



Ribble Valley Borough Council

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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, 16 JULY 2013** at **6.30PM**.

CHIEF EXECUTIVE
27 June 2013

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 **23 April 2013** and **Annual Council** held on 14 May 2013.
5. Mayoral Communications.
6. Leader's Report and Question Time.
7. 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: 23 APRIL – 26 JUNE 2013			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
EMERGENCY COMMITTEE	23 APRIL	1 – 2	798 – 800
COUNCIL	23 APRIL	3 – 8	801 – 811
ANNUAL COUNCIL	14 MAY	9 – 13	1 – 7
COMMUNITY COMMITTEE	21 MAY	14 – 21	8 – 24
PLANNING & DEVELOPMENT COMMITTEE	23 MAY	22 – 47	25 – 51
HEALTH & HOUSING COMMITTEE	30 MAY	48 – 53	52 – 71
PERSONNEL COMMITTEE	5 JUNE	54 – 57	72 – 86
POLICY & FINANCE COMMITTEE	11 JUNE	58 – 63	87 – 103

COMMITTEE MEETINGS: 23 APRIL – 26 JUNE 2013			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
PLANNING & DEVELOPMENT COMMITTEE	13 JUNE	64 – 80	104 - 118
LICENSING COMMITTEE	18 JUNE	81 – 83	119 – 128
PARISH COUNCIL LIAISON COMMITTEE	20 JUNE	84 – 88	129 – 139
SPECIAL PLANNING & DEVELOPMENT COMMITTEE	25 JUNE	89 - 93	140 - 145
ACCOUNTS & AUDIT COMMITTEE	26 JUNE	94 – 97	146 - 156

Part II - items of business **not** to be discussed in public

None.

NOTES:

1. Questions (attention is drawn to Standing Orders 9, 10 and 12).
 - (i) A Member may ask the Mayor or the Chairman of any Committee any question on any matter where the Council has powers or duties or which affects the Borough. A question must either be given to the Chief Executive by noon on the Friday before the meeting or relate to urgent business in which case agreement of the Mayor to the question being put shall be required and, where possible, a copy of the question will be given to the Chief Executive before 10.00am on the day of the meeting.
 - (ii) Any Member may ask a question or make a comment on any minute before the Council, provided that he or she does not speak for more than five minutes in total on the minutes of a particular Committee. The Chairman may decline to answer a question unless written notice of the question has been given to the Chief Executive by noon on the Friday before the meeting.
 - (iii) Any Member may ask questions of the Leader of the Council on matters relating to the general work of the Council which do not fall within the remit of any particular Committee. Notice in writing specifying the nature of the question in sufficient detail to enable a reply to be prepared must be given to the Chief Executive by not later than noon on the day before the Council meeting.

Minutes of Emergency Committee

Meeting Date: Tuesday, 23 April 2013 commencing at 3.30pm
Present: Councillor E M H Ranson (Chairman)

Councillors:

R Thompson

In attendance: Chief Executive, Director of Community Services, Director of Resources, Head of Engineering Services, Head of Environmental Services, Head of Legal and Democratic Services and Cemetery Officer.

798 APOLOGIES

Apologies for absence were received on behalf of Councillors S Hirst and A Knox.

799 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following 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.

800 REQUEST FOR ADDITIONAL FUNDING FOR PROVISION OF CLITHEROE CEMETERY INFRASTRUCTURE

The Chief Executive submitted a report asking the Emergency Committee to agree the allocation of additional capital funding to enable immediate progress with the provision of the infrastructure to the new extension at Clitheroe Cemetery, Waddington Road.

The report outlined the background to the cemetery and reminded the Committee that in January 2010, Policy and Finance Committee had approved capital funding for the purchase of the adjacent land to the cemetery for burial. The compulsory purchase of the additional entrance land and also to cover the increased capital estimate for essential site infrastructure for Phase I of the new extension.

A scheme for the provision of the necessary infrastructure was prepared in house and put out to tender in March 2013 with a view to commencement in April/May 2013. In response six tenders had been received. Unfortunately the current budget of £84,000 remaining for this work which was originally approved in March 2010 was now insufficient to cover the scheme at current day costs. Members were asked to consider the approval of a further £33,541 to the existing scheme budget. This scheme would provide between 520 and 540 new burial plots which equates to a minimum of 20 years capacity at current usage before further capital investment should be required.

RESOLVED: That Committee

1. note the content of the report; and
2. approve the additional financial provision of £33,541 to provide the necessary infrastructure to the new cemetery extension.

The meeting closed at 3.45pm.

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

Minutes of Meeting of the Council

Meeting Date: Tuesday, 23 April 2013, starting at 6.30pm
Present: Councillor I Sayers (Chairman)

Councillors:

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

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

Councillors observed a minutes silence in remembrance of former Mayor, Gwen Pye, who had recently died.

801 PRAYERS

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

802 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors I Brown, R Carefoot, S Knox, R Moores, R Newmark and J White.

803 DECLARATIONS OF INTEREST

There were no declarations of interest.

804 PUBLIC PARTICIPATION

The Chief Executive, confirmed that there was one item of public participation from Mr Graham Sowter. The Mayor invited Mr Sowter to ask his question.

Mr Sower asked a question regarding the Council's policy on holiday accommodation and concerns regarding the number of holiday units that were given planning permission and the lack of subsequent enforcement of planning conditions.

The Chairman of Planning and Development Committee, Councillor Terry Hill, thanked Mr Sowter for his question and confirmed that it was an issue the Council had considered for several years. He noted that the development of holiday accommodation was of particular concern for the Council in light of its commitment to the tourism industry and its importance to the local economy. However, he did wish to reassure Mr Sowter that the Council's new policy on Dwellings in the Open Countryside and the Area of Outstanding Natural Beauty aspects of the Core Strategy, would go some way to addressing the issue and reinforce the Council's position on the matter.

In a supplementary statement Mr Sowter stated that he believed the Council needed to work harder to reinforce any condition that was within policy.

Councillor T Hill confirmed that the Council took enforcement seriously but he would undertake to make sure that information about how many housing registers had been checked in the last 12 months was made available to Mr Sowter and give a clearer definition of holiday accommodation within policies.

At the end of public participation the Mayor thanked Mr Sowter for his contribution and invited him to remain for the rest of the meeting if he so wished. Mr Sowter chose to leave the meeting.

805 COUNCIL MINUTES

The minutes of the meeting of the Council held on 5 March 2013 were confirmed as a correct record and signed by the Chairman.

806 MAYORAL COMMUNICATIONS

The Mayor reported on engagements that he had attended since the last meeting. These had included the Ribble Valley Tourism Association AGM, a visit to see tree planting at Forest School Nursery, a reception with the Lord Lieutenant to celebrate the success of last year's Poppy Appeal and induction services for two new members of the Clergy in the borough.

The Mayor also reported that the Deputies had attended a variety of events including the St George's Day Parade at Blackburn Cathedral.

Finally the Mayor wished to thank the Mayoress for her lead on fundraising activities throughout the year and thanked everyone for their support during his term of office. He also wished to thank the officers Olwen Heap and Ian Potter for their hard work and dedication in supporting the mayoralty.

807 LONG SERVICE AWARDS

The Mayor made presentations to staff who had achieved 25 years' service with the Council. He presented gifts to Janet Beer – Receptionist at Ribblesdale Pool and John Macholc – Head of Planning Services. The Mayor thanked the staff for their loyalty and commitment to the Council and for all their dedicated work over the years.

808 LEADER'S REPORT

The Leader began by thanking the Mayor and Mayoress for all the hard work that they had put into a very successful Mayoral year.

The Leader then went on to announce that he would be stepping down as Council Leader as from 14 May 2013 – the date of the annual meeting. He was delighted to confirm that Councillor Stuart Hirst had been elected as Leader of the Conservative Group in his place, with Councillor Simon Hore elected as Deputy Leader.

The Leader then reflected on his six years in office and thanked his colleagues for their support, the Opposition for their reasonable and co-operative approach and officers and staff for their help and courtesy in all his dealings with them.

The Leader reflected on key successes during his last six years including the awarding of the Freedom of the Borough to the Duke of Lancaster's Regiment, the rolling out of the wheelie bin service across the borough, the smooth transition of the appointment of a new Chief Executive and, importantly, that the Council had maintained and increased its financial stability in difficult times whilst at the same time safeguarding services, reducing overall costs and keeping costs to residents down to a minimum.

The Leader was also pleased that he had been able to increase the profile of the borough at a county and national level and that people throughout the county were more aware of Ribble Valley and its reputation as an excellent place to visit and live. He was proud of the continued success of the Food Festival and its ability to attract thousands of people to visit the area to sample its produce.

He also highlighted some disappointments during the last six years including the failure of Ribble Valley Homes to actively develop and build affordable homes in the area and issues that had arisen in respect of the Government's planning policy.

The Leader finished by thanking everyone for their help and support and wished his successor, Councillor Hirst, best wishes for his time as Leader.

The Mayor thanked Councillor Ranson for his commitment and dedication to the role of Leader of the Council over the last six years.

809

LEADER'S QUESTION TIME

The Leader of the opposition Councillor A Knox asked how many alcohol related incidents had been reported in Clitheroe Town Centre in the past year. The Leader of the Council, Councillor M Ranson, thanked Councillor Knox for his question and confirmed that a total of 37 alcohol related crimes had occurred in the 12 months between 1 April 2012 and 31 March 2013. He reported that the majority of those incidents had taken place in licensed premises.

Next Councillor Knox asked how many infringements of planning conditions had been addressed in the last year. The Leader confirmed that during the period January to October 2012, 185 complaints had been considered, 20% of which had related to breach of a condition. He noted that Committee recognised the importance of monitoring conditions and this had been included in the work plan of the Enforcement Officer. He reported that there were currently 83 active complaints, of which 21 related to a breach of condition.

Finally, Councillor Knox asked what plans the Council had to share services with other authorities. The Leader confirmed that at present the Council had no plans to share any further Council services but it was an area that was kept under review and if an opportunity arose in the future that would benefit the residents of the Ribble Valley they would be given serious consideration.

In a supplementary question Councillor Knox asked if the Council had received any encouragement from Planning Ministers to merge planning departments across districts. The Leader reported that he had not received any such encouragement.

810

NOTICE OF MOTION

Consideration was given to a Notice of Motion proposed by Councillor J Rogerson which read as follows:

“That Ribble Valley Borough Council acknowledges the benefits of the review of public conveniences and that Longridge being the second largest town within the borough, has a need for some form of public toilets alongside the community toilet scheme.

This Council now urges officers and Community Committee to look positively on some form of public provision on Berry Lane in the centre of Longridge.

This should be a full disabled provision and could possibly be coin operated which could then make them available 24 hours, 7 days a week.”

The motion was seconded by Councillor D Smith and debated by the Council.

Councillor K Hind proposed an amendment to the motion and asked that the following statement be added to the end of the motion:

“This Council refers the provision of public toilets in Longridge to the Community Committee for reconsideration.”

The amendment was debated. A vote was taken and the amendment was carried.

The amended Notice of Motion was then put to the vote and carried.

RESOLVED: That the following Notice of Motion be accepted:

“That Ribble Valley Borough Council acknowledges the benefits of the review of public conveniences and that Longridge being the second largest town within the borough, has a need for some form of public toilets alongside the community toilet scheme.

This Council now urges officers and Community Committee to look positively on some form of public provision on Berry Lane in the centre of Longridge.

This should be a full disabled provision and could possibly be coin operated which could then make them available 24 hours, 7 days a week.

This Council refers to the provision of public toilets in Longridge to the Community Committee for reconsideration.”

811 COMMITTEE MINUTES

(i) Community Committee – 12 March 2013.

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

(ii) Planning and Development Committee – 14 March 2013

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

(iii) Licensing Committee – 19 March 2013

RESOLVED: That the minutes of the above meeting be received with the exception of Minute number 708.

MINUTE 708 – GAMBLING STATEMENT OF POLICY

RESOLVED: That the Gambling Statement of Policy be approved.

(iv) Personnel Committee – 20 March 2013

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

(v) Health and Housing Committee – 21 March 2013

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

(vi) Policy and Finance Committee – 26 March 2013

RESOLVED: That the minutes of the above meeting be received with the exception of Minute numbers 746 and 748.

MINUTE 746 – TREASURY MANAGEMENT STRATEGY

RESOLVED: That the Treasury Management Strategy 2013/2014 be approved.

MINUTE 748 – TREASURY MANAGEMENT POLICIES AND PRACTICES 2013/14

RESOLVED: That the Treasury Management Policies and Practices 2013/14 be approved.

(vii) Accounts and Audit Committee– 27 March 2013

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

(viii) Parish Council Liaison Committee – 28 March 2013

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

(ix) Planning and Development Committee – 11 April 2013

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

The meeting closed at 7.50pm.

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

Minutes of Meeting of the Annual Council

Meeting Date: Tuesday, 14 May 2013 starting at 6pm
Present: Councillor I Sayers (Chairman)

Councillors:

P Ainsworth	G Mirfin
J E Alcock	R Newmark
R Bennett	EMH Ranson
S Bibby	L Rimmer
S Brunskill	M Robinson
S Carefoot	J Rogerson
P Dowson	C Ross
RJ Elms	I Sayers
R Hargreaves	G Scott
J B Hill	RE Sherras
T Hill	DT Smith
B Hilton	R Swarbrick
K Hind	D Taylor
SA Hirst	M Thomas
J Holgate	RJ Thompson
K Horkin	NC Walsh
AM Knox	J White
S Knox	A Yearling

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

The meeting opened with a minute's silence in memory of Mrs Myra Clegg - a past Councillor, Mayor and Alderman of the Borough, who had recently died."

1 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors I Brown, C Conner and R Moores.

2 ELECTION OF MAYOR

The Mayor invited nominations for the Office of Mayor for the municipal year 2013/2014. Councillor J Holgate proposed and Councillor J Rogerson seconded the motion that Councillor Richard Sherras be elected to the Office of Mayor for the municipal year 2013/2014.

RESOLVED: That Councillor R Sherras be elected to the office of Mayor for the municipal year 2013/2014.

Councillor I Sayers invested Councillor Richard Sherras as Mayor with the ceremonial chain of office. Councillor Sayers invested Mrs Lynne Pate as Mayoress.

The Mayor (Councillor R Sherras) then took the chair and signed the Declaration of Acceptance of Office. The Mayor (Councillor R Sherras) presented Councillor I Sayers and Mrs J Hayes with badges to commemorate their successful term of office as Mayor and Mayoress. He spoke in appreciation of the excellent service during their year of office. The Mayor (Councillor R Sherras) made a speech accepting the Office of Mayor.

3 ELECTION OF DEPUTY MAYOR

The Mayor invited nominations for the Office of Deputy Mayor for the municipal year 2013/2014. Councillor S Hirst proposed and Councillor S Hore seconded the motion that Councillor EMH Ranson be elected to the Office of Deputy Mayor for the municipal year 2013/2014.

RESOLVED: That Councillor EMH Ranson be elected to the Office of Deputy Mayor for the municipal year 2013/2014.

Councillor EMH Ranson was invested as Deputy Mayor by the Mayor with the ceremonial chain of office. Mrs J Ranson was invested as Deputy Mayoress by the Mayor. The Deputy Mayor then made a short acceptance speech.

4 PRAYERS

The Mayor then called upon the Reverend A Froud, to ask God's blessing on the Council's deliberations in the coming year.

5 COMMITTEE ARRANGEMENTS 2013/2014

The Leader, Councillor S Hirst, proposed the recommendations outlined in the report regarding Committee arrangements for the municipal year 2013/2014 and related to the:

- number of Committees and their terms of reference;
- call in procedure;
- timetable of meetings;
- number of seats of each Committee;
- allocation of seats to Councillor Rogerson;
- representation of Parish Councils' Liaison Committee; and
- appointment of an Emergency Committee.

The proposal was seconded by Councillor S Hore.

RESOLVED: That the Committee arrangements for 2013/2014 as set out in section 4 of the report of the Chief Executive be approved.

6 APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN 2013/2014

Councillor S Hirst proposed and Councillor S Hore seconded that the appointment of Chairman and Vice Chairman of the Committees of the Council for the municipal year 2013/2014 be as follows:

Committee	Chairman	Vice Chairman
Community Services	R Thompson	S Carefoot
Planning & Development	T Hill	S Bibby
Health & Housing	B Hilton	K Hind
Personnel	R Elms	D Taylor
Policy & Finance	S Hirst	S Hore
Licensing	J Alcock	J Holgate
Accounts & Audit	JB Hill	M Thomas

RESOLVED: That the Chairman and Vice Chairman be as set out in the list circulated at the meeting.

7 APPOINTMENT OF REPRESENTATIVES ON OUTSIDE BODIES 2013/2014

Councillor S Hirst proposed and Councillor S Hore seconded that the representatives on outside bodies be as set out in the list circulated at the meeting.

RESOLVED: That the representatives on outside bodies be as set out in the list circulated at the meeting – see Appendix A to these minutes.

The meeting closed at 6.45pm.

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

RIBBLE VALLEY BOROUGH COUNCIL ANNUAL COUNCIL MEETING

Agenda Item No. 6

meeting date: TUESDAY 14 MAY 2013
 title: REPRESENTATIVES ON OUTSIDE BODIES 2013/2014
 submitted by:
 principal author: CONSERVATIVE GROUP NOMINATIONS

ORGANISATION	NUMBER OF VACANCIES	NOMINATIONS	PARENT COMMITTEE	NO. OF REPORTS
Children's Trust	1	Stella Brunskill	Community Services	1
Lancashire Tourism Forum	1	Joyce Holgate	Community Services	1
Lancashire Waste Partnership	1	Ian Sayers	Community Services	1
Langho Football Club	1	Mike Thomas	Community Services	1
Longridge Social Enterprise Company Limited	1	Ken Hind	Community Services	1
NW Sound Archives	1	Ged Mirfin	Community Services	1
Ribble Valley Sport & Physical Activity Alliance (SPAA)	1	Jim White	Community Services	1
Ribble Valley Sports & Recreation (Roefield Leisure Centre)	2	Stella Brunskill Robert Thompson	Community Services	1
Salesbury and Copster Green Commons Management Committee	3	Peter Ainsworth Susan Bibby Stuart Hirst	Community Services	1
Carer's Link	1	Joyce Holgate	Health & Housing	1
Environment Agency Liaison Committee	2	Richard Sherras Ian Sayers	Health & Housing	1
Hanson Cement Liaison Committee	5	Richard Sherras Pam Dowson Ian Sayers Ian Brown Allan Knox	Health & Housing	2
Health & Wellbeing Board (LCC)	1	Bridget Hilton	Health & Housing	6
LCC Adult Social Care and Health Overview & Scrutiny Committee	1	Bridget Hilton	Health & Housing	1

ORGANISATION	NUMBER OF VACANCIES	NOMINATIONS	PARENT COMMITTEE	NO. OF REPORTS
NW Regional Older Peoples Champion Network	1	Susan Bibby	Health & Housing	1
Pendle Club, Clitheroe	2	Pam Dowson Sue Knox	Health & Housing	1
Ribble Valley Homes	4	Peter Ainsworth Ged Mirfin Ian Brown Allan Knox	Health & Housing	1
Tarmac Liaison Committee	4	Michael Ranson Ian Sayers Ruth Moores Allan Knox	Health & Housing	2
NW Employer's Organisation	1 + 1 substitute	Rosemary Elms Doreen Taylor	Personnel	2
Groundwork Pennine Lancashire Trust	1	Terry Hill	Planning & Development	1
Forest of Bowland (Area of Outstanding Natural Beauty) Advisory Committee	1	Rosemary Elms	Planning & Development	1
Armed Forces Champion	1	Jim White	Policy & Finance	1
Clitheroe Royal Grammar School Foundation Trust	3	Stuart Hirst Stella Brunskill Ian Brown	Policy & Finance	1
Citizen's Advice Bureau	3	Lois Rimmer Noel Walsh Mary Robinson	Policy & Finance	1
Hyndburn and Ribble Valley Council for Voluntary Services	1	Richard Newmark	Policy & Finance	1
LGA Consultative Committee	2	Stuart Hirst Allan Knox	Policy & Finance	1
Local Government Association Rural Commission	2	Michael Ranson Rupert Swarbrick	Policy & Finance	1
Police & Crime Panel	1	Stuart Hirst	Policy & Finance	2
Ribble Valley Community Safety Partnership	1	Kevin Horkin	Policy & Finance	1
Ribble Valley Community Transport	1	Ian Sayers	Policy & Finance	1
Rural Services Network	1	Richard Sherras	Policy & Finance	1

Minutes of Community Services Committee

Meeting Date: Tuesday, 21 May 2013 starting at 6.30pm
Present: Councillor R J Thompson (Chairman)

Councillors:

J E Alcock	R Newmark
R Bennett	L Rimmer
S Brunskill	I Sayers
S Carefoot	G Scott
A M Knox	R Swarbrick
G Mirfin	J White

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

8 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Hill and M Robinson.

9 MINUTES

The minutes of the meeting held on 12 March 2013 were approved as a correct record and signed by the Chairman.

10 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

11 PUBLIC PARTICIPATION

There was no public participation.

12 APPOINTMENT OF WORKING GROUPS

Committee were asked to confirm arrangements/membership of any working groups that fall within the remit of this Committee.

RESOLVED: That Committee approve the appointment of the following working groups:

Public Convenience Working Group – for Members
Open Space Working Group – for Members
Grants Working Group – for Members

13 PUBLICALLY ACCESSIBLE TOILETS IN LONGRIDGE AND GISBURN

The Director of Community Services submitted a report asking Committee to consider options for the improvement of the current provision on publically

accessible toilet facilities in Gisburn and Longridge. He reminded Committee of the background to this issue with regard to the closure of several sets of public conveniences as part of a rationalisation in 2012. The closure of the facilities in Gisburn and Longridge had caused considerable concern amongst the communities and hence a resolution of the January meeting of this Committee was that options for the improvement of the current provision of publically accessible toilet facilities in both Gisburn and Longridge be investigated.

In the case of Longridge, a local working group had been established by the Longridge Town Council, which had met to consider the issue. The Head of Engineering Services had attended these meetings on behalf of the Council. Actions resulting from these meetings had improved the signage to the modern facilities in the Old Station located near to the closed Berry Lane facilities, and facilities had been made available in the local supermarket service station from 7am to 10pm every day of the week, as part of the Community Toilet Scheme. Various proposals to address the perceived need for additional facilities on Berry Lane had been discussed. A potential solution which could be managed locally in order to develop the flexibility to address local needs and variations would be for this Council to make the disused Berry Lane facilities available to the Town Council and that the Town Council or a body that it establishes, makes arrangements for the facilities to be made available on specified days and times each week, and engages a local contractor or organises a local group who will ensure that the toilets are made available and cleaned appropriately. This Council would meet the costs of providing the standing costs of the facilities which could be accommodated within current budget provision and would not exceed £2,500 per annum. Longridge Town Council would, however, need to meet the costs of cleaning and opening/closing arrangements and would be subject to a periodic review.

With regard to Gisburn it was recognised that whilst there are premises in Gisburn that make their toilet facilities available to their customers and visitors, no local premises had currently listed as being a member of the Community Toilet Scheme. A proposal to address this position was to offer the former Council toilets for sale to a local business that is known to be interested in purchasing the facility, in order to make them available to their customers but with the condition that as long as the facility remains in use as a toilet, it is included in the Community Toilet Scheme. This disposal was now at an advanced stage and it was intended that a covenant be attached to the sale of the premises that ensure the facilities are included in the Community Toilet Scheme.

RESOLVED: That Committee

1. agree that the facilities on Berry Lane be made available to Longridge Town Council so that they may in turn make arrangements to provide the facilities for public use on the days per week that the Town Council deem appropriate. The cost to be incurred by the Borough Council should not exceed £2,500 per annum; and

2. agree that the disposal of the disposal of the facilities in Gisburn to the local business includes a covenant that stipulates that facilities be included in the Community Toilet Scheme. The details of the terms should be agreed with the Corporate Management Team and reported to the Policy and Finance Committee.

14

DOG CONTROL ORDERS

The Director of Community Services submitted a report asking Committee to consider the introduction of four dog control orders under the Clean Neighbourhood and Environment Act 2005. He reminded Committee that in July 2011 Members had received a report outlining concerns of dog fouling on Council playing pitches and it was agreed that officers should pursue the introduction of a dog control order to include a dog ban on Council playing fields and that parishes should be consulted to determine any changes that they would like to see.

The current Ribble Valley Borough Council Dogs (Fouling of Land) Designation Order 1978 only covers dog fouling in identified areas. In 2005 the Dog (Fouling of Land) Act 1991 was replaced by the Clean Neighbourhoods and Environment Act 2005 and extended the scope of aspects, which would include:

- fouling of land by dogs and removal of dog faeces
- the keeping of dogs on leads
- the exclusion of dogs from land
- the number of dogs which a person may take on to any land

In terms of land that the Order may apply to, this is specified as 'any land that is open to the air to which the public is entitled or permitted to have access'.

With this in mind, it was proposed that the new Order should cover the following:

- all open space as defined in the Appendix to the report, rather than the current arrangement of specifically designated areas;
- the exclusion of dogs on all Council owned playing pitches; and
- all children's play areas which are enclosed and any additional areas identified as part of the consultation;
- a requirement to keep dogs on leads at the request of a designated officer in the Castle grounds and Clitheroe Cemetery and any additional areas identified as part of the consultation.

This would support the Council and its designated officers by removing any doubt as to which land was included in the Order; would support the safe use of football pitches and reduce the number of complaints from football clubs using the Council's football pitches and would support the Dog Wardens and other designated staff in asking members of the public to control their dogs in areas where they have had previous concerns. The Director of Community Services did however remind Committee that although the new legislation would help with enforcement, there was no additional staff resources to increase this. Before making a new dog control order, there would also have to be consultation on the

proposal as well as a need to review and enhance signage, particularly on those designated areas where there would be additional requirements.

The Members were very supportive of introducing the new Dog Control Order and felt that this would enhance the open space facilities throughout the borough.

RESOLVED: That Committee agree to the making of the Dog Control Order as laid out in the report and detailed in the Appendix and Schedules attached.

15 EVENTS IN THE CASTLE GROUNDS

The Director of Community Services submitted a report bringing Committee up to date with determining the occupancy levels for events taking place in the Castle grounds and specific issues relating to this year's proposed bonfire. He reminded Committee that following the presentation of a report to a previous Committee with regard to determining maximum occupancy levels for events taking place in the Castle grounds, an independent assessment had been commissioned for a suitably qualified and impartial organisation to undertake the work.

Capita Symonds had been commissioned to carry out the independent assessment as they had significant experience in event management and no connection to any of the parties concerned with the bonfire. They had produced a comprehensive report which had concluded that the maximum capacity for the Castle field should be 6582 people based on the production of a robust event safety plan. This report had been presented to a meeting of the Ribble Valley Safety Advisory Group where representatives of Lancashire Fire & Rescue Service had accepted it and agreed that events on the Castle ground could achieve the stated maximum capacities, provided that the safety measures and conditions stipulated in the report were complied with. Representatives of the Clitheroe Bonfire Committee had also attended this meeting and although they had expressed their disappointment with the maximum capacity, after further consideration of the matter, had subsequently proposed an outline for 2013 event to be held on the Castle grounds. A key feature of that proposal was that access into the Castle grounds would be by ticket only which would be purchased in advance of the event and limited to 5000. The Bonfire Committee were currently preparing their event safety management plan, which would be proportionate to the risk presented by the event. Officers of the Council were assisting the event organisers with this process, which once completed, would be presented for consideration to the Ribble Valley Safety Advisory Group.

RESOLVED: That Committee

1. note the contents of the report; and
2. agrees the following maximum occupancy levels

Bandstand 2000
Castle field 6582

CLITHEROE FOOD FESTIVAL

The Director of Community Services submitted a report bringing Committee up to date with preparations for this year's festival. He reminded Committee that they had agreed to support this year's event on the basis that stronger budget controls were in place and that the Council were more closely involved in the decision making process for the festival. Preparations were now well underway for this year's event, which would take place on Saturday, 10 August 2013 and although it would follow a similar format to last year, it had expanded to include road closures on King Street and Market Place, thus extending the number of exhibitors to around 100.

This meant that an external traffic management company would be brought into deal with the road closures. However, the park and ride scheme would be co-ordinated by Council staff rather than a private company to both reduce costs and provide better co-ordination. The overall costs had gone up from the previous draft budget, but were balanced through additional sponsorship income, which had been secured by the Food Festival Company. The relative roles of the Council and Food Festival Company had complimented each other well with the Council focusing on event management issues, while the Food Festival Company had prioritised sponsorship and event promotion.

Committee discussed various aspects of the Food Festival and although they acknowledged that the Council being involved had helped with the preparations thus far, asked for reassurances with regard to the costs and subsequent guarantee against loss. Questions with regard to indirect staff costs were also asked.

RESOLVED: That Committee

1. agrees the latest forecast for the 2013 Food Festival; and
2. ask the Corporate Management Team to examine the articles of memorandum of the Food Festival Committee with regard to guarantees.

ACCESS TO DISCOUNT SERVICES BY SERVING OR EXTENSION-SERVICE MEMBERS

The Director of Community Services submitted a report asking Committee to consider a suggestion that free/subsidised swimming should be included as part of its commitment towards the Armed Forces Community Covenant. He reminded the Committee that the Armed Forces Community Covenant was a voluntary statement of mutual support between the civilian community and the Armed Forces and that within Section 4 of the Covenant, there were a number of activities that are already in place, a list of potential activities/interventions for the future, which included the possibility of providing reductions at Council owned facilities, in this case admission to Ribblesdale Pool. He informed Committee that it would be possible for holders of an MOD defence privilege card to be included within the freedom card concession scheme with the amendment of current leaflets/application forms. Although it would be difficult to assess how big

the take up would be, it was felt that the impact would not be great on current admissions income.

RESOLVED: That Committee agree to include the MOD privilege card holders within the Council's freedom card concessionary criteria for a period of 12 months, after which there would be a review.

18 CAPITAL OUTTURN 2012/2013

The Director of Resources submitted a report seeking Member approval for the slippage of capital schemes from the 2012/2013 financial year to the 2013/2014 financial year and to review the final outturn of the capital programme for 2012/2013 for this Committee. The past capital programme for the Community Committee consisted of 13 schemes, which totalled £523,850. Actual expenditure to date was £457,342 which equated to 87% of the overall revised estimate. The largest proportion of the estimate that was unspent at the end of the year related to the Calderstones Village Green scheme, which had been a late addition to the capital programme. For this Committee there were four schemes with identified slippage into 2013/2014 which totalled £56,390. These were schemes relating to Calderstones Village Green, car parks rolling programme, castle field play area and Whalley Moor – woodland paths and nature trails.

RESOLVED: That Committee agree the requests for slippage as outlined in the report and approve the slippage of £56,390 into the 2013/2014 financial year.

19 LCC HIGHWAYS CAPITAL WORKS 2013/2014 PROGRAMME

The Director of Community Services submitted a report for Committee's information on the Lancashire County Council capital funded programme of highways works for the 2013/2014 financial year. It informed Committee that although the Lancashire County Council's first priority for funding in the classified road programme was a scheme for the carriageway reconstruction of the A59 between Pendle Road and Sawley, as a result of discussions at a Three Tier Forum, it had now been decided that the allocated funding would show greater benefits to the Ribble Valley communities if it was not used for the single A59 scheme, but instead used on the other listed classified road schemes. The revised list of highway schemes now included in the 2013/2014 programme were listed for Committee's information.

RESOLVED: That the report be noted.

20 REPRESENTATIVES ON OUTSIDE BODIES 2012/2013

A report was submitted for Committee's information on the Outside Bodies that come under the remit of the Community Services Committee and their membership.

RESOLVED: That the report be noted.

21 GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report informing Committee of progress with regard to waste management – larger green bin scheme, recycling performance and Farrington Waste Technology Park.

The Chairman also invited all Members of the Committee to attend the Sports and Arts Grants Awards Evening on Monday, 3 June 2013 at 6.30pm in the Council Chamber.

22 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

23 EXCLUSION OF PRESS AND PUBLIC

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

24 COLLECTION OF WASTE PAPER AND CARDBOARD FOR RECYCLING

The Director of Community Services submitted a report asking Committee to consider options for the continuation of the fortnightly recycling collection of waste paper for domestic properties across the borough.

At the last meeting of this Committee, Members were reminded that the contract for the collection of this material had expired but the service had continued through a series of short term extensions that had been agreed with the contractor (Viridor). It had also been reported that it had not been possible to invite new tenders for the long term collection of the material because of uncertainty of the conditions relating to the recycling of waste materials that Lancashire County Council as the waste disposal authority may seek to impose on this Council.

Issues relating to the contract for the collection were highlighted for Committee's information and it was suggested that a much more cost effective solution than the current arrangement would be to collect the material through the Council's own refuse and recycling collection operation as an in-house service.

Financial implications relating to both the current situation and this proposal was explained to the Committee in some detail, along with the net budget impact that this would have.

RESOLVED: that Committee

1. approve the development and operation of an in-house collection service for the paper and card service as outlined with a target commencement date of 1 July 2013;

2. recommend to the Policy and Finance Committee the approval of a supplementary revenue estimate for the funding of the Viridor operation for the three months of the year (April, May and June) of £30,000 and if existing budgets prove inadequate, to approve a further supplementary provision of £10,000 for the in-house operation for the remaining nine months of the year;
3. recommend to Policy and Finance Committee the approval of a capital scheme into the current year's capital programme for the purchase of two second hand refuse vehicles totalling £24,000;
4. recommend to Personnel Committee the changes to the staff establishment of the Council as outlined in the report; and
5. propose that the performance of the new in-house service be reviewed after six months of operation.

The meeting closed at 8.06pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 23 May 2013 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

S Bibby	S Knox
I Brown	G Mirfin
S Carefoot	J White
B Hilton	A Yearing
J Holgate	

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

25 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Rogerson, I Sayers, D Taylor, M Thomas and R Thompson.

26 MINUTES

The minutes of the meeting held on 11 April 2013 were approved as a correct record and signed by the Chairman.

27 DECLARATIONS OF INTEREST

Councillor S Carefoot declared an interest in respect of planning application 3/2013/0285/P and 3/2013/0286/P in respect of Sharley Fold Farm, Dixon Road, Longridge.

28 PUBLIC PARTICIPATION

There was no public participation.

29 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2012/0789/P (GRID REF: SD 377489 435316)
PROPOSED DEMOLITION OF THE EXISTING BUILDING AND THE
ERECTION OF ONE DETACHED DWELLING AND ACCESS ALTERATIONS
AT LAND OPPOSITE FOXHILL HOUSE, WHINS LANE, SIMONSTONE

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on the amended plans received by the Local Planning Authority on 5 April 2013 (drawing no LOF/01 Dwg01B).

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 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 Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4. The development shall be carried out in accordance with the Tree Survey Schedule for Arboricultural Impact Appraisal Report By Bowland Tree Consultancy Limited (Ref. BTC359 dated 26 July 2012) Prior to the commencement of any development works including delivery of building materials and excavations for foundations or services, all trees identified for retention in that report shall be protected with a root protection area in accordance with the BS5837 [Trees in Relation to Construction]. Details of a tree protection monitoring schedule shall also be submitted to and agreed in writing by the Local Planning Authority before any site works are begun. The monitoring schedule shall then be implemented in accordance with the agreed details.

The root protection area 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 without prior written permission of the Local Planning Authority, which will only be granted when the Authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and will be carried out by an approved arboricultural contractor.

REASON: In order to ensure that the trees within the site that are to be retained are afforded maximum physical protection from the adverse effects of development in order 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.

5. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening. The scheme shall include an appropriate number and species of trees to replace those trees that are to be felled as part of the proposed development scheme.

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 and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

6. No part of the development shall be commenced until a non-native species removal and disposal method statement has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the eradication and removal from the site all Japanese Knotweed and Himalayan Balsam. The removal and disposal of these species shall then be carried out in accordance with the approved method statement to the satisfaction of the Local Planning Authority.

REASON: To ensure that there is no risk of further spread of a non-native plant species and to ensure that there are no residue non-native plant species parts remaining in the interests of protecting the native ecology of the site and to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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

2. APPLICATION NO: 3/2012/0870/P (GRID REF: SD 373163 445294)
CHANGE OF USE OF AN AGRICULTURAL BUILDING WITH OFFICE AND STAFF FACILITIES TO MIXED USE FOR AGRICULTURAL, OFFICE, STAFF FACILITIES, CIDER MAKING AND HOLIDAY COTTAGE USE (PART RETROSPECTIVE) AT DOVE SYKE NURSERY, EAVES HALL LANE, WEST BRADFORD

WITHDRAWN from the Agenda

3. APPLICATION NO: 3/2012/1113/P (GRID REF: SD 374048 440941)
PROPOSED HOUSING DEVELOPMENT AT PARKER AVENUE, CLITHEROE

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 drawing numbers RA039/02A and 03A.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4. Prior to the first occupation of each of the dwellings hereby permitted a hard surfaced parking area for two vehicles with access from Back Whalley Road shall have been formed within the rear curtilage to the satisfaction of the Local Planning Authority in accordance with the details shown on drawing number RA039/02A. Thereafter, two parking spaces and vehicular access to the spaces shall be permanently retained for each dwelling to the satisfaction of the Local Planning Authority.

REASON: In the interests of highway safety 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.

5. The fencing and gates on the rear (east) boundary of the site shall not exceed 1.2m in height unless precise details of the design of any fencing above that height have first been submitted to and approved in writing by the Local Planning Authority. Any fencing above 1.2m high shall be permanently retained in accordance with the approved design unless the Local Planning Authority agrees in writing to any future amendments or alterations.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core

NOTE(S):

1. The applicant is advised to ensure prior to the commencement of development that the proposed on-site parking spaces for each dwelling benefit from a legal right of way from Whalley Road across Back Whalley Road, as any failure to provide the required access and parking spaces would be liable to enforcement action in respect of a breach of condition number 4 of this planning permission.

4. APPLICATION NO: 3/2013/0004/P (GRID REF: SD 372592 436652)
PROPOSED ERECTION OF FOUR DWELLINGS (ALTERNATIVE SCHEME TO THAT APPROVED UNDER REFERENCE 3/2009/0807/P) AT ABBEY FARM, NETHERTOWN CLOSE, WHALLEY

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposed development as shown on the amended plans received by the Local Planning Authority on 6 March 2013 (drawing numbers WHA/01 Dwg 01B, 02A, 03C, 04C and 05.

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 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 Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4. Prior to the first occupation of any of the dwelling hereby permitted, their respective driveways, parking spaces and garages shall have been provided in accordance with the details shown on drawing number WHA/01 Dwg 04C. Thereafter these facilities shall be retained permanently available for their designated purpose to the satisfaction of the Local Planning Authority.

REASON: In the interests of highway safety 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.

5. The ground floor window to a study and the two first floor windows to an en suite shower room at the western end of the front elevation of the dwelling on plot 4 shall be fitted with obscured glazing, precise details of which shall be submitted to and approving in writing by the Local Planning Authority. The approved glazing shall be fitted prior to the first occupation of this dwelling and thereafter shall be retained in this manner in perpetuity unless the Local Planning Authority grants permission in writing for any alterations to the glazing in these windows.

REASON: In the interests of the privacy of the occupiers of a neighbouring property 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.

6. No doors, windows or other openings shall at any time be formed in the south facing rear elevation or the east facing side elevation of the detached garage/annex building on Plot 4 unless a further planning permission has first been granted by the Local Planning Authority in respect thereof.

REASON: In the interests of the privacy of the occupiers of a neighbouring property 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.

7. The garage/annex building on Plot 4 shall only be occupied as ancillary accommodation in association with the occupation of the main dwelling on this plot and shall not be used as an independent separate residential unit.

REASON: To comply with the terms of the application and because the provision of two separately occupied units on this plot could be injurious to the amenities of nearby residents and, as a result of insufficient parking provision, could be detrimental to highway safety. This would be contrary to 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.

8. Prior to the first occupation of each of the dwellings, their curtilages shall have been defined by boundary walls, fences or hedges in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and to provide a satisfactory level of amenity for the occupiers of the proposed dwellings in order 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.

9. Once development works commence on site, should site operatives discover any adverse ground conditions and suspect that the ground may be contaminated, they should report this to the Contaminated Land Officer at Ribble Valley Borough Council. Works in that location shall then cease and the potential problem area shall be protected by fences, barriers and warning signs as appropriate. Sampling and analysis of the suspected contaminated materials shall then be carried out by a competent person and a report detailing the sampling methodologies and the analysis results together with details of remedial methodologies shall then be submitted for the written approval of the Local Planning Authority. Any approved remediation scheme shall be implemented prior to any further development works taking place and prior to occupation of the development.

In the event that no adverse ground conditions are encountered during site works and/or development, a verification statement shall be submitted to the Local Planning Authority prior to occupation of the dwellings confirming that no adverse ground conditions were found.

REASON: To ensure that the development does not cause pollution of ground or surface waters either on or off site 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.

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

5. APPLICATION NO: 3/2013/0276/P (GRID REF: SD 874355 441977)
PROPOSED TWO SETS OF PROJECTING METAL 3D BOX SECTION LETTERS, 500MM LONG, 800MM WIDE AND TWO BOROUGH CRESTS, 100MM X 100MM FIXED TO THE FRONT AND SIDE ELEVATIONS AT RIBBLE VALLEY BOROUGH COUNCIL, COUNCIL OFFICES, CHURCH WALK, CLITHEROE

GRANTED subject to the following condition:

1. This consent shall relate to the advertisement signs as shown on drawing number 2946-001 dated 7 March 2013.

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

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

6. APPLICATION NO: 3/2013/0285/P & 3/2013/0286/P
(GRID REF: SD 360655 437331)
PROPOSED GARDEN FENCE, GATES AND OUTBUILDING AND REMOVAL
OF EXISTING STORE AND CONIFERS AT SHARLEY FOLD FARM, DIXON
ROAD, LONGRIDGE

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 plan references 12-004/05/1; 12-004/05/2; 12-004/05/3 and 12-004/05/4 with the exception of the raising of existing brick wall on the south east boundary.

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

3. Notwithstanding the submitted details, precise specifications of all materials shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that materials to be used are appropriate to the locality in accordance with Policy G1 and ENV19 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of Regulation 22 Submission Draft Core Strategy.

4. Prior to commencement of development precise details of the rear and side elevation of the proposed shed shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that materials to be used are appropriate to the locality in accordance with Policy G1 and ENV19 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of Regulation 22 Submission Draft Core Strategy.

RECOMMENDATION 2: That Listed Building Consent be granted subject to the following conditions:

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

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

2. This permission shall relate to the development as shown on plan references 12-004/05/1; 12-004/05/2; 12-004/05/3 and 12-004/05/4 with the exception of the raising of existing brick wall on the south east boundary.

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

3. Notwithstanding the submitted details, precise specifications of all materials shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that materials to be used are appropriate to the locality in accordance with Policy G1 and ENV19 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of Regulation 22 Submission Draft Core Strategy.

(Councillor Carefoot returned to the meeting)

7. APPLICATION NO: 3/2013/0296/P (GRID REF: SD 368523 432599)
APPLICATION FOR THE VARIATION OF CONDITION NUMBER 3 (WINDOW GLAZING/OPENING) OF PLANNING PERMISSION 3/2011/0709/P AT 24 RIBCHESTER ROAD, WILPSHIRE

(The Head of Planning Services added a late item containing information from the applicant).

REFUSED for the following reason(s):

1. The variation of the condition by the removal of the requirement to fit restrictors to the windows to limit the degree of opening to not more than 45% would be seriously detrimental to the privacy of the occupiers of an adjoining property contrary to the requirements of saved policies G1 and H10 of the Ribble Valley Districtwide Local Plan, the Supplementary Planning Guidance: Extensions and Alterations to Dwellings, and the requirements of Policies DMG1 and DMH5 of the Core Strategy 2008 to 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

(The applicant spoke in favour of the above application).

- 30 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:

- 31 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0423/P	Proposed new slurry lagoon (retrospective)	Withgill Farm Withgill Fold Withgill, Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0910/P	Proposed change of use of land for the siting of 15 new static holiday caravans in place of the storage area which will be relocated	Bridge Heywood Caravan Park, Dunkirk Farm Whalley Road Read
3/2012/0977/P	Proposed change of use – the provision of an ‘on-site’ residential accommodation for the applicant, and integrated single storey double garage, wood fire boiler and store	Northcote Stud Northcote Road Langho
3/2012/1070/P	Proposed storage of hazardous substance consent in connection with items falling within Parts A, B and C of Schedule 1 of the 1992 Regulations	Samlesbury Aerodrome Myerscough Road Balderstone
3/2012/1110/P	Proposed extension of dwelling into adjoining barn, conversion of outbuildings into one dwelling and erection of ménage and stables	Quarry House Tosside
3/2013/0009/P	Erection of kitchen extension, utility store (retrospective) and extension to car park from 48 spaces and 4 disabled spaces to 74 car parking spaces and 8 disabled spaces	The Sanctuary of Healing Dewhurst Road Langho
3/2013/0051/P	Restoration of former cottages to create one, three bed dwelling house with attached garage, garden room and walled parking area	Cottages Top Row Sabden
3/2013/0089/P	Two storey extension to the side and sunroom to the rear (resubmission)	16 Hawthorne Place Clitheroe
3/2013/0102/P	Two storey rear extension to the property	29 Eastfield Drive West Bradford
3/2013/0104/P	Retrospective application for the erection of a timber post and rail with vertical board fence (amended resubmission of application 3/2012/0737/P)	2 St Denys Croft Pimlico Road Clitheroe
3/2013/0107/P	Proposed construction of a conservatory	Foxcroft, Whalley Road Billington
3/2013/0132/P	Proposed pumping station, rising main and surface water outfall ancillary to proposed residential development to land at Preston Road Longridge – Outline Planning Permission 3/2011/0316/P	Preston Road Longridge

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0134/P	Application for an amendment to planning permission 3/2010/0632 for formation of new window openings on North and East elevation and lowering of window sill on East elevation	Stocks House Hellifield Road Bolton By Bowland
3/2013/0143/P	Proposed non-illuminated fascia sign and 1no. non-illuminated projecting sign to the front elevation to replace existing	Barclays Bank Plc 67 King Street Whalley
3/2013/0146/P	Proposed extension to kitchen and rear of property and creation of garden room; creation of utility room/W.C. to the rear of the garage; creation of new dormer window to front of property - master bedroom and extension of dormer window to bathroom at rear of property	35 The Hazels Wilpshire
3/2013/0153/P	Outline application for a new dwelling in the curtilage of existing dwelling	1 Durham Avenue Wilpshire
3/2013/0056/P & 3/2013/0057/P	Internal alterations	Abbey Croft 2 The Sands, Whalley
3/2013/1062/P & 3/2013/0163/P	Planning permission and listed building consent for a small link building and the conversion of workshop into habitable space	Black Hall Farm Garstang Road Chipping
3/2013/0165/P	Proposed extension to the side replacing existing garage with, garage, utility and study	40 Moorfield Whalley
3/2013/0167/P	Single storey rear extension	5 Oakway Longridge
3/2013/0172/P	Proposed porch to front of property rendered on the outside to match the existing and with slate roof	7 Highfield Road Clitheroe
3/2013/0195/P	Proposed slated roof to existing single storey rear extension to replace flat felted roof. Refacing front elevation in natural stone to replace existing brick outer leaf	2 Ribblesdale Place Osbaldeston Lane Osbaldeston
3/2013/0196/P	Proposed demolition of the existing rear conservatory and the erection of a single storey rear extension. Alterations to the internal layout of the garage/utility room to form a spare room, WC, utility and workshop/store. A new pitched	12 Whittam Road Whalley
Cont/		

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont...	roof will be extended over the rear end of the existing garage/utility and the walls/roof brought up to current regulations	
3/2013/0198/P	Proposed single storey rear extension and replacement garage	13 Langdale Avenue Clitheroe
3/2013/0200/P	Proposed rear conservatory to the property	49 Fairfield Drive Clitheroe
3/2013/0209/P	Proposed change of use of Unit 6 from Class B1 to Class D2	Unit 6 90 Berry Lane Longridge
3/2013/0210/P	Proposed extension to existing covered roof area for to create a manure store and new covered area over existing sheep handling area	Birchen Lea Farm Leagram Chipping
3/2013/0211/P	Proposed two-storey rear extension and 4sq.m PV Solar Thermal Panels on the South East elevation. Re-submission of 3/2012/1056	2 Cardigan Close Clitheroe
3/2013/0212/P	Proposed replacement two-storey dwelling following demolition of the existing bungalow. Re-submission of refused application 3/2012/0552/P	Shay Cross Old Back Lane Wiswell
3/2013/0223/P	Installation of drop kerb and hard standing	62 Padiham Road Sabden
3/2013/0226/P	Non-material amendment to application 3/2010/0944/P to provide a front (south-eastern) porch	Pennine View Bleasdale
3/2013/0232/P	Removal of existing pews to form one large open space. Alterations relocation of existing pulpit to side wall	Chipping Congregational Church Club Lane Chipping
3/2013/0233/P	Loft conversion and formation of French door opening in gable wall	31 Bolland Prospect Clitheroe
3/2013/0234/P	Renewal of planning permission 3/2010/0021/P - Proposed single storey link/garage extension and loft conversion	Oak Barn Norcross Farm Hothersall Lane Hothersall
3/2013/0235/P	New glazing and sliding doors to front elevation	Bay Horse Garage Ltd Longsight Road Osbaldeston

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0238/P	Application for the approval of details reserved by condition no. 3 of planning permission 3/2012/0848/P	Huntroyde Home Farm Huntroyde West Whins Lane Simonstone
3/2013/0240/P	Proposed window in side elevation. Re-submission of 3/2012/0970	4 Park Mews Gisburn
3/2013/0241/P	Demolition of existing outbuildings and section of boundary wall, and construction of new garage building	38 Townend Farm Longridge Road Chipping
3/2013/0242/P	Non-material amendment to 3/2013/0061. Omission of extension to South West elevation (area of Kitchen on 4316-07A) formation of sliding/folding door opening to south west elevation (area of sitting area on 4316-07C)	31 Mellor Brow Mellor
3/2013/0248/P	Proposed single storey side and rear extensions and new roof to existing attached double garage	The Nook Snodworth Road Langho
3/2013/0250/P	Demolition of current extension and erection of replacement extension to be rebuilt to modern standard	150 Whalley Road Clitheroe
3/2013/0255/P	Two storey side extension	3 Chapel Hill Farm Cottages, Lower Lane Longridge
3/2013/0256/P	Application for the discharge of condition no.3 (materials) and condition no.4 (method statement) of planning permission 3/2012/1104P	Cherry Tree Cottage Orchard Cottages Waddington
3/2013/0257/P	New fascia featuring 2no 'Maserati logos and 'Bowker Ribble Valley'. Maserati Logo to feature back lights	Bay Horse Garage Ltd Longsight Road Osbaldeston
3/2013/0263/P	Proposed replacement trolley bay from metal framed to wooden framed ones and new timber cladding applied to the side of the entrance area. Proposed relocation of two fire exit doors and new cladding applied to the front of the ATM	Tesco Duck Street Clitheroe
3/2013/0265/P	Application to discharge condition no.3 (materials) of planning permission 3/2012/1068P	16 Whins Avenue Sabden
3/2013/0269/P	Application to discharge condition number 3 (Materials), condition number 5 (Construction Method	Altham Pumping Stn. Burnley Road Altham
Cont/		

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont...	Statement), condition number 10 (Noise Insulation Measures), condition no 11 (Acoustic Fence Details) and condition number 15 (Landscaping Details) of planning permission 3/2012/0219/P	
3/2013/0326/P	Application for a non-material amendment to planning permission 3/2012/0918/P to allow the West wall of the Garden Room to be constructed in natural stone (as the North and East elevations) instead of the painted render on the approved plans	Cross House Broad Lane Whalley
3/2013/0332/P	Application for the discharge of a planning obligation relating to planning permission 3/2001/0755/P and revoke planning permission 3/2000/0890/P	Burons New Laithe Horton-in-Craven
3/2013/0337/P	Application for a non-material amendment to planning permission (reserved matters) 3/2012/0629P, to amend detached house driveways to 4.8m wide to ease parking congestion on the site roads at land	Chapel Close Low Moor Clitheroe
3/2013/0343/P	Application for non-material amendment to planning permission 3/2012/0154, to move one of the Velux windows to the front of the extension	Alder House Alderford Close Clitheroe
3/2013/0344/P	Application for the discharge of condition 4 (tree protection measures) of planning permission 3/2012/0821/P	Nook House Farm Longsight Road Clayton-le-Dale

32

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0062/P	Replacement of two existing wood panel garages with a new build brick and block garage. Part retrospective application for the installation of a flue	3 Larkhill Cottages Old Langho	Contrary to Policy G1 of DWLP and Policy DMG1 of RVCS.
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...	outlet to rear slope on the existing garage		
3/2013/0108/P 3/2013/0109/P	Formation of a car park for use by hotel guests	Eaves Hall Moor Lane West Bradford	Harmful to character of the listed building because the car park would be incongruous, conspicuous and visually intrusive within the designed landscape. Contrary to Policies ENV19, ENV20 and G1(a) of RVDLP, Paragraph 17 and 131 NPPF and Policies DME4 and DMG1 of the RV(Reg 22)CS.
3/2013/0208/P	Application for the removal of condition no. 3 of planning consent 3/2010/1023/P, to allow the holiday let to be used as permanent residential accommodation	Higher Mill Farm Mill Lane Slaidburn Road Waddington	The site is in a predominantly rural location, and the development of the site in principle would therefore not be in accordance with the NPPF presumption in favour of sustainable development. Contrary to guidance within Local Plan Policies G1, ENV1, H2, H15 and H23, and guidance within the NPPF –
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			unsustainable location for the creation of a new dwelling.
3/2013/0227/P	Proposed bedroom extension over the garage	The Farmhouse Dean Top Whalley Road Simonstone	DWLP – policies G1, H10, SPG – RVCS – policies DMG1 and DMH5 - Scale, design, massing – detrimental to visual amenity and property itself.
3/2013/0244/P	Repairs and refurbishment of existing dwelling	Bell Sykes Farm Catlow Road Slaidburn	The proposals would be unduly harmful to the character (including fabric and setting) and significance of the listed building because of the unjustified removal and alteration of important historic fabric. This is contrary to Policies ENV20 and ENV19 of the Ribble Valley Districtwide Local Plan, Policy DME4 of the Ribble Valley Core Strategy Regulation 22 Submission Draft and the National Planning Policy Framework paragraphs 126 and 131 (desirability of sustaining and
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			enhancing the significance of heritage assets).

33 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0207/P	Application for a Lawful Development Certificate for the proposed erection of gates to be less than 1m high	Huntroyde Hall West Whins Lane Simonstone

34 CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR ACTIVITY IN BREACH OF PLANNING CONDITION

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0179/P	Application for a Lawful Development Certificate for an existing use. Connected sheds for domestic ancillary use	2 Pendle View Brockhall Village Langho

35 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0141/P	Change of use of barn to dwelling and erection of detached garage	Eatoughs Farm Fleet Street Lane Ribchester
3/2013/0142/P	Two floor mounted air conditioning condenser units to the rear	Barclays Bank 67 King Street Whalley
3/2012/0175/P	Two storey and single storey extensions and proposed drive	Glenlivet, Straits Lane Read
3/2013/0180/P	Retrospective application for decking in the rear garden	2 Pendle View Brockhall Village
3/2013/0199/P	Change of use of ground floor from commercial to residential use to form one two-bed unit	27-29 Bawdlands Clitheroe
3/2013/0214/P	New slurry lagoon	Over Hacking Farm Stonyhurst
33/2013/0213/P	Two storey side extension and single storey rear extension to existing detached dwelling including internal alterations	5 Abbot Walk Clitheroe
3/2013/0136/P	New 4 bed attached house on side of property on garden area in lieu of approved two-storey extension	2 Halton Place Longridge

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0065	Land off Dale View Billington	24/5/12	12	With applicants solicitor
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 Applicants solicitor
3/2012/0497	Strawberry Fields Main Street Gisburn	11/10/12	21	With Agent
3/2012/0420	Land North & West of Littlemoor Clitheroe	8/11/12	49	With Legal/Planning
3/2012/0617	Land off Clitheroe Road Barrow	8/11/12	7	Approved
3/2012/0179	Land at Accrington Road Whalley	6/12/12	77	With Agent
3/2012/0738	Dale View Billington	6/12/12	10	With Legal
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	With Agent
3/2012/0964	Land to the north of Whalley Road Hurst Green	14/3/13	30	With Legal
3/2012/1101	The Whins Whins Lane Read	11/4/13	16	With Planning
3/2013/0113	Petre Wood Crescent Langho	11/4/13	25	Negotiations ongoing with agent
<u>Non Housing</u>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures Lancashire County Council to draft Section 106

<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	-	09/04/13	Waiting for decision
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 12.03.13	Appeal allowed 19/04/13 Costs application refused 24/04/13
3/2011/1032 D	19.11.12	Mr Peter Street Proposed 'Log Cabin' style holiday lodges Whins Lodge Whalley Old Road Langho	WR	-	Appeal dismissed 26/03/13
3/2012/0831 D	13/12/12	Mr J Harding and Ms C Britcliffe 29 Moor Lane, Clitheroe	WR	-	Appeal dismissed 16/04/13
3/2012/0637 Undetermined	07/01/13	Mr Andrew Taylor, David Wilson Homes, land to the south of Mitton Road, Whalley	Inquiry	15/05/13 (7 days)	Waiting for Inquiry to take place
3/2012/0843 D	07/01/13	Paddy Power plc Whiteside Bakery 10 Market Place Clitheroe	WR	-	Notification letter sent 8/1/13 Questionnaire sent 21/01/13 Statement sent 15/2/13
3/2012/0630 Undetermined	22/01/13	land SW of Barrow and W of Whalley Road, Barrow	Inquiry	4/6/13 (8 days)	Waiting for Inquiry to take place
3/2012/0478 and 0479 Undetermined	23/01/13	28 Church Street Ribchester	WR		Notification letter sent 31/01/13 Questionnaire sent 05/02/13 Statement sent 15/03/13

<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>
3/2012/0723 R	25/01/13	site of former stable Trapp Lane Simonstone	WR		Notification letter sent 01/02/13 Questionnaire sent 06/02/13 Statement sent 07/03/13
3/2012/0526 R	01/02/13	Laneside Farm Pendleton	Changed to Hearing		Notification letter sent 11/02/13 Questionnaire sent 11/02/13 Statement sent
3/2012/0526 R	27/03/2013	Laneside Farm Pendleton	Costs		
3/2012/0089 R	15/02/13	Lanshaw Barn Woodhouse Lane Slaidburn	WR		Notification letter sent 26/2/13 Questionnaire due 01/03/13 Statement sent 29/03/13
3/2012/0402 R	18//2/13	Mason House Farm Clitheroe Road Bashall Eaves	WR		Notification letter sent 25/02/13 Questionnaire sent 25/02/13 Statement due 01/04/13
3/2012/0862 R	13/02/13	Fell View Barnacre Road Longridge	WR		Questionnaire and notification sent 22/2/13 Final comments sent 25/04/13
3/2012/0327 Application for award of costs against RVBC	27/02/13	land to the east of Clitheroe Road (Lawsonsteads) Whalley	Costs		Applicant's application for costs is successful and a full award of costs is being made against RVBC

<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>
3/2012/0938 R	11/03/13	26 Waddow Grove Waddington	HH		Appeal dismissed 16/04/13
3/2012/0729 R	13/03/13	Dog & Partridge Tosside	WR		Notification sent 21/03/13 Questionnaire sent 03/04/13
3/2012/1088 R	28/03/13	8 Church Brow Clitheroe	LB		Notification sent 08/04/13 Questionnaire sent 09/04/13
3/2012/0913 R	28/03/13	land off Waddington Road Clitheroe	Inquiry		Notification sent 11/04/13 Questionnaire sent 15/04/13
3/2012/0723 Application for award of costs against RVBC	09/04/13	site of former stable Trapp Lane Simonstone	Costs		
3/2012/0792 R	30/04/13	Hodder Bank Stonyhurst	WR		Notification sent 07/05/13 Questionnaire sent 07/05/13
3/2012/1079 R	26/04/13	79 King Street Whalley	WR		Notification sent 07/05/13 Questionnaire due 17/05/13
3/2012/0972 R	23/04/13	Shays Farm Tosside	WR		Notification sent 24/04/13 Questionnaire sent 24/04/13
3/2012/0539 R	25/04/13	Carr Hall Home and Garden Centre Whalley Road, Wilpshire	Hearing		Notification sent 30/04/13 Questionnaire sent 8/05/13
3/2013/0099	Awaiting confirmation from Inspectorate	land to the west of Whalley Road, Barrow			
38		NON DETERMINATION APPEAL IN RELATION TO A PROPOSED OUTLINE APPLICATION FOR THE PROVISION OF UP TO 190 RESIDENTIAL UNITS (FALLING WITHIN USE CLASS C3) INCLUDING AFFORDABLE HOUSING WITH TWO NEW VEHICULAR AND PEDESTRIAN ACCESSES ON TO WHALLEY ROAD, ON-SITE LANDSCAPING, FORMAL AND INFORMAL OPEN SPACE AND ASSOCIATED INFRASTRUCTURE WORKS INCLUDING A NEW			

FOUL WATER PUMPING STATION AT LAND TO SOUTH WEST OF BARROW AND WEST OF WHALLEY ROAD, BARROW

The Director of Community Services submitted a report advising Committee in relation to the recently received non-determination appeal and requesting guidance on the issues relating to the Council's reasons for refusal of the scheme. No formal decision had yet been made in relation to this application for several reasons. There had been ongoing discussions with consultees in respect of highway and education matters. This coupled with the case officer's commitments and conflicting priorities in relation to other major development schemes (applications and appeals) and outstanding consultation responses, had meant that there had been limited opportunities to progress work on this particular scheme.

The appeal for non-determination was submitted on 25 April 2013 and on receipt no further work had been undertaken in relation to dealing with the planning application. The Planning Inspectorate had now contacted the Council to confirm that the appeal was valid. The appellant had requested that the appeal be considered at a Public Inquiry which they estimate will sit for four days. All those persons who were notified or consulted about the application and any other interested persons who had made representations regarding the application would be informed of the appeal so that additional comments could be submitted to the Planning Inspectorate. It was important to gauge the Members of Planning and Development Committee in order that Committee Members were satisfied with the officer report and were in agreement with its content and conclusions. It was felt that had this application been considered at a Planning and Development Committee, the formal recommendation would have been one of refusal with the following issues forming the substance of the Council's case:

- The proposal would be prejudicial to emerging policy in the Core Strategy
- Insufficient information has been made available to enable a comprehensive assessment to be made of the likely impacts of the application on the local highway infrastructure
- Visual impact

The Head of Planning Services also informed Committee that if ongoing discussions between the appellant and the Local Planning Authority conclude that the highway network can safely accommodate the level of traffic generated without causing severe residential cumulative impacts, then that reason would not be pursued at the Inquiry. He also informed Committee that although an Assistant Planning Officer had written this report, it had been with the authorisation of both himself and a Senior Planning Officer.

RESOLVED: That Committee endorse the issues outlined as reasons for refusal and authorise the Director of Community Services and Head of Planning Services to liaise as appropriate to establish the best possible case to defend the appeal.

HOUSING LAND AVAILABILITY

The Director of Community Services submitted a report providing Committee with information on the most recent results of the Housing Land Availability survey and also asking that they formally adopt a figure of 200 houses per annum for development management purposes. He informed Committee that the Regional Spatial Strategy for the north west had been revoked in its entirety and that this had come into force on 20 May 2013. It was therefore imperative that for the avoidance of doubt, that a figure of 200 dwellings per annum be adopted by Committee for development management purposes until such time as the Core Strategy had been through the Examination in Public process.

RESOLVED: That Committee note the report and agree to the adoption of the 200 units per annum in the light of the revocation of the Regional Spatial Strategy.

CORE STRATEGY LOCAL DEVELOPMENT SCHEME – PROPOSED REVISION

The Chief Executive submitted a report asking Committee to consider and agree an update to the timetable in the Council's Local Development scheme. As Members were aware, the Examination process had been suspended to enable the Council's evidence base to be refreshed and brought up to date. The current timetable anticipates the re-opening of the Examination on the 1 July. The consequence knock-on effect to the timetable therefore needed to be incorporated into the Local Development scheme. The timetable was outlined for Committee's information and set out the key stages and milestones for the Core Strategy leading to adoption together with the proposed housing and economic development DPD that would deal with allocations taking account of the suspension. This would provide an indication of the timeframe expected which would assist in resource planning.

RESOLVED: That Committee authorise the Chief Executive to update and publish the Local Development scheme as required in consultation with the Chairman of Planning and Development Committee, keeping Members informed of any significant changes as appropriate.

PROPOSED REVISION TO STATEMENT OF COMMUNITY INVOLVEMENT

The Chief Executive submitted a report on the revisions made to the adopted Statement of Community Involvement following legislative changes since the document's last revision in 2010. This was purely a technical update to comply with new regulations and the new duty to co-operate enshrined within the Localism Act.

RESOLVED: That Committee

1. accept the proposed changes to the document and agree to authorise the Chief Executive to publish it for a consultation of six weeks in the near future; and

2. agree that subject to no substantive issues arising from the consultation, that in consultation with the Chair of Planning and Development Committee, the revised document be adopted.

42 CAPITAL OUTTURN 2012/2013

The Director of Resources submitted a report seeking Member approval for the slippage of capital schemes from the 2012/2013 financial year to 2013/2014 financial year, and to review the final outturn of the capital programme for 2012/2013 for this Committee. The past capital programme for the Planning and Development Committee consisted of two schemes which totalled £27,900. Actual expenditure to date was £11,896. The total slippage for this Committee amounted to £16,000 which related to the purchase of an upgrade to MVM software due to the supplier being unable to fulfil the order.

RESOLVED: That Committee agree the request for slippage as outlined in the report and approve the slippage of £16,000 into the 2013/2014 financial year.

43 CORE STRATEGY – SERVICE CENTRE HEALTH CHECKS

The Chief Executive submitted a report for Committee's information updating them on the update to the Core Strategy evidence base document following a request from the Planning Inspectorate in relation to the submitted Core Strategy. A service centre health check document was attached for Committee's information and summarised the findings of the service centre health checks undertaken for Clitheroe, Longridge and Whalley and assessed the health of the local centres, in line with recognised methodology as well as national policy, the National Planning Policy Framework published in 2012. The broad direction highlighted by the survey was that the current approach in the Core Strategy was appropriate. However, it had been discussed in the Core Strategy Working Group that given the emphasis of NPPF there was merit in developing an additional focused service centre policy to be presented to the Inspector in the Examination.

RESOLVED: That the report be noted.

44 CORE STRATEGY – GYPSY AND TRAVELLER ACCOMMODATION

The Chief Executive submitted a report on the update to this Core Strategy evidence base document following a request from the Planning Inspectorate in relation to the submitted Core Strategy. The document was included for Committee's information; the updated GTAA did not identify any current unmet gypsy and traveller need and considers that none will arise in the next 10 years, ie to 2023 'beyond potential in migration'. The updated GTAA did not imply any significant change to the text of Key Statement H4 or the accompanying Development Management Policy, it may still require change to the provision figures within the H4 supporting text by updating the text with the suggested new figures and timescales indicated. However, the text of the actual policy would remain the same.

RESOLVED: That the report be noted.

45 MINUTES OF THE CORE STRATEGY WORKING GROUP

Committee received the minutes of two Core Strategy Working Group meetings held on 27 March 2013 and 10 April 2013.

RESOLVED: That the minutes be received.

46 REPRESENTATIVES ON OUTSIDE BODIES 2013/2014

A report was submitted for Committee's information on the outside bodies that come under the remit of the Planning and Development Committee and their membership.

RESOLVED: That the report be noted.

47 APPEALS

- a) 3/2012/0831/P – Installation of a 2.5m x 1m balcony to second floor window on Lowergate aspect of 29 Moor Lane, Clitheroe. Appeal dismissed.
- b) 3/2012/0938/P – New double side extension including balcony to the rear. Alterations to materials for base of existing front extension at 26 Waddow Grove, Waddington. Appeal dismissed.
- c) 3/2011/1032/P – “Log cabin” style holiday lodges at Whins Lodge, Whalley Old Road, Langho. Appeal dismissed.
- d) 3/2011/0025/P – Outline planning application for residential development (10 dwellings) at Land off Chatburn Old Road, Chatburn. Appeal allowed with conditions.

48 REPORTS OF REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

49 EXCLUSION OF PRESS AND PUBLIC

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

50 EXTERNAL REPRESENTATION IN RELATION TO FORTHCOMING PLANNING APPEALS

The Director of Community Services submitted a report providing Committee with an update in relation to the appointment of barristers and landscape witnesses in connection with current and forthcoming planning appeals. The main issue

related to the cost of employing an expert witness to defend the appeals in which a landscape/visual impact formed part of the reason.

RESOLVED: That Committee retrospectively agree the appointment of barristers and external landscape witnesses based on the submitted quotes.

51 CORE STRATEGY EVIDENCE BASE – EXEMPTIONS TO FINANCIAL PROCEDURES

The Chief Executive submitted a report for Committee's information on the exemptions agreed to the procurement regulations in connection with progressing the Core Strategy. The work related to viability appraisal and retail issues, which had been commissioned.

RESOLVED: That the report be noted.

The meeting closed at 8.07pm.

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

Minutes of Health & Housing Committee

Meeting Date: Thursday, 30 May 2013, starting at 6.30pm
Present: Councillor B Hilton (Chairman)

Councillors:

S Bibby	J Holgate
J Hill	L Rimmer
R Hargreaves	M Robinson
S Hore	C Ross

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

52 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Brunskill, K Hind, R Moores, R Newmark and M Ranson.

53 MINUTES

The minutes of the meeting held on 21 March 2013 were approved as a correct record and signed by the Chairman.

54 DECLARATIONS OF INTERESTS

There were no declarations of interest.

55 PUBLIC PARTICIPATION

There was no public participation.

56 APPOINTMENT OF WORKING GROUPS

RESOLVED: That Committee approve the appointment of the Strategic Housing Working Group – Councillors Hilton, Hind, Ranson and Robinson and the Health and Wellbeing Partnership Group – Councillors Hilton, Hind, Ranson, Elms, Newmark and Robinson.

57 DEVELOPMENT OF A COSY HOME IN RIBBLE VALLEY

The Chief Executive submitted a report requesting Committee to approve a contribution towards the purchase of a cosy home in the Ribble Valley. St Vincent's Housing Association were proposing to purchase a rural hard to treat property in the Ribble Valley and then to retrofit the property with all the latest energy saving technology. Once the property had been fully renovated, it would be used as a cosy home to demonstrate to other householders and any interested in parties the many energy efficient initiatives available and the impact they can make. The property would be open to the general public for tours around the property to encourage the use of energy saving techniques although

there are many examples of cosy homes nationally they are all in urban settings and this would be the first rural hard to treat cosy home.

St Vincent's are looking to purchase a rural property which is off mains gas and at the end of the demonstration period – approximately 12-18 months, the property would be sold. A request had been made for a capital contribution of £15,000 towards the purchase. The investment from the Borough Council that would be registered as a charge and repaid on the sale of the property. This could be funded from the Warm Homes Healthy People funding.

Committee were impressed with this idea and saw it as an opportunity to inform the general public landlords developers and other housing providers to see how new technologies work and how energy savings can be made.

RESOLVED: That Committee approve the £15,000 capital loan from the Warm Homes Healthy People Fund for the cosy home purchase and support St Vincent's to deliver the initiative.

58 RIBBLE VALLEY BOROUGH COUNCIL AND RIBBLE VALLEY HOMES HOUSING ALLOCATIONS POLICY

The Chief Executive submitted a report presenting a revised version of the RVBC and RVH allocations policy. The review of the allocations policy was initiated in response to the allocation provisions contained within the Localism Act 2011 and had been through various stages of revision and consultation since September 2012 culminating in the version now presented to Committee. It had been considered by RVBC officers, all registered providers with stock in the borough, tenants and applicants on the waiting list, the RVH Board and the RV Strategic Housing Working Group. It was proposed that the new allocations policy be adopted from 1 July but before that date, the following work would need to be undertaken by Ribble Valley Homes.

- Amend housing application forms to collect the relevant information
- Make the changes to the IT system to enable points of the allocations to be amended to reflect the changes
- Advise all applicants that their application had been reviewed
- The Council would introduce a bi annual housing waiting list report, the first being in August 2013.

The Committee felt that overall, the allocations policy was an improvement on the previous one and asked various questions about the housing waiting list and specific points in the policy.

RESOLVED: That Committee agree the new Ribble Valley Borough Council and Ribble Valley Homes Housing Allocations Policy to be operational from July 2013.

59 RIBBLE VALLEY YEAR OF HEALTH AND WELLBEING 2013-2014

The Chief Executive submitted a report asking Committee to consider the progress being made on the new countywide public health structures; proposals for the Ribble Valley Year of Health and Wellbeing; and developing local

partnership arrangements for health and wellbeing. Committee were reminded about the public health reforms and the fact that public health was now the responsibility of the County Council with the addition of clinical commissioning groups. A Lancashire Health and Wellbeing Board had also been established along with district based health and wellbeing partnerships. It was acknowledged that Public Health Lancashire would have to work closely with district partners in jointly planning future services. The RVBC Health Sub-Group felt that it was important to maintain some momentum to ensure a continuation of local partnership working until the new formal arrangements are established and as such, proposed a year of health and wellbeing promoted by the Ribble Valley Borough Council with the theme 'Working together towards a healthier Ribble Valley'. This would reflect the work done by partner agencies and community groups within the borough in trying to redress the imbalance of resources available to the predominantly rural Ribble Valley and the resultant health inequalities experienced by its residents. It would also identify the health and wellbeing priorities for Ribble Valley residents and showcase and celebrate the exemplary work of partners in Ribble Valley and the leadership of the Borough Council.

Specific outcomes from the year would be:

- celebrate the partnership's contribution to Ribble Valley health and wellbeing in 2013/2014;
- work towards a dementia friendly Council and encourage other Ribble Valley organisations to join the project;
- promote healthier individual lifestyles;
- demonstrably reduce the cost of providing health care to Ribble Valley residents; and
- reduce the level of fuel poverty in Ribble Valley.

These outcomes had been selected as they could demonstrate the Council's commitment to the year of health and wellbeing by building on existing projects/work programmes. There would be a formal launch of this once the individual work programmes had been established.

RESOLVED: That Committee

1. note the contents of the report and support the proposal to establish 2013/2014 as Ribble Valley's year of health and wellbeing;
2. agree the specific outcomes as identified; and
3. extend the remit and membership of the current Health Sub-Group to oversee the year of health and wellbeing and to work with Public Health Lancashire towards the establishment of a Ribble Valley Health and Wellbeing Partnership.

60

FOOD HYGIENE INTERVENTION PLAN 2013/2014

The Chief Executive submitted a report asking Committee to consider and approve the Ribble Valley Borough Council's Food Hygiene Intervention Plan

2013/2014. Guidance issued by the Food Standards Agency continues to require local authorities to produce a food hygiene intervention programme relating to food law enforcement and to set out how they would meet their statutory obligations. Particular attention was drawn to the contents of part 7 of the programme, which reviewed the performance of the service against last year's performance plan and also set out proposed areas for improvement for the forthcoming year. No complaints had been received against the delivery of the service during this year. The Chief Executive highlighted several areas within the programme with particular reference to the borough's food premises with the effort and resource continuing to be focused on the lowest three categories (0, 1 and 2) in the national food hygiene rating scheme with the purpose of raising these premises to achieve at least category 3 'general compliance'.

RESOLVED: That Committee

1. approve the Ribble Valley Borough Council Food Hygiene Intervention Plan 2013/2014 for implementation in the current year;
2. note the satisfactory performance in relation to the identified areas for improvement in the previous year's food safety plan; and
3. reconfirm the continuing priority of food premises inspection for environmental health service provision.

61 CAPITAL OUTTURN 2012/2013

The Director of Resources submitted a report seeking Member approval for the slippage of capital schemes from the 2012/2013 financial year to the 2013/2014 financial year and to review the final outturn of the capital programme for 2012/2013 for this Committee. The past capital programme for the Health and Housing Committee consisted of seven schemes which totalled £477,200. Actual expenditure to date was £424,319 which equated to 89% of the overall revised estimate. For this Committee there were four schemes with identified slippage into 2013/2014 which totalled £38,630. These were schemes relating to cemetery extension, disabled facilities grants, landlord/tenant grants and repossession prevent fund.

RESOLVED: That Committee agree the request for slippage as outlined in the report and approve the slippage of £38,630 into the 2013/2014 financial year.

62 DEFINING FUTURE DOG FOULING STRATEGY BASED ON BEST PRACTICE

The Chief Executive submitted a report for Committee's information of the current best practice in relation to dog fouling. It was a very detailed report which outlined the background and current situation along with the many issues surrounding the complexities of dog fouling. The report highlighted the fact that the Borough Council would continue to keep this issue in high profile in order to make a difference in the Ribble Valley.

RESOLVED: That the report be noted.

63 REPRESENTATIVES ON OUTSIDE BODIES 2013/2014

The Chief Executive submitted a report informing Members of the outside bodies that come under the remit of the Health and Housing Committee and their membership. Representatives were encouraged to provide reports back giving Committee an update on the work of the body and drawing attention to any current issues.

RESOLVED: That the report be noted.

64 EDISFORD BRIDGE FARM CARAVAN AND CAMPING SITE, CLITHEROE

The Chief Executive submitted a report informing Committee of an application to revise an existing site licence at Edisford Bridge Farm Caravan and Camping Site. The licence would be amended to reflect the current planning consent which increases the number of touring pitches to 30 and stipulates that the site must only be used for touring caravans and tents between 7 March and the following 6 January.

RESOLVED: That the report be noted.

65 TWYN GHYLL CARAVAN PARK, PAYTHORNE

The Chief Executive submitted a report informing Committee of an application to revise an existing site licence at Twyn Ghyll Caravan Park, Paythorne. The licence would be amended to Park Leisure 2000 Ltd and would extend the site to incorporate an additional 75 vans, allow the entire caravan park to be used for 12 months holiday use and would include a condition which stipulated that the caravans should only be used for the purpose of holiday accommodation and not as a permanent residence and would require the site owner to maintain and make available for inspection a suitable register with supporting evidence showing the details of the primary residence of the owner and/or occupier of the caravan.

RESOLVED: That the report be noted.

66 CLITHEROE FOOD BANK

The Chief Executive submitted a report informing Committee that a food bank would be operating in Clitheroe from July 2013. Evidence showed that there was a considerable increase in demand for emergency food supplies which would only be provided following a referral from an appropriate agency.

RESOLVED: That the report be noted.

67 GENERAL REPORT OF THE CHIEF EXECUTIVE ON ENVIRONMENTAL HEALTH SERVICE

Committee considered the general report of the Chief Executive which had been submitted to Committee for information and included minutes of a recent Hanson

Cement Liaison meeting and information on the annual assessment report for air quality and an update on the Clitheroe Cemetery extension.

68 MINUTES OF THE HEALTH AND WELLBEING PARTNERSHIP GROUP

The minutes of the Health and Wellbeing Partnership Group meetings held on 13 March 2013 and 8 May 2013 were submitted for Committee's information.

69 EXCLUSION OF PRESS AND PUBLIC

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

70 GENERAL REPORT - GRANTS

The Chief Executive submitted details of five disabled facilities grants, three landlord tenant grants and 16 boiler replacement grants that had been approved.

71 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 8pm.

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

Minutes of Personnel Committee

Meeting Date: Wednesday, 5 June 2013 starting at 6.30pm
Present: Councillor R Elms (Chairman)

Councillors:

P Ainsworth	D T Smith
S Bibby	D Taylor
S Brunskill	N Walsh
P Dowson	

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

72 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor A Yearing.

73 MINUTES

The minutes of the meeting held on 20 March 2013 were approved as a correct record and signed by the Chairman.

74 DECLARATIONS OF INTEREST

There were no declarations of interest.

75 PUBLIC PARTICIPATION

There were no items of public participation.

76 REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on Outside Bodies.

77 EMPLOYEE SATISFACTION SURVEY

Consideration was given to the written report of the Principal Policy and Performance Officer, which was presented by the Head of HR. The Head of HR reminded Members that the staff survey was undertaken every two years and that this had been the fourth survey. She highlighted the key issues explored in the survey. She explained the key themes which had been analysed across the directorates and the Council as a whole. Summary results had been presented to CMT and departmental discussions had taken place to engage with staff and look at the analysis in more detail. Discussions had also taken place with Heads of Service. An action plan would now be developed from those discussions. The Head of HR also advised Members that a residents' perception survey had

78 recently taken place which showed high customer satisfaction levels with Council services. This positive result would be communicated to staff.
HEALTH AND SAFETY

The Head of HR presented the written report of the Health and Safety Advisor which provided a review of the health and safety performance of the Council over the past year. She highlighted a number of key issues that had been addressed, particularly in high risk areas such as occupational road risk and the production of a drivers handbook. It was noted that significant hazards had been identified and appropriate action taken to minimise risk to office based and mobile staff. Statistics were provided on accidents, incidents and near misses. High risk areas had been identified in relation to staff and members of the public. It was also noted that work station assessments were still available to staff where appropriate.

79 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.

80 REFERENCES FROM COMMITTEE – CHANGES TO COLLECTION OF PAPER AND CARD SERVICES – STAFFING IMPLICATIONS

The Chief Executive explained the background to the collection of paper and card throughout the borough which had been provided by an external contractor in collaboration with Lancashire County Council. Following a review of the service, Community Services Committee had approved the development of an in-house collection service. Under TUPE (Transfer of Undertakings [Protection of Employment]) Regulations it would be necessary to transfer staff currently carrying out this service. It was expected that five posts would transfer to the Council and that these posts would become permanent posts on the establishment. The Chief Executive explained the main differences in terms and conditions between Ribble Valley Borough Council and the contractor staff who would be subject to TUPE. He explained the legal implications of TUPE, including financial aspects such as pensions.

The Head of HR explained that the contractor had issued a pay increase in recent weeks and provided Members with revised costings. Differences in working hours were discussed but it was anticipated that no conflict would arise between the different working arrangements.

RESOLVED: That Committee

1. approve the addition of five posts on to the Council's staff establishment;
2. instruct the Head of Engineering Services to create new job descriptions for the post and for these to be evaluated in accordance with the Council's existing job evaluation procedures; and

3. recognise that TUPE regulations may apply and that the appropriate actions be taken by the Corporate Management Team and Head of HR to effectively manage the Council's risk liabilities of staff transfer.

81 NORTH WEST EMPLOYERS ORGANISATION INTELLIGENCE SURVEY

The Head of HR outlined the role the of North West Employers Organisation as representatives of Councils in the North West at national negotiations. In addition, they provided advice and support to organisations. The report detailed the latest intelligence on pay and conditions across the region.

82 ANNUAL ABSENCE MANAGEMENT UPDATE

Consideration was given to the written report of the Personnel Officer providing Members with an update on levels of absence across the authority. She explained the quarterly analysis process and the effect of regular monitoring on the overall results. Members were guided through the analysis and comparisons were drawn with local and national statistics. Reasons for absence and the effect of long term absence were discussed together with details of training initiatives and activities to promote healthy lifestyles.

83 STAFF TURNOVER

Consideration was given to the written report of the Personnel Officer outlining staff turnover for the period 1 April 2012 to 31 March 2013. It was noted that turnover had reduced to single figures for the first time and that the turnover analysis split by directorate was as expected, reflecting the numbers of staff within those areas. The main reasons for leaving continued to be for career progression and improved rates of pay. Attention was drawn to the impact of the Equality Act which had resulted in more detailed monitoring of staff turnover in order to identify trends.

84 ANNUAL REVIEW OF HOME WORKING

The Head of HR reminded Members of the Council's Home Working Policy and circumstances when staff might need to work at home. There was currently one permanent arrangement in place with the remainder of the home working being undertaken on an ad hoc basis. The figures remained at a low level but would continue to be monitored. The Head of HR confirmed that any request for home working had to be approved by the relevant Head of Service and that potential impact on service levels was taken into account before approved as granted.

85 MEMBER AND STAFF TRAINING

Consideration was given to the written report of the Personnel Officer which detailed training courses approved since the last meeting. Members were guided through the highlights of the training scheduled provided in the appendix.

APPOINTMENTS AND RESIGNATIONS

The Personnel Officer updated Members on recent appointments and resignations that had taken place since the last meeting. Attention was drawn to a member of staff who was leaving the authority after 29 and a half years' service.

RESOLVED: That

1. Committee approve the requests to reappoint as outlined in the report; and
2. a letter be sent to the Workshop Manager thanking him for his service.

Councillor N Walsh left the meeting at 7.15pm.

Councillors D Taylor and S Brunskill left the meeting at 7.30pm.

The meeting closed at 7.37pm.

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

Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 11 June 2013, starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

R Elms	G Mirfin
T Hill	N Ranson
B Hilton	J Rogerson
K Hind	D T Smith
K Horkin	R J Thompson
A Knox	

In attendance: Chief Executive, Director of Community Services, Head of Financial Services, Head of Revenues and Benefits, Head of Cultural and Leisure Services.

87 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Hill, S Hore and A Yearling.

88 MINUTES

The minutes of the meeting held on 26 March 2013 were approved as a correct record and signed by the Chairman.

89 MATTERS ARISING

a) Minute 745 – Longridge CCTV

The Chief Executive gave an update on this matter. The Police and Crime Commissioner had replied saying that, whilst they could not provide extra funding towards this matter, they would probably view favourably the use of the £10k already provided by the Police and Crime Commissioner to Community Safety Partnerships.

b) Minute 754 – Meals on Wheels and Luncheon Clubs Update

Councillor Elms asked whether there was any funding available for a newly-established Luncheon Club at Slaidburn. The Chief Executive advised that the Club should write in to the Director of Resources with their request.

c) Minute 743 – Members' Allowances

Councillor Mirfin pointed that Ribble Valley Borough Council had the third lowest Members allowance rate in the North West and the seventh lowest

in the country. He felt that this should be benchmarked against similar sized rural areas and publicity should be given to these low rates.

90 DECLARATIONS OF INTEREST

There were no declarations of interest.

91 PUBLIC PARTICIPATION

There was no public participation.

92 APPOINTMENT OF WORKING GROUPS

RESOLVED: That Committee agree to appoint Members to the following two working groups as set out below:

(a) Budget Working Group: 5 Conservatives
1 Liberal Democratic
1 Independent

(b) Economic Development Working Group: 5 Conservatives
1 Liberal Democrat
1 Independent

93 STAN THE VAN – FUTURE FUNDING

The Head of Cultural and Leisure Services referred to his report on the performance of Stan the Van and requesting a 12 month extension to the existing agreement.

He reminded Members that Stan had been commissioned in partnership with Rossendale and Pendle Councils to deliver advice/services predominately to rural communities. Start-up costs had been funded via a grant from the North West Improvement and Efficiency Partnership (NWIEP) with on-going running costs covered by the three partners.

He further reported that Stan would come to the end of its initial contract at the end of September. Whilst Stan had not had a great volume in terms of footfall, it had achieved the necessary performance to satisfy NWIEP outcomes and had helped support a number of Ribble Valley residents who otherwise may not have been able to access such support. A breakdown was provided in terms of enquiries received. Members were reminded that Stan operated on a rota that had allocated five days over a 3 week period in blocks of 2 and 3 days with one week free. It was also pointed out that in the early days it visited as many locations as possible and this had gradually been refined to ensure that it visited communities where the footfall had been the greatest.

It was recognised that Stan had not been always used to its full potential and Members commented on this particular portion of the report. In particular they felt that greater use could be used in future of this facility particularly in rural

areas and in particular in connection with voluntary and third sector organisations.

The report went on to point out that if Stan was extended there was an opportunity to change the emphasis to deal with more important issues facing the Council such as the roll-out of the new green bin service, changes to waste paper collections and promoting the work of Health and Housing Committee around the Ribble Valley Year of Health and Wellbeing.

Details were also given in relation to how the future funding of this facility could be achieved.

RESOLVED: That Committee

1. note the contents of the report and agree to use the project underspend of up to a maximum of £27,080 to extend Stan for a further 12 months from September 2013;
2. ask CMT/Heads of Service to develop proposals to raise the profile of Stan and extend the range of services on offer; and
3. endorse the identification of other external funding to enhance the range of services on offer in particular those that will contribute to the Council's Year of Health and Wellbeing.

94

CAPITAL OUTTURN 2012/13

The Head of Financial Services submitted his report which sought approval of the slippage of capital schemes from the 2012/13 financial year to the 2013/14 financial year and to review the final outturn on the Capital Programme for 2012/13 for this Committee.

The Capital Programme for the Policy and Finance Committee consisted of 8 schemes. These were a combination of new schemes approved as part of the Capital Programme, schemes with slippage from 2011/12 and additional approvals. A summary of budget approvals, actual and approved slippage was provided for Committee. Overall 66% of the revised estimate had been spent but the largest proportion of the estimate that was underspent at the end of the year related to the economic development initiative scheme. This was due to a project that was being pursued no longer being viable and subsequent projects not being brought forward. This scheme was therefore included in the slippage from this Committee. For this Committee there were two schemes with identified slippage for 2013/14 as follows:

Economic development initiatives	£100,000
Server and networking infrastructure	£5,570

Giving a total slippage of £105,570.

RESOLVED: That Committee agree to the request for slippage as shown at Annex 2 and approve the slippage of £105,570 into the 2013/14 financial year.

95 NATIONAL NON-DOMESTIC RATES WRITE-OFF

The Head of Revenues and Benefits sought Committee's approval to write-off National Non-Domestic Rate debts where it had been impossible to collect the amounts owed.

RESOLVED: That Committee agree to the writing off of £5,596.35 of NNDR debts where it had not been possible to collect the amounts due.

96 REVENUES AND BENEFITS GENERAL REPORT

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

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

A Member asked a question in relation to the impact which the new Council Tax collection arrangements had had on the Ribble Valley community and the Head of Revenues and Benefits reported that the impact had been quite small.

RESOLVED: That the report be noted.

97 ECONOMIC DEVELOPMENT UPDATE

Members received an update report on economic development which covered the following topics:

- Economic development overview.
- Ribble Valley Employment Land Study 2013.
- Ribble Valley Service Centre Health Checks.
- Village Amenities Grant Fund.

- Lancashire Enterprise Partnership including:
 - i) Lancashire Enterprise Zone;
 - ii) Regional Growth Fund; and
 - iii) Growing Places Fund.

- Business support initiatives.
- Rural Development Programme for England (RDPE).
- Town centre and business groups.

- Other activities/projects.
- The economic climate.

RESOLVED: That the report be noted.

98 OVERALL CAPITAL OUTTURN 2012/13

The Head of Financial Services gave Committee details of the Capital Programme Outturn for all Committees for the year ending 31 March 2013.

He reported that during the year the Council had spent £1,100,522 on capital schemes. The main areas of expenditure included:

- replacement of two refuse collection vehicles;
- purchase of a module to assist with the transition of the localisation of Council Tax support;
- expenditure on remodelling the Customer Service Area, Level C Reception area and the Platform Gallery; and
- renovation and disabled facilities grants.

He further commented that the capital accounts for 2012/13 had now been closed and the schemes with slippage had been considered by the appropriate Committees for their approval. There were 11 schemes with slippage into 2013/14 and as a consequence this would increase the number of schemes in the capital programme for the current financial year.

RESOLVED: That the report be noted.

99 RIBBLE VALLEY COMMUNITY SAFETY PARTNERS – UPDATE

The Committee considered a report which gave an update on the current work of the Ribble Valley Community Safety Partnership.

In particular the report referred to the CSP funding, its priorities for 2013/14 and suggested areas of expenditure where that funding could be used to best effect.

He also referred to on-going work at a strategic divisional level looking at triggering health funding to help combat violent crime.

RESOLVED: That the report be noted.

100 REPRESENTATIVES ON OUTSIDE BODIES 2013/14

Committee received a report which detailed the various outside bodies which came under the remit of this Committee. Representatives would in future be encouraged to provide reports back giving Committee an update on the work of the body they sat on and drawing attention to any current issues.

RESOLVED: That the report be noted.

101 EXCLUSION OF PRESS AND PUBLIC

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

102 NATIONAL NON-DOMESTIC RATE WRITE-OFFS

The Head of Revenues and Benefits submitted a report detailing individuals who had either gone away or who had been made bankrupt. Committee were therefore asked to write-off those NNDR debts where it had been impossible to collect the amount owing.

RESOLVED: That Committee approve the writing-off £10,545.97 of NNDR debts where it had not been possible to collect the amounts due.

103 REFERENCES FROM COMMITTEES – COMMUNITY SERVICES COMMITTEE – COLLECTION OF WASTE PAPER AND CARD

Committee considered a request from Community Services Committee for the approval of a supplementary estimate for the current year's revenue budget. A further request was also being made for the addition of a new capital scheme in the current financial year's Capital Programme.

Both of the above requests were to facilitate the provision of the collection of waste paper and cardboard in house, rather than through an external provider. This was due to the service provision by the Council's current supplier Viridor Waste Management coming to an end. Members then discussed the report in considerable detail and asked a number of questions of the Director of Community Services.

RESOLVED: That Committee

1. agree to the request for a supplementary revenue estimate for the funding of the Viridor operation for 3 months of the year, April, May, June of £30,000 and if existing budgets prove inadequate, approve a further supplementary revenue estimate of £15,900 for the in house operation for the remaining 9 months of the year; and
2. agree to the approval of a capital scheme into the current financial year's capital programme for the purchase of two second-hand refuse vehicles totalling £24,000.

The meeting closed at 7.15pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 13 June 2013 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

S Bibby	I Sayers
I Brown	D Taylor
B Hilton	R Thompson
S Knox	J White
G Mirfin	A Yearing
J Rogerson	

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

Also in attendance: Councillor M Ranson.

104 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Carefoot, J Holgate and M Thomas.

105 MINUTES

The minutes of the meeting held on 23 May 2013 were approved as a correct record and signed by the Chairman.

106 DECLARATIONS OF INTEREST

Councillor J Rogerson declared an interest in planning application 3/2012/0870 – Dove Syke Nursery, West Bradford and 3/2013/0145 – Towneley Auction Rooms, Longridge.

Councillor D Taylor declared an interest in planning application 3/2013/0336 – 4 The Green, Osbaldeston.

107 PUBLIC PARTICIPATION

There was no public participation.

108 PLANNING APPLICATIONS

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

1. APPLICATION NO: 3/2012/0870/P (GRID REF: SD 373163 445294)
CHANGE OF USE OF AN AGRICULTURAL BUILDING WITH OFFICE AND STAFF FACILITIES TO MIXED USE FOR AGRICULTURAL, OFFICE, STAFF FACILITIES, CIDER MAKING AND HOLIDAY COTTAGE USE (PART

RETROSPECTIVE) AT DOVE SYKE NURSERY, EAVES HALL LANE,
WEST BRADFORD BB7 3JG

The Head of Planning Services reported a late item.

Minded to Refuse with precise reason to go back to the next Planning and Development Committee but based on the incompatibility of the holiday let use with the adjoining commercial enterprises which would result in conditions to the detriment of future occupiers of the units.

Councillor Ranson was given permission to speak on this item.

(Gary Hoerty spoke in favour of the above application. Mr Goodwin spoke against the above application.)

Councillor Rogerson returned to the meeting.

2. APPLICATION NO: 3/2012/0954/P (GRID REF: SD 382266 446480)
ERECTION OF 1 NO. 20KW WIND TURBINE WITH A TIP HEIGHT OF 27.1M
AND ALL ASSOCIATED WORKS AT LOWER GAZEGILL, CROSS HILL LANE,
RIMINGTON, BB7 4EE

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Plan Drawing No's 001 – Scale 1:500, 001 – Scale 1:2500 and the plan entitles Overalls/Planning CF20.

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 25th of February 2013.

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

4. This permission shall expire after 25 years following the date that electricity generated from the turbine is first connected to the grid. The Local Planning Authority shall be notified of such date in writing not later than one month from the making of such connection. After this 25-year period, the structure

hereby authorised shall be removed from the site and the land reinstated to its former condition to the satisfaction of the Local Planning Authority unless the Local Planning Authority has granted a further permission for this development.

REASON: In order to prevent the structure remaining on site after its use has terminated, in the interests of the visual amenity of the area and in order to avoid conflict with the Local Planning Authority's control of development within the open countryside. In accordance with the guidance contained within the NPPF, Policies G1, ENV3, ENV25 and ENV26 of the Districtwide Local Plan, Policies DMG1, DME2 and DME5 and Key Statements EN2 and EN3 of the Regulation 22 Submission Draft Ribble Valley Core Strategy.

5. Within 12 months of the cessation of electricity generation, or if the turbine ceases to be operational for a continuous period of 6 months, the turbine and mast shall be removed and the land restored to its former condition, to the satisfaction of the Local Planning Authority.

REASON: In order to prevent the structure remaining on site after its use has terminated, in the interests of the visual amenity of the area and in order to avoid conflict with the Local Planning Authority's control of development within the open countryside. In accordance with the guidance contained within the NPPF, Policies G1, ENV3, ENV25 and ENV26 of the Districtwide Local Plan, Policies DMG1, DME2 and DME5 and Key Statements EN2 and EN3 of the Regulation 22 Submission Draft Ribble Valley Core Strategy.

6. The colour of the blades and turbine head shall be Matt Grey (RAL 7045) in colour unless otherwise agreed in writing with the local planning authority.

REASON: For the avoidance of doubt and in the interests of the visual amenity of the area. In accordance with the guidance contained within the NPPF, Policies G1 and ENV3 of the Districtwide Local Plan, Policies DMG1 and DME2 and Key Statement EN2 of the Regulation 22 Submission Draft Ribble Valley Core Strategy.

7. Vegetation clearance works, site preparation, vehicle movements associated with the development, development work or other works that may affect nesting birds (including ground nesting birds) will not be carried out between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.

REASON: In the interests of the protecting nesting birds from the adverse impacts of development, in accordance with Policy ENV7 of the Districtwide Local Plan, Policy DME3 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance contained within The Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended), The National Environment and Rural Communities Act 2006 and the Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their impact within the Planning System (DEFRA 01/2005, ODPM 06/2005).

8. The turbine unit and blades shall be maintained and serviced in accordance with manufacturer's instructions and recommendations.

REASON: In the interests of the safety of users of the adjacent Public Right of Way, and in accordance with Policy G1 of the Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy.

9. The noise emissions from the wind turbines shall not exceed a sound pressure level LAeq, T of 35dB at the curtilage of any dwelling lawfully existing at the time of this consent at wind speeds up to and including 8 ms⁻¹ at rotor centre height. Any measurement shall be made at a height of 1.2m and at a minimum distance of 3.5m from any façade or acoustically reflective surface. A report shall be submitted every three years to the LPA for approval confirming that this has been complied with.

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

10. Following notification from the Local Planning Authority (LPA) that a justified complaint has been received, the wind turbine operator shall, at their own expense, employ a suitably competent and qualified person to measure and assess, by a method to be approved in writing by the LPA, whether noise from the turbine meets the specified level. The assessment shall be commenced within 21 days of the notification, or such longer time as approved by the LPA.

A copy of the assessment report, together with all recorded data and audio files obtained as part of the assessment, shall be provided to the LPA (in electronic form) within 60 days of the notification. The operation of the turbine shall cease if the specified level is confirmed as being exceeded.

The measurement time period shall be based on BWEA blade length calculation (para 3.4(1) $t=4*D$ seconds). Where t = measurement time period in seconds (subject to a minimum period of 10 seconds) D = rotor diameter in metres.

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

INFORMATIVES

1. 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. Footpaths 1 and 4 in the Parish of Rimington and Middop abut this site.

(Mr O'Reilly spoke in favour of the above application).

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

3. APPLICATION NO: 3/2013/0145/P (GRID REF: SD 360232 437463)
DEMOLISH EXISTING AUCTION ROOM AND BUILDERS YARD BUILDINGS ON THE SITE. REPLACE WITH 9 NO. LIGHT INDUSTRIAL/STARTER BUSINESS UNITS WITH PARKING. TOWNELEY ROAD AUCTION ROOMS, TOWNELEY ROAD, LONGRIDGE, LANCASHIRE, PR3 3EB

The Head of Planning Services reported comments in relation to a late letter of concern which had been received.

Minded to Approve as recommended but Deferred and Delegated to the Director of Community Services subject to confirmation of issues from Lancashire County Council highways.

(Mrs Douglas spoke in favour of the above application. Mr McCarthy spoke against the above application).

Councillor Rogerson returned to the meeting.

4. APPLICATION NO: 3/2013/0315/P (GRID REF: SD 361654 439153)
PROPOSED GROUND FLOOR EXTENSION AND ALTERATIONS AT ANAM CARA, BIRKS BROW, THORNLEY, PR3 2TX

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 drawing numbers AC01 and AC03.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

4. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:
 - a) A desk study which assesses the risk of the potential for on-site contamination and ground gasses and migration of both on and off-site contamination and ground gases.
 - b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part IIA, focusing primarily on the risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the start of the site investigation survey.
 - c) A Remediation Statement, detailing the recommendations and remedial measures to be implemented within the site.

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

REASON: To ensure that the development does not give rise to ground conditions that would be prejudicial to the environment in accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN2 of the Ribble Valley Core Strategy (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) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and Policy DMH5 of the Ribble Valley Core Strategy Regulation 22 submission Draft the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

5. APPLICATION NO: 3/2013/0411/P (GRID REF: SD 376551 434450)
PROPOSED SHOWROOM SIGNAGE ABOVE WINDOWS ON THE FRONT ELEVATION (RE-SUBMISSION OF 3/2013/0075/P) AT THE TILE CO, FRIENDSHIP MILL, WHALLEY ROAD, READ, BB12 7PN

The Head of Planning Services reported that the County Surveyor had no objection to this application.

GRANTED subject to the following condition(s):

1. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

REASON: In the interests of visual amenity and in accordance with Policies G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

4. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

5. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 16 May 2013 carrying drawing No 4308 – Signs RevA.

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

6. The signage hereby approved shall only be illuminated between the hours of 0800 to 1900 Monday to Sunday.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft). The use of the illuminated signs outside these hours could prove injurious to the residential amenity of the area.

Councillor Taylor declared an interest in the next item and left the meeting.

6. APPLICATION NO: 3/2013/0336/P (GRID REF: SD 364693 432849)
PROPOSED NEW DWELLING ON LAND WITHIN THE CURTILAGE OF 4 THE GREEN, OSBALDESTON LANE, OSBALDESTON, LANCASHIRE BB2 7LY
(RE-SUBMISSION OF 3/2012/1087/P)

REFUSED for the following reason:

1. The site is in a relatively isolated, predominantly rural and open location, and the development of the site in principle would therefore not be in accordance with the NPPF presumption in favour of sustainable development, and is also considered by definition to be inappropriate development contrary to Local Plan Policies G1, G5 and H2, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DMG2, DMH1 and DMH3. Approval of this application would lead to the creation of a new dwelling in the open countryside without sufficient justification to the detriment of the visual amenities of the area.

(Mr Crook spoke in favour of the above application. Mrs Douglas spoke against the above application).

Councillor Taylor returned to the meeting.

109 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:

APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0958/P	Approval required under Part 3 Class E of the Planning (General Permitted Development) Order 1995 to use the existing commercial units for a range of units; the units to be used primarily for office use but with the option to change to retail/health studio etc without applying for future approval	1-7 Shawbridge Sawmill off Taylor Street Clitheroe
3/2013/0054/P	For a scheme involving the construction of a new 5 bedroomed detached dwellinghouse over three storeys (bedroom – en suite in the loft area). The house also has an integral double garage. The application seeks retrospective permission as the building is being constructed in a different location within its garden boundaries	Plot 2 Cherry Drive (formerly Weavers Loft) Brockhall Village
3/2013/0096/P	Conversion of barn to be used as open market residential accommodation	Horrocks Barn Horrocks Farm Stonyhurst
3/2013/0110/P (LBC) & 3/2013/0111/P (PA)	Proposed conversion of outbuildings to provide residential accommodation (stables conversion to 3 units and motor house conversion to 2 units) with associated provision of car parking and hardness of landscaping to courtyard areas	Eaves Hall Moor Lane West Bradford
3/2013/0154/P (PA) & 3/2013/0155/P (LBC)	Conversion of existing barn and outbuildings into two dwellings incorporating package treatment plant	Bailey Hall Hurst Green
3/2013/0220/P	Proposed erection of new agricultural building, creation of track along boundary of land to building from existing access gate (resubmission of application 3/2012/0716/P)	Land at Trapp Lane Simonstone
3/2013/0239/P	Non-material amendment to planning permission 3/2012/0163/P to reduce window size to suit residential dwellings	84-86 Lowergate Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0254/P	Proposed chill extension, replacement lorry docking bays and increased yard area to existing meat processing factory	Castill Laithe Abattoir Gisburn Road, Sawley
3/2013/0283/P	Conversion of the existing garage to a habitable room and proposal to convert the existing conservatory to a garden room	Glen Wood Cardigan Avenue Clitheroe
3/2013/0284/P	Proposed conservatory to the rear	20 Crow Trees Brow Chatburn
3/2013/0291/P	Fence construction with gate and end wall resubmission of 3/2012/1115/P	2 Hippings Way Clitheroe
3/2013/0293/P	Single storey rear extension	2 Birtwistle Terrace Langho
3/2013/0260/P	Application to discharge condition no. 14 (additional tree planting), condition no. 19 (provision of nesting/roosting boxes) and condition no. 20 (demolition and construction method statement) of planning permission 3/2012/0745/P	Brown Leaves Hotel Longsight Road Copster Green
3/2013/0282/P	Single storey side extension to the side of the property	10 Abbots Croft Whalley
3/2013/0287/P	Proposed change of use from dwelling to office at ground floor with one bedroom flat above and alterations to roof of single storey element	144 Woone Lane Clitheroe
3/2013/0295/P	Proposed two storey side extension	77 Hacking Drive Longridge
3/2013/0305/P	Proposed garden lounge and double garage	New House Farm Osbaldeston Lane Osbaldeston
3/2013/0310/P	Proposed garden room	Cowgill House Gisburn Road, Sawley
3/2013/0311/P	Proposed erection of a single storey extension at rear for use partly as a kitchen extension and partly as acupuncture consultation and treatment room and demolition of existing garage.	5 Stoneygate Lane Ribchester
3/2013/0317/P	Proposed single storey annex ancillary to the main dwelling and improvements to the existing access (Re-submission)	Reed Deep Whalley Road Hurst Green

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0328/P	New three pieces of roof mounted plant to replace existing/redundant plant	Tesco Duck Street, Clitheroe
3/2013/0338/P	Application for the discharge of condition no.3 (materials) of planning permission 3/2013/0090P	Maveril Ribchester Road
3/2013/0347P	Proposed Extension to kitchen behind existing garage	26 Willows Park Lane Longridge
3/2013/0350/P	Proposed erection of a temporary builder's compound on land to rear of proposed residential development at the Brown Leaves Hotel for a period of twelve months. Land to the rear	Brown leaves Hotel Longsight Road Copster Green
3/2013/0375/P	Proposed extension to the dwelling to allow for a dining room to the dwelling. Amendments to planning permission 3/2012/0667/P	Meadow Bank Sawley Road Grindleton
3/2013/0426/P	Application for a non-material amendment to planning permission 3/2013/0040P, to increase the width of the garage by 300mm, add pedestrian door to the south elevation and velux rooflight to the south roof pitch	1-2 Ladycroft Cottage Holden Bolton by Bowland

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0266/P	Application for the removal of condition no. 3 of planning consent 3/2010/0572/P, to allow the property to be used as permanent residential accommodation	Dove Cottage Mill Lane Slaidburn Road Waddington	The site is in a predominantly rural location, and the development of the site in principle would therefore not be in accordance with the NPPF presumption in favour of sustainable development. Contrary to guidance within Local Plan Policies G1, ENV1, H2, H15 and H23, and guidance within the NPPF – unsustainable

3/2013/0321/P	Proposed construction of single storey side extension to provide improved living and bedroom space. Amended re-submission	Slimrow Slaidburn Road Newton-in-Bowland	location for the creation of a new dwelling. Contrary to policies G1, ENV1, H10, DMG1, DME2, DMH5 and the adopted SPG on extensions and alterations to dwellings.
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112 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0301/P	Application for a Lawful Development Certificate for a proposed single storey rear extension	15 Maple Close Wilpshire

113 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0247/P	Replacement of existing industrial building (old gravel works engineering and generator works) with new business (B1) premises including screened car park and ancillary landscaping.	Salesbury Hall Salesbury Hall Road Ribchester

114 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0065	Land off Dale View Billington	24/5/12	12	With applicants solicitor
3/2012/0014	Land adj Greenfield Avenue Low Moor, Clitheroe	19/7/12	30	With Agent and Agents solicitor
3/2012/0379	Primrose Mill Woone Lane, Clitheroe	16/8/12	14	Deed of Variation Applicants solicitor
3/2012/0497	Strawberry Fields Main Street, Gisburn	11/10/12	21	With Agent
3/2012/0420	Land North & West of Littlemoor, Clitheroe	8/11/12	49	With Agent & Legal

3/2012/0179	Land at Accrington Road Whalley	6/12/12	77	With Agent, Legal & Planning
3/2012/0738	Dale View Billington	6/12/12	10	With Agent & Legal
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	With Agent
3/2012/0964	Land to the north of Whalley Road Hurst Green	14/3/13	30	With Agent
3/2012/1101	The Whins Whins Lane, Read	11/4/13	16	With Planning
3/2013/0113	Petre Wood Crescent Langho	11/4/13	25	Negotiations ongoing with Agent

Non Housing

3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures Lancashire County Council to draft Section 106
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<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>
3/2012/0617	Land off Clitheroe Road, Barrow	8/11/12	27 weeks	7	Decision 13/5/13

115 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	17/01/12	Mr & Mrs Myerscough Outline application for the erection of a country house hotel and spa Land adjacent to Dudland Croft Gisburn Road, Sawley	-	09/04/13	Hearing completed - waiting for decision
3/2012/0637 Undetermined	07/01/13	Mr Andrew Taylor, David Wilson Homes, land to the south of Mitton Road, Whalley	Inquiry	15/05/13 (7 days)	Inquiry complete - waiting for decision
3/2012/0843 D	07/01/13	Paddy Power plc, Whiteside Bakery, 10 Market Place, Clitheroe	WR	-	Appeal dismissed 16/05/13

<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>
3/2012/0630 Undetermined	22/01/13	land SW of Barrow and W of Whalley Road, Barrow	Inquiry	4/6/13 (8 days)	Waiting for inquiry to take place
3/2012/0478 and 0479 Undetermined	23/01/13	28 Church Street Ribchester	WR		Notification letter sent 31/01/13 Questionnaire sent 05/02/13 Statement sent 15/03/13 Waiting for decision
3/2012/0723 R	25/01/13	site of former stable Trapp Lane Simonstone	WR		Appeal dismissed
3/2012/0526 R	01/02/13	Laneside Farm Pendleton	Changed to Hearing, then back to written reps		Costs
3/2012/0526 R	27/03/13	Laneside Farm Pendleton			
3/2012/0089 R	15/02/13	Lanshaw Barn Woodhouse Lane Slaidburn	WR		Notification letter sent 26/2/13 Questionnaire due 01/03/13 Statement sent 29/03/13 Awaiting site visit
3/2012/0402 R	18//2/13	Mason House Farm Clitheroe Road Bashall Eaves	WR		Notification letter sent 25/02/13 Questionnaire sent 25/02/13 Statement sent 28/03/13

<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>
3/2012/0862 R	13/02/13	Fell View Barnacre Road Longridge	WR		Questionnaire and notification sent 22/2/13 Final comments sent 25/04/13 Site visit completed. Waiting for decision
3/2012/0729 R	13/03/13	Dog & Partridge Tosside	WR		Notification sent 21/03/13 Questionnaire sent 03/04/13 Statement sent 01/05/13
3/2012/1088 R	28/03/13	8 Church Brow Clitheroe	LB		Notification sent 08/04/13 Questionnaire sent 09/04/13 Statement sent 09/05/13
3/2012/0913 R	28/03/13	land off Waddington Road Clitheroe	Inquiry		Notification sent 11/04/13 Questionnaire sent 15/04/13
3/2012/0723 Application for award of costs against RVBC	09/04/13	site of former stable Trapp Lane Simonstone	Costs		Costs application dismissed
3/2012/0792 R	30/04/13	Hodder Bank Stonyhurst	WR		Notification sent 07/05/13 Questionnaire sent 07/05/13
3/2012/1079 R	26/04/13	79 King Street Whalley	WR		Notification sent 07/05/13 Questionnaire sent 17/05/13 Statement sent 17/05/13
3/2012/0972 R	23/04/13	Shays Farm Tosside	WR		Notification sent 24/04/13 Questionnaire sent 24/04/13 Statement due

<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>
3/2012/0539 R	25/04/13	Carr Hall Home and Garden Centre Whalley Road Wilpshire	Hearing		Notification sent 30/04/13 Questionnaire sent 8/05/13 Statement due
3/2013/0099 Undetermined	20/05/13	land to the west of Whalley Road Barrow	Inquiry		Notification sent 23/05/13 Questionnaire due 03/06/13

116 CORE STRATEGY EMPLOYMENT LAND STUDY

The Head of Regeneration and Housing and the Regeneration Officer introduced Chris Wilson from the Council's consultants on employment land and also referred Members to the update to the Core Strategy evidence base document following a request from the Planning Inspectorate in relation to the submitted Core Strategy.

The Ribble Valley Employment Land Study 2013 would form part of the evidence base for policies and proposals in the Ribble Valley Local Plan.

The study covers all industrial warehousing and distribution uses as well as offices. The study would be primarily concerned with those uses included in the planning Use Class B to B1 - business offices/light industrial; B2 – general industrial and B8 – storage and distribution.

The research methodology used and further detail was explained at section 1 of the report with section 2 providing an overview of the national sub regional and local policy. Sections 3, 4 and 5 drew together a number of existing data sources using demographic data and analysis to provide a business and economic profile of the Ribble Valley.

Section 6 of the study looked at the existing portfolio of potential employment land within the valley and Sections 7 and 8 presented details on consultations with the public sector, primarily Lancashire local authorities neighbouring the borough, major businesses and business forums and other stakeholders. Section 9 provided the growth forecasts that were then applied by the assessment of employment land allocations for the Local Plan period to 2028. Section 10 provided conclusions collating the study's wide ranging look at the factors affecting the local economy whilst Section 11 set out seven key recommendations to be considered arising from the findings within the study.

Members then discussed this matter and asked a number of questions of the officers.

RESOLVED: That

1. Committee endorse the study as an assessment of the supply needs and demand for employment land and premises in the Ribble Valley; and
2. agree that the study is published as part of the evidence base for the Ribble Valley Core Strategy and Local Development Framework.

117 CORE STRATEGY WORKING GROUP

Committee received the minutes of the Core Strategy Working Group held on Friday, 10 May 2013.

RESOLVED: That the minutes be received.

118 APPEAL DECISIONS

- a) 3/2012/0843/P – Change of use from Bakery (Class A1) to Betting Shop (Class A2) including alterations to shop front and signage (1 internally illuminated fascia sign and 1 illuminated hanging sign). Includes erection of 3, 900mm satellite dishes to roof of ground floor rear outrigger – appeal dismissed.
- b) 3/2012/0723/P – Demolition of existing stable block and erection of 2 x two storey four bedroom detached houses and garage block at former stables, Trapp Lane, Simonstone – appeal dismissed.
- c) Cost decision - 3/2012/0723/P - Demolition of existing stable block and erection of 2 x two storey four bedroom detached houses and garage block at former stables, Trapp Lane, Simonstone – application for the award of costs refused.

The meeting closed at 8.12pm.

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

Minutes of Licensing Committee

Meeting Date: Tuesday, 18 June 2013, 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
J Holgate	M Thomas
K Hind	

In attendance: Solicitor.

119 APOLOGIES

An apology for absence from the meeting was submitted on behalf of Councillor S Brunskill.

120 MINUTES

The minutes of the meeting held on 19 March 2013 were approved as a correct record and signed by the Chairman.

121 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

122 PUBLIC PARTICIPATION

There was no public participation.

123 REVISED HACKNEY CARRIAGE CONDITIONS AND INFRINGEMENT SCHEME

Committee received a report on the review which had been carried out of the standard conditions of licence and infringement scheme for hackney carriage, drivers and vehicles and to seek Committee's approval of the revised standard conditions and infringement scheme.

The Head of Legal and Democratic Services had consulted licence holders on various proposed changes to the standard conditions which had been previously discussed at Committee. As a result of that consultation a complete review of the standard conditions and corresponding infringement scheme had been carried out with the revised versions of each being appended to the report.

The revised versions incorporated all changes which had previously been agreed by Committee and provided an update of the legislation referred to within the

conditions. They also simplified and clarified the drafting and would ensure that all the conditions were included in the infringement scheme and vice versa.

Members commented in particular about condition 2 of the driver's licence and felt that a failure to provide a suitable medical certificate should incur a greater penalty of 6 points rather than the three recommended.

RESOLVED: That Committee approve the revised standard conditions and infringement scheme for hackney carriages, drivers and vehicles as now amended in particular in relation to the penalty points for drivers failing to provide a medical certificate.

124 PROPOSED INTRODUCTION OF INTENDED USE POLICY

Members considered a report on the proposed introduction of an Intended Use Policy across Lancashire. The Solicitor explained that following recent decisions in the High Court the current legal position was as follows:

A hackney carriage which was licensed in one area could be used to carry out pre-booked private hire work on behalf of an operator licenced by a different local authority. In other words they would be able to work anywhere in the country.

She commented that there had over recent years been an increasing problem with certain areas of Lancashire of hackney carriages being licenced as hackney carriages by Rossendale Borough Council but exclusively carrying out private hire work in another area. At a recent meeting of the Lancashire Licensing Officers' Group this issue was discussed and the Licensing Officer from Preston City Council confirmed that it had recently introduced an Intended Use Policy. It was suggested that if all Council's within Lancashire were to do the same collectively, this would eradicate the problem. A copy of the Intended Use Policy adopted by Preston City Council was circulated at the meeting.

An Intended Use Policy would introduce an additional element to the application process so that the Council would assess the intended use of a vehicle at the point of application for a new licence, renewal of a licence, transfer of ownership and/or a change of vehicle. It could also include a presumption that a licence holder would be referred to Committee if they were found to be using the vehicle contrary to its previously stated use. A consultation and consideration of the results of that consideration would need to be carried out with hackney carriage licence holders.

RESOLVED: That Committee

1. receive the report from the Council's Solicitor; and
2. ask the Council's Solicitor to draft a policy after consideration of those adopted by other authorities and a report to be brought back to a future meeting of this Committee.

125 SCRAP METAL DEALERS ACT 2013

Committee received a report informing them of impending changes to the regulatory regime for scrap metal to be implemented through the Provisions of the Scrap Metal Dealers Act 2013 and the increased duties and powers which this gave to the Council.

The Solicitor informed Members that from the 3 December 2012 the Government had introduced some changes to this regime through Sections 145 to 147 of the Legal Aid Sentencing and Punishment of Offenders Act 2012. In particular it increased the penalties for the existing offences contained in the 1964 Act and introduced new offence of buying scrap metal for cash. The main aim of the 2013 Act was to raise standards within the scrap metal industry by replacing the overlapping regimes for vehicle salvage and scrap metal and one regulatory regime and by giving Council's the responsibility for the licensing and enforcement of the Act in conjunction with the Police.

RESOLVED: That the report be noted.

126 MINUTES OF THE RIBBLE VALLEY SAFETY ADVISORY GROUPS

Committee received, for information, the minutes of the most recent meeting of the Ribble Valley Safety Advisory Group held on Thursday, 23 May 2013.

RESOLVED: That the report be noted.

127 EXCLUSION OF PRESS AND PUBLIC

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

128 COMMUNITY ALCOHOL NETWORK VOLUNTEER

Committee were informed that the Police intended to carry out work in off-licence premises within the Ribble Valley area. A Community Alcohol Network (CAN) volunteer would be working in the Ribble Valley.

RESOLVED: That Committee note the initiative being carried out by the Community Alcohol Network volunteer.

The meeting closed at 7.10pm.

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

Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 20 June 2013, starting at 6.30pm

Councillors:

P Ainsworth	M Robinson
I Brown	I Sayers
P Dowson	G Scott
R Hargreaves	D Taylor
R Newmark	N Walsh
L Rimmer	

Parish Representatives:

P Young	Balderstone
D Blackledge	Bolton-by-Bowland
J Walmsley	Bolton-by-Bowland
B Dowles	Bolton-by-Bowland
A Carr	Bowland Forest (Higher)
T Rollinson	Bowland Forest (Lower)
H Douglas	Chatburn
B Redhead	Clayton-le-Dale
A Yearling	Clitheroe
M Beattie	Newton-in-Bowland
A Steer	Osbaldeston
R Whitwell	Pendleton
A Mashiter	Read
A Ormand	Ribchester
R Whittaker	Rimington & Middop
J Shorter	Sabden
Mr Proctor/er	Sabden
D Peat	Simonstone
I R Hirst	Simonstone
E Scott	Slaidburn
M Faraday	Thornley-with-Wheatley
K Jackson	Waddington
C Cherry	West Bradford
J Bremner	Wilpshire
T Gaffney	Wilpshire
M Farrant	Wiswell & Barrow

In attendance: Chief Executive, Head of Regeneration and Housing, Head of Engineering Services.

Also in attendance:

A Ashcroft	LCC Public Real Manager (RV)
P Mayes	LCC Assistant Director Commissioning (North)
D Smith	Lancashire County Council
D Pearson	Friends of Slaidburn Country Practice
J Lawson	Friends of Slaidburn Country Practice

129 APPOINTMENT OF CHAIRMAN

RESOLVED: That Parish Councillor P Young from Balderstone be appointed as the Chairman of this Committee for the municipal year 2013/14.

130 APPOINTMENT OF VICE CHAIRMAN

RESOLVED: That Councillor D Taylor be appointed as Vice Chairman of this Committee for the municipal year 2013/14.

131 APOLOGIES

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

J Porter	Bolton-by-Bowland, Gisburn Forest & Sawley
A Schofield	Clayton-le-Dale
R Assheton	Downham
L Bateman	Hothersall
G Meloy	Simonstone

132 DECLARATIONS OF INTERESTS

There were no declarations of interests.

133 MINUTES

The minutes of the meeting held on 28 March 2013 were approved as a correct record and signed by the Chairman.

134 MATTERS ARISING FROM THE MINUTES

(a) Minute 779(c) – Satnav Problems in Sabden

The Head of Engineering Services commented that he had raised this matter at a traffic management meeting and the Public Realm Manager had agreed to look further into this particular problem.

(b) Minute 779(e) – State of the Roads

The Clerk to Bolton-by-Bowland asked about future funding for speed indicator device replacement. County Councillor Smith commented that he had no further update on this matter.

135 STATE OF THE ROADS

The Chairman introduced Peter Mayes, Assistant Director Commissioning (North) and Andy Ashcroft, Public Realm Manager (RV), who gave details of the available budgets for highways maintenance and the huge impact which two bad winters and heavy rainfall had had on the County's road network. Peter pointed out the effect which a combination of cuts in budgets and drastic reduction in

staffing levels were having on this service. He also pointed out the length of 'C' classified roads within the Ribble Valley and indeed the length of roads across the county. He therefore questioned this Committee's preference to see 'C' roads given a priority when he had to balance that with attention to other roads, street lighting and gulley cleaning.

He spelt out the very difficult balancing act which LCC officers and members had to make in relation to public expectation and available funding.

Finally he pointed out that Lancashire County Council was already £5m under-resourced by Central Government on highway maintenance and added that despite the additional contribution that LCC makes, they are still losing ground with the condition of the roads, but not as quickly as in other areas.

Members then asked a number of specific questions about maintenance issues in Low Moor, Clitheroe; the McDonalds roundabout on the A59; potholes and 20mph signage. Peter promised to take these matters back for a further look at how they could be resolved.

RESOLVED: That Peter and Andy be thanked for their presentation.

136 CLITHEROE FOOD BANK

Committee received Ruth Haldane who spoken about the work which had been undertaken in forming the Clitheroe Food Bank which would start operating on Monday, 8 July. She stated that between January and April 2013, as a pilot for the food banks operation, 250 people had been referred by agencies to receive food.

The Clitheroe Food Bank would be operated by the Trussell Trust and would work on a referral basis. It would be based in Clitheroe although future consideration would be given to operating satellite operations in both Longridge and Whalley. The number of agencies who could refer ranged from health visitors to churches and schools to social services. Tesco's had providing shelving for the warehouse and would also provide the first batch of non-perishable food. Ruth pleaded for people to volunteer for the work which the food bank would deliver; it would operate on Monday, Wednesday and Friday between 11am and 1.30pm.

Members then asked about similar food banks in neighbouring towns; how many people were likely to be helped and how referrals could be made.

RESOLVED: That Ruth be thanked for her informative presentation.

137 SUPERFAST BROADBAND

Committee received a report giving an update on the introduction of superfast broadband in rural areas. A timetable was set out from which it was clear that Ribble Valley was not in the first phase of this rollout.

Whilst the main thrust of superfast broadband was primarily aimed at business, it would also help citizens with faster internet connection and students with homework studies.

It was noted that 40% of premises in Ribble Valley would receive superfast broadband via BT/Openreach commercial rollout. This was mainly through the Clitheroe and Longridge exchanges. Approximately 505 of premises would receive coverage under superfast broadband public/private partnership programme served by exchanges in Chatburn. Those would also be live in September 2013 with Mellor going live in 2014, Padiham 2014, Whalley 2014 and Wilpshire 2014. Other rural exchanges at Chipping, Dunsop Bridge and Bolton-by-Bowland would also start in that year.

RESOLVED: That the report be noted.

138 MATTERS BROUGHT FORWARD BY PARISH COUNCILS

The Chief Executive introduced his report which listed Parish Council question or concerns and provided an officer response which could then be discussed at the meeting.

(a) Chatburn Parish Council – “What are Ribble Valley Borough Council Doing for Us?”

The Chatburn representative commented on two issues in relation to lack of help with legal advice and providing a price for the siting a bench. The Chief Executive explained the constraints which were placed on legal advice but undertook to go back to relevant officers with the concerns now being raised.

(b) Ribchester Parish Council – Insurances

Whilst this issue had been placed on the agenda to alert Parish Councils to the issue of insurances for volunteers who were under 10 or over 75, the Parish Clerk to Ribchester updated the meeting that since the report had been written his Parish Council had received a much more favourable quote from their insurers in relation to these issues. The matter had therefore been resolved as far as Ribchester Parish Council were concerned.

(c) Bolton-by-Bowland Parish Council – Training

The Chief Executive commented on the two aspects of this request. One was in relation to the possible re-introduction of a Parish Council reception provided by the Borough Council. He commented that the Council were more than happy to consider this reception being reintroduced.

The second related to a sum of money given to this committee by LCC which could be used to help with training new Parish Councillors on issues such as planning. The Chief Executive suggested that the two events could possibly be combined ie training and reception. He

promised that officers would look at this and see how best it could be delivered.

(d) Simonstone Parish Council – Notifications

The Chief Executive commented that Simonstone Parish Council were concerned about when changes occurred to planning applications and were not being notified to Parish Clerks. The Head of Planning Services had offered to provide some training on planning for new Parish Councillors and it was felt this could link in with the previous item on Parish Councillor training.

(e) Slaidburn Parish Council – Country Medical Practice

Committee welcomed Dorothy Pearson, the Chairman of the Slaidburn Country Medical Practice, which was being threatened with closure. She stated that in 2004 the then Government had provided a minimum practice guarantee but under recent NHS changes, this was due to be phased out. This would leave many rural areas such as the Bowland area without a medical practice leaving patients with long journey times for medical help. Over 100 such practices were being threatened countrywide. Rural communities were once again under threat.

Dorothy urged that everyone support their campaign, attend the public meeting to be held on Monday, 1 July at Newton Village Hall and lend their voices to the protest.

The Chief Executive suggested that a letter of support could be sent from this Committee. It was also suggested that the Health and Wellbeing Board should be involved with the campaign.

RESOLVED: That the Chief Executive write in support of the campaign to save the Slaidburn Country Medical Practice.

139 DATE AND TIME OF NEXT MEETING

The Chairman announced that the next meeting of this committee would be held on Thursday, 5 September 2013 at 6.30pm.

The meeting closed at 7.43pm.

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

Minutes of Special Planning and Development Committee

Meeting Date: Tuesday, 25 June 2013 starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

I Brown	J Rogerson
S Carefoot	I Sayers
B Hilton	M Thomas
J Holgate	R Thompson
S Knox	A Yearling
G Mirfin	

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

Also in attendance: Councillors K Hind and S Hore.

140 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors T Hill, D Taylor and J White.

141 DECLARATIONS OF INTEREST

There were no declarations of interest.

142 PUBLIC PARTICIPATION

There was no public participation.

143 CORE STRATEGY – REVISED HOUSING EVIDENCE

The Chief Executive submitted a report for Committee to consider updated evidence in relation to housing requirements. He reminded Members that the provision of housing was a key element of the Council's land use planning and its role in determining planning applications. In relation to the key elements of the housing evidence base, evidence in relation to housing requirements, gypsy and traveller accommodation, housing land supply Strategic Housing Land Availability Assessment (SHLAA) and a refresh of the Strategic Housing Market Assessment (SHMA) together with viability work had been commissioned. Work in relation to the SHLAA was now close to completion with the principal element outstanding being the economic viability appraisals to provide a basis on which to undertake final testing of identified sites. Although the current review was yet to be completed the adopted SHLAA identifies a more than adequate supply of land for the number of dwellings within the submitted development strategy. To date the refresh of the SHLAA had identified a considerable number of additional sites over and above those sites that are still available from the adopted study. The emerging analysis is once again anticipated to show that land supply is not a

constraint as a matter of principle. However, it was important to bear in mind that sites identified in the SHLAA do not have any status as an allocation nor should it be automatically assumed that they would attain planning permission. Any SHLAA site would still be the subject of the appropriate planning application process or future Local Plan allocations. However, it does provide an important starting point when considering land for allocations.

The Council's Strategic Housing Market Assessment had similarly been the subject of a refresh and update. This provides a key part of the housing evidence informing the nature of housing tenures, types and sizes required and in particular the overall need for affordable housing. A copy of the draft SHMA had been made available on the Council's website.

In relation to the overall scale of new housing growth and taking account of work undertaken by Nathaniel Litchfield and Partners, the SHMA results recognise the need to increase the housing target towards the figure of 250 dwellings per year to better meet the objectively assessed need. It also recognises that the assessed need is a part of the consideration of establishing the housing target for the borough and highlights the need to underpin the housing requirement with an assessment of other mitigating factors that would need to be taken into account of such as environment and infrastructure capacity. The summary also identified that the Council's current affordable housing target of 30% remains appropriate although the Council would need to consider the delivery rate of new housing such that significant growth related to economic development may result in a lower affordability target being required and this may need to be adjusted following a future review. The report highlighted the need to have regard to achieving growth in the affordable rented sector, as opposed to the social rented sector with a latent potential demand for this type of accommodation being identified. A copy of the review of the overall housing requirement that had been undertaken by Nathaniel Litchfield and Partners was included with the report for Committee's information. It was also available on the Council's website.

The consultants update had incorporated a range of new statistical information as well as a series of new scenarios to cover a range of revised projections. In summary the remodelled scenarios demonstrate the impacts of the revised household projections and the growth implications of the economic evidence base. The report emphasised the need for a policy balance to be maintained including the need to recognise the implications of past actual delivery rates and sustainability factors. The consultants had identified that in the light of more up to date information, the lower end of the original range (190 – 220 dpa outlined in 2011) now lacked validity as up to date information and vacancy rates does not support the lower level of growth. Previous concerns about the credibility of economic evidence and how it related to housing requirements had now been superseded by the updated economic evidence. This updated evidence had been used to inform the impact on housing requirements to deliver and support of the economic growth aspirations set out in the employment land review and the Core Strategy. Whilst accounting for other policy issues and the need to achieve a balance through all aspects of sustainability, the economic base forecasts would lead to a housing requirement of some 280 dwellings per annum. Whilst a level of housing requirement at 280 dwellings per annum would address

concerns regarding the delivery of housing to support economic growth and the need to take account of longer term changes in the labour force there was also a need to recognise the constraints on actual delivery, in particular the rural character of the area and its environmental attractions. Additional work to clarify these constraints would need to be undertaken to ensure that these points can be adequately addressed at the Examination to demonstrate why a lower figure was appropriate. NLP concludes that a revised housing requirement within the range of 220 – 250 dpa would be appropriate but it was stressed by the consultants that a figure above 250 must be carefully considered against the wider context of the nature of the borough and the policy context that applies, for example AONB and conservations designations. This was an important part of ensuring that all the policy implications of the Framework were taken into account to ensure that the housing requirements supports in full the delivery of sustainable development. The Council would need to be able to demonstrate that these issues had been considered.

For comparison reasons the distribution of housing as currently set out in the Core Strategy models of spatial distribution had been tabulated to illustrate the implications of both the upper figure in the Litchfield range at 250 dpa and the 280 dpa requirement generated when no mitigating factors are taken into account. The Council's sustainability consultants had been asked to provide an initial view on the implications of the increased housing requirements in relation to the submitted Core Strategy. This had just been received.

The latest evidence would also have an impact with regard to decision making on planning applications and dealing with appeals as the information represents the most up to date evidence the Council has. The current evidence base had established a housing requirement of 4000 houses over the plan period, equivalent to 200 dpa which was currently adopted for decision making purposes. This figure should continue to be the basis for decision making even though applicants and appellants would wish to utilise the most up to date evidence (ie the highest number) for the purpose of progressing their applications. It was therefore imperative to undertake the additional work to support the Council's confirmation of housing requirements as a matter of urgency, not just in relation to progressing the Core Strategy but to enable the Council to deal with the issue when determining applications.

The report of the Chief Executive also highlighted the national policy context but again reiterated that in establishing the housing requirement for the area, it was a fundamental principle that the Council has an up to date evidence base and applies that evidence to make decisions and plan for the needs of the area in an appropriate manner.

The updated housing evidence provides a basis against which to assess the submitted Core Strategy. The GTAA provides an updated position that will need to be reflected in the supporting text of the strategy but does not lead to a fundamental change in the gypsy and traveller policy itself. Although some details in the SHLAA remain yet to be finalised, the overall position emerging is that there appears again to be no fundamental issues around the ability to identify sufficient land to meet the borough's needs, although this would need to

be confirmed through the completion of the study. The update of the housing requirements review identifying a higher range for housing provision meant that the Council would need to undertake further detailed analysis of the implications of the housing growth derived from the requirement review and this would need to be fed into the timetable to progress the Examination of the Core Strategy and would need to be raised with the Inspector for his guidance on how he would wish this to be addressed.

Members discussed the findings with specific reference to the increased number of dwellings per annum required and recognised that the refreshed evidence could substantiate this increase. However, it was also felt that it was important to evaluate the issues raised in the report with regard to economic growth and the demographics of the Ribble Valley area.

RESOLVED: That Committee

1. note the findings of the Strategic Housing Market Assessment and the housing requirements updated and submit the reports as part of the evidence base to the Core Strategy Examination;
2. endorse the advice of Nathaniel Litchfield and Partners and agree to base further work on the Core Strategy housing requirement on the upper figure of 250 dwellings per annum as identified in the consultants conclusions subject to the outcome of the additional work to address matters of mitigation as identified;
3. agree to seek further guidance from the Inspector appointed to examine the Core Strategy on the emerging implications of the housing evidence base in relation to the submitted Core Strategy and the need to undertake further work in relation to the housing requirement to inform the Examination; and
4. endorse the continued application of the submitted Core Strategy housing requirement of 200 dwellings per annum for the purpose of guiding decisions on planning applications pending consultation on the updated evidence.

144

CORE STRATEGY – PROPOSED MAIN CHANGES

The Chief Executive submitted a report outlining the changes proposed to the submitted Core Strategy. A schedule of the recommended changes was set out for Committee's information. Many of the changes related to an improvement in clarity and interpretation identified in response to the Inspector's original queries or to technical updates to reflect the new evidence reports. These changes would be provided to the Inspector and would need to be subject to public consultation in accord with the applicable regulations in due course.

RESOLVED: That Committee agree to the proposed changes as outlined in the Appendix to the report and endorse their submission to the Inspector.

CORE STRATEGY RETAIL AND LEISURE STUDIES

A report was submitted for Committee's information on the update to the Core Strategy evidence base document in relation to the submitted Core Strategy on retail and leisure matters. Both reports were available for Committee's information and had been carried out by Nathaniel Litchfield and Partners.

The broad direction highlighted by both studies confirmed that the current approach to the Core Strategy was appropriate and both studies would provide further information in order that the Council was able to provide robust evidence to underpin and inform the Local Plan. The documents also contained useful information that could help inform the Council's future economic development work.

RESOLVED: That the report be noted.

The meeting closed at 7.35pm.

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

Minutes of Accounts & Audit Committee

Meeting Date: Wednesday, 26 June 2013, starting at 6.30pm
Present: Councillor M Thomas (Chairman)

Councillors:

P Ainsworth	R Moores
I Brown	R Newmark
S Hirst	N C Walsh

In attendance: Chief Executive, Director of Resources, Head of Financial Services and Helen Palmer (Grant Thornton).

146 APOLOGIES

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

147 MINUTES

The minutes of the meeting held on 27 March 2013 were approved as a correct record and signed by the Chairman.

148 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

149 PUBLIC PARTICIPATION

There was no public participation.

150 ANNUAL GOVERNANCE STATEMENT

The Director of Resources submitted a report asking Committee to agree the Annual Governance Statement for 2012/13. Under the Accounts and Audit (England) Regulations 2011 the Council was required to ensure that its financial management is adequate and effective and that the Council has a sound system for internal control which facilitates the effective exercise of the Council's functions which includes arrangements for the management of risk. The Council must conduct a review at least once a year of the effectiveness of its system of internal control and this Annual Governance Statement must accompany the Statement of Accounts.

The Director of Resources highlighted various aspects of the Governance Statement including the scope of responsibility; the purpose of the Government framework; the conduct of behaviour; policy and decision-making; compliance; risk management; economy, efficiency and effectiveness; financial management and performance management.

Also highlighted was the review of effectiveness which is informed by the work of Directors within the authority who have responsibility for the development and maintenance and governance environment, the internal audit annual report and also by comments made by the external auditors and other review agencies and inspectorates.

Reference was made to the checklist issued by the Audit Commission entitled "Protecting the Public Purse" which authorities were encouraged to use to ensure that they have sound governance and counter fraud arrangements in place and that they are working as intended, and also to the National Audit Office 'Fact Sheet' on Good Practice Observations.

The Director of Resources informed Committee that as a result of the view of the effectiveness of the Government framework, the system of internal control, she was pleased to report that there were no significant governance issues to report.

RESOLVED: That Committee approve the Annual Governance Statement for 2012/13 as outlined.

151 STATEMENT OF ACCOUNTS 2012/13

The Director of Resources submitted a report asking Committee to formally approve the Statement of Accounts for 2012/13 subject to audit. The Accounts and Audit Regulations 2011 require Members to approve the statutory accounts by 30 September following the financial year end. She informed Committee as good practice the Statement of Accounts would continue to be presented in their draft format for approval before the end of June as previously. Grant Thornton would then carry out their annual audit over the next few weeks and once this had been completed and any agreed amendments that may be required have been made, the Statement of Accounts would be presented again in an audited format for approval once more by this Committee.

The Head of Financial Services highlighted various sections of the Statement of Accounts including the general fund outturn performance which showed a surplus of £83,000 during the year compared with the revised estimate which showed a deficit of £70,000 and the original estimate which showed a deficit of £21,000. He also highlighted the main variations that had occurred when compared to the revised budget. Attention was drawn to the general fund balances, collection fund, capital, the balance sheet and in particular the main movements including the net pensions liability and Committee were informed that the level of general fund balances would be £1.7m and the level of earmarked reserves will be £4.647m.

He informed Committee that the external auditors were due to commence their final accounts audit and that public notice had been given of the audit informing local electors of their right to inspect the accounts and ask questions of the auditor and/or make any objections relating to the accounts. Following the completion of the audit the auditors would report back to this Committee at its meeting on 28 August 2013 when the final audited Statement of Accounts would be presented for approval.

RESOLVED: That Committee approve the Statement of Accounts for 2012/13 as circulated subject to audit.

152 INDEPENDENT PERSON PROTOCOL

The Chief Executive submitted a report seeking Committee's approval of the draft Independent Person Protocol. The Council had previously put in place arrangements for dealing with standards pursuant to the provisions of the Localism Act 2011 and as part of this had appointed two independent persons. At the previous meeting it was felt that a Protocol setting out the relationship between Councillors and the independent persons would be beneficial together with a flow chart illustrating the procedures to be followed. Prior to this meeting a training session had taken place where Councillors and the independent persons had worked through the Protocol using different scenarios in order to ascertain its usefulness. Slight amendments had been made to the Protocol presented.

RESOLVED: That Committee adopt the draft Protocol with the amendments made at the training session.

153 INTERNAL AUDIT ANNUAL REPORT 2012/13

The Director of Resources submitted a report informing Committee of the Internal Audit Annual Report for 2012/13. All new audit reports that had been produced during the year had been taken into account in informing the assurance opinion. Details were given along with the assurance levels of the audit that had taken place and it was found that this Council's systems of internal audit are generally sound and effective.

RESOLVED: That the report be noted.

154 INTERNAL AUDIT PROGRESS REPORT 2013/14

The Director of Resources submitted a report for Committee's information on the internal audit work progress to date for 2013/14. The report included a full internal audit plan for 2013/14 for Committee's information.

The first couple of months of the year had been spent carrying out testing on the Council Tax and general ledger systems, looking at transactions relating to both 2012/13 and 2013/14. Testing to date on both systems had shown the level of control to be sound and effective.

The progress to date with the 2013/14 audit plan was satisfactory.

RESOLVED: That the report be noted.

155 AUDIT COMMITTEE UPDATE

Grant Thornton submitted an Audit Committee update for Members' information. This was a report on progress in delivering the responsibilities as external

auditors and also included a summary of emerging national issues and developments that may be relevant to the Council and a number of challenge questions in respect of the emerging issues which Committee may wish to consider.

The initial visit of the external auditors in February documented and walked through the systems which have been identified to present a reasonable possible risk of material misstatement in the accounts. This had not identified any significant issues.

The audit of the final accounts would now commence and be reported upon at the August meeting.

RESOLVED: That the report be noted.

156 RISK MANAGEMENT – UPDATE ON RED RISKS

The Director of Resources submitted a report for Committee's information on the current areas of high risk for the Council as identified on the Risk Register. At the present time there was only one of these that related to the kerbside waste paper and cardboard collection service which was about to be taken in-house and the complications surrounding the issue with the Lancashire County Council. Regular monitoring of this risk would continue and Committee would be kept informed of any developments.

Committee briefly discussed other risks regarding planning appeals and the Core Strategy that might also be included on this register.

RESOLVED: That the report be noted.

The meeting closed at 7.08pm.

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