NPPF and Policy DMR1 of the emerging Core Strategy: 2008 - 2028 - A Local Plan for Ribble Valley (Regulation 22 Submission Draft). The proposed replacement shop front is considered contrary to guidance contained within Local Plan Policies G1 and ENV16, the NPPF, paragraphs 178 and 190 of the HEPPG, and the Planning (Listed Buildings and Conservation Areas) Act 1990.
3/2012/0846/P	Temporary advertising hoarding situated in the café car park (retrospective application)	Strawberry Fields Main Street Gisburn	Policy G1 – Detriment to visual amenity.
3/2012/0849/P	Part single/ part double rear extension incorporating garage and dormers	Goose Chase Preston Road Ribchester	G1, H10, SPG – Incongruous, dominant and prominent additions harmful to visual amenity.
3/2012/0862/P	Outline application for 9 dwellings on land	Fell View Barnacre Road Longridge	The submitted development, by virtue of its layout, scale, massing,
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			design, siting and orientation, proposes a scheme contrary to guidance within the NPPF and Policy G1 of the Districtwide Local Plan.
3/2012/0897/P 3/2012/0898/P	Alterations to a Grade II listed building both internal and to rear elevation	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. Contrary to Policy ENV20 of the Local Plan.

528 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0923/P	Application for a Lawful Development Certificate for a proposed single storey extension and alteration of an existing garage to be used for domestic purposes	1 Sawley Avenue Simonstone

529 APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0607/P	Extension of existing fence, car park crossing point, alteration of public right of way, modification of air intake duct, installation of trolley shelter, satellite dish and extract	E H Booth & Co Ltd Berry Lane Longridge
3/2012/0648/P	Erection of garden walls, gates and store and removal of existing conifers and store shed	Showley Fold Farm Dixon Road Longridge
3/2012/0817/P	Retention of agricultural dwelling and alterations	Park Style Leagram

3/2012/0863/P CF 50kw wind turbine, 39.65m high Handlesteads
 from blade to tip Collins Hill Lane
 Chipping

530 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>No of Dwellings</u>	<u>Progress</u>
3/2010/0078/P	Old Manchester Offices Whalley New Road Billington	20/5/10	18	With agent and applicants solicitor
3/2012/0065/P	Land off Dale View Billington	24/5/12	12	With applicants solicitor
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	Signed - awaiting issue of decision notice
3/2012/0014/P	Land adj Greenfield Avenue, Low Moor Clitheroe	19/7/12	30	With applicants solicitor
3/2012/0379/P	Primrose Mill Woone Lane, Clitheroe	16/8/12	14	Deed of Variation With applicants agent
3/2012/0497/P	Strawberry Fields Main Street, Gisburn	11/10/12	21	With Legal
3/2012/0420/P	Land North & West of Littlemoor Clitheroe	8/11/12	49	With Planning
3/2012/0617/P	Land off Clitheroe Road Barrow	8/11/12	7	With Planning
3/2012/0623/P	Land at 23-25 Old Row Barrow	8/11/12	23	With Planning
	<u>Non Housing</u>			
3/2011/0649/P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures Lancashire County Council to draft Section 106
3/2012/0455/P	Shireburn Caravan Park Edisford Road Waddington	7/8/12		Deed of Variation With applicants solicitors

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APPEALS UPDATE

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2011/0300 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	-	New hearing date to be agreed	
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	-	Procedure has now been changed - appeal will be dealt with via a Public Inquiry, date to be agreed	
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	-		APPEAL ALLOWED
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	-	APPEAL DISMISSED 8.11.12
3/2012/0390 O	28.8.12	Mr Julian Hindle, Haydock Developments Ltd Proposed erection of a dwelling Land between 52 & 54 Knowsley Road Wilpshire	WR	-	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>
3/2012/0327 O	31.8.12	Commercial Estates Group (CEG) Mixed use development comprising residential (C3); nursing home (C2); car parking; open space and ancillary landscaping Land to the East of Clitheroe Road (Lawsonsteads), Whalley	–	Inquiry cancelled	– APPEAL WITHDRAWN 16.11.12 Cost application submitted.
3/2011/0892 O	6.9.12	The Huntroyde Estate Proposed residential development Land off Milton Avenue Clitheroe	–		AWAITING DECISION
3/2012/0259 D	25.9.12	Mr A Ball Proposed new vehicle/pedestrian access to site Seven Acre Cottage Forty Acre Lane Longridge	WR	–	Awaiting site visit
3/2012/0584 D	28.9.12	Mr Peter Kenrick Proposed rear extensions and alterations to existing dwelling 2 Blackburn Road Ribchester	Householder appeal	–	AWAITING DECISION
3/2012/0401 Non-determination	12.10.12	Phillips Property Limited Outline application for the proposed re-development of the site for residential purposes 51-53 Knowsley Road Wilpshire	WR	–	Awaiting site visit
3/2012/0499 D	2.11.12	Miss Jilly Farthing Single storey side extension to dwelling The Granary at Bulcocks Farm Pendleton	Householder appeal	–	Notification letter sent 6.11.12 Questionnaire sent 9.11.12
3/2012/0096 D	14.11.12	Mr & Mrs D Hancox Proposed dwelling with garages, garden and landscaping Kemple Barn Whalley Road Clitheroe	WR	–	Notification letter sent 23.11.12 Questionnaire sent 27.11.12 Statement to be sent by 25.12.12

<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>
3/2011/1032 D	19.11.12	Mr Peter Street Proposed 'Log Cabin' style holiday lodges Whins Lodge Whalley Old Road Langho	WR	–	Notification letter and questionnaire to be sent by 30.11.12 Statement to be sent by 28.12.12

532 CONSULTATION DOCUMENT – EXTENDED PERMITTED DEVELOPMENT RIGHTS FOR HOME OWNERS AND BUSINESSES

The Director of Community Services submitted a report requesting Committee's observations in relation to the consultation document published in November 2012 relating to extending permitted development rights for home owners and businesses. He highlighted the five main elements of the consultation which included domestic extensions; extensions to shops professional and financial services; office proposals; industrial buildings and installation of broadband infrastructure. The report included the completed consultation response form for Committee's approval.

RESOLVED: That Committee authorise the Director of Community Services to respond in accordance with the consultation response form.

533 PERFORMANCE MANAGEMENT IMPROVEMENT MEASURES – DEVELOPMENT MANAGEMENT

The Director of Community Services submitted a report advising Members on the government's report in relation to the Growth and Infrastructure Bill and how it refers to poor performing authorities with the possible sanction of decision making being taken away from these authorities. It was evident that two of the main benchmarks for poor performing authorities were speed in decision making and number of applications overturned. Recently, this has meant that Ribble Valley Borough Council had been identified as one of the poor performing authorities. The report went on to identify some measures which would assist in driving efficiency and result in speedier determination of planning applications. This would include a slight increase in delegation by increasing the threshold from 3 to 10 individual household objections in relation to the ability to improve a scheme under delegation and to be given authority to refuse schemes that relate to applications submitted by members of staff or close relations. Allowing delegation for decisions to be made on schemes that are less than 10 units would also speed up the system. Another way would be to use planning conditions in place of Section 106 Agreements where it was appropriate and in accordance with guidance from the Planning Inspectorate. This had been discussed at a recent Strategic Housing Group meeting where Members had confirmed that this would be acceptable.

RESOLVED: That Committee

1. approve the revised changes to the delegation scheme to include:
 - applications of up to 9 dwellings
 - ability to approve applications providing fewer than 10 objections from separately addressed residents received by date of consultation at the time of preparing the report, whatever is the later
 - ability to refuse staff and member related applications ; and
2. endorse the procedure to use planning conditions where possible rather than the use of Section 106 Agreements, with particular reference to affordable housing elements.

534 HOUSING LAND AVAILABILITY

The Chief Executive submitted a report informing Committee on the most recent results of the Housing Land Availability survey. The Head of Regeneration and Housing however did report that in the light of an appeal lost at Barrow, the methodology for the five year supply would need to be revisited with a review of the sites. This would be reported to the next meeting.

RESOLVED: That the report be noted.

535 APPEALS

- (a) 3/2011/0893/P – Old Car Park, Hodder Place, Stonyhurst – appeal dismissed.

536 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representative on outside bodies.

537 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Categories 2 and 3 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

538 CORE STRATEGY UPDATE

The Chief Executive submitted a report updating Committee on the Core Strategy and asking them to consider the implications for progressing the Examination. Following the submission of the Council's proposed Core Strategy to the Secretary of State for Examination, the Inspector had subsequently responded expressing his view that at present his concerns regarding the extent to which the underpinning evidence base is out of date remain and consequently would not pass scrutiny in his view at Examination. Following these comments, the Inspector had indicated two principal options as a way forward to either suspend the Examination or withdraw the submitted Strategy. Either of the approaches would delay the progress of the Core Strategy and require as a

starting point the evidence base to be updated. This would also have resource implications with regard to the use of consultants and staff time.

It was felt that establishing a working group would help progress the work required.

RESOLVED: That Committee

1. agree to carry out the necessary work to update the evidence base and seek the agreement of the Inspector to a suspension of the Examination for a minimum of six months;
2. establish a working group to progress the Local Development Framework; and
3. recommend to Policy and Finance Committee a request for additional resources to progress the Core Strategy in line with the proposals as set out in the report and consideration by the proposed working group.

The meeting closed at 9.02pm.

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