



# 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, 1 OCTOBER 2013** at **6.30PM**.

CHIEF EXECUTIVE  
23 September 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 **16 July 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).

<b>COMMITTEE MEETINGS: 1 JULY TO 17 SEPTEMBER</b>			
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<b>COMMITTEE MEETINGS: 1 JULY TO 17 SEPTEMBER</b>			
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PLANNING & DEVELOPMENT COMMITTEE	12 SEPTEMBER	76 – 100	298 – 320
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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: Monday, 1 July 2013 commencing at 9.00am  
Present: Councillor S Hirst (Chairman)

Councillors:

T Hill            A Knox  
S Hore

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

Also in attendance: Councillor S Bibby.

157            APOLOGIES

There were no apologies for absence.

158            EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following item of business is exempt information under Categories 3 and 5 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

159            PLANNING APPEALS UPDATE

The Director of Community Services submitted a report providing Members with an update in relation to the recent major planning appeals and asking them to consider whether to continue to oppose the Waddington Road, Clitheroe, appeal (3/2012/0913/P).

The report referred to the numerous planning appeals that have been subject to public inquiry and the need to appoint expert witnesses and barristers to represent the Council in relation to specific reasons for refusal.

With specific reference to the Waddington Road planning appeal a barrister had been instructed to support the Council in this case. However following a case review and in the light of current information which impact on the specific reasons for refusal on this appeal it was now felt necessary to consider whether the appeal should continue to be defended. This does not prevent third party representations and the appeal would still proceed but with no formal objection from the Council.

Members discussed the issues surrounding the implications of withdrawing from the appeal and felt that in future there needs to be a constant review of issues with regard to planning applications and appeals as they arise.

RESOLVED: That Committee ask the Chief Executive to advise the appellant and the Inspectorate that the Council withdraws from the Waddington Road appeal.

The meeting closed at 10.30am.

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

## Minutes of Meeting of the Council

Meeting Date: Tuesday, 16 July 2013, starting at 6.30pm  
Present: Councillor R Sherras (Chairman)

### Councillors:

P Ainsworth	R Newmark
S Bibby	E M H Ranson
I Brown	L Rimmer
S Brunskill	M Robinson
S Carefoot	J Rogerson
P Dowson	C Ross
R J Elms	I Sayers
J B Hill	G Scott
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
G Mirfin	A Yearing

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

### 160 PRAYERS

The Mayor's Chaplain, the Reverend David Isaacs, opened the meeting with prayers.

### 161 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of J E Alcock, R Hargreaves, A M Knox and S Knox.

### 162 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 163 PUBLIC PARTICIPATION

The Chief Executive, confirmed that there were two items of public participation – one from Mr R Hailwood and one from Mr Duckworth on behalf of Mr Poulson, both of Clitheroe.

The Mayor invited Mr Hailwood to speak. Mr Hailwood asked a question about the process that had been used to reach the decision not to contest the appeal

by the developers, of the land off Waddington Road and Kirkmoor Road in Clitheroe against the Council's decision to refuse planning consent.

The Leader, Councillor S Hirst, thanked Mr Hailwood for his question and summarised the events that had taken place regarding the matter. He confirmed that an application for 345 houses and a 50 place crèche had been considered by Planning and Development Committee in February 2013. Officers had recommended refusal on three grounds:

1. highways;
2. prematurity; and
3. visual amenity.

Shortly prior to the meeting of the Planning and Development Committee, the County Council had withdrawn its objection on highway grounds thereby nullifying that ground for objection. Committee had proceeded to refuse the application on the remaining 2 grounds. The applicant had then appealed to the Secretary of State and a planning inquiry had been due to commence in August. Due to the changing interpretations of the Government's National Planning Policy Framework against which the appeal case would be judged, consideration was given to whether the reasons for refusal could not be defended at the Inquiry.

The Chief Executive had then called a meeting of the Emergency Committee to review the position, at which it was agreed that the Committee ask the Chief Executive to advise the Appellant and the Inspectorate that the Council withdraws from the Waddington Road appeal.

Next Mr Duckworth asked a question on behalf of a Mr Poulson. He asked if, in the current situation whereby the Council no longer had any objection to the Wadow View development, could the Council advise on how future applications in open countryside (Policies G5 and ENV3) would be dealt with.

The Chairman of Planning and Development Committee, Councillor T Hill, thanked Mr Duckworth for his question and confirmed that it was difficult to advise on the suitability of any piece of land for development and that the correct procedure was for any landowner to submit a formal pre-application proposal to the Council in which full and proper consideration of all relevant matters would be considered. In relation to the relevance of Policies G5 and ENV3 which dealt with development proposals outside settlement boundaries, it had now been accepted that the current settlement boundaries were out of date and more weight should be placed on the emerging Core Strategy and the National Planning Policy Framework (NPPF).

Councillor Hill confirmed that when considering any proposal regard had to be given to the planning balance and it would be necessary to assess the benefits of any scheme against any harmful elements and then consider whether or not the harmful elements of any scheme "significantly and demonstrably outweigh the benefits". To do this it was necessary to evaluate each scheme on its merits as there may be some unique characteristics associated with a particular site and a particular proposal.

164 COUNCIL MINUTES

The minutes of the meeting of the Council held on 23 April 2013, and of the Annual Council held on 14 May 2013, were confirmed as a correct record and signed by the Chairman.

165 MAYORAL COMMUNICATIONS

The Mayor reported on events that he had attended since the last meeting. He reported that he had attended over 40 events during that time which had included a range of activities including 9 church services, 5 concerts and 5 award ceremonies for academic and sporting achievements. He had attended the Royal Garden Party at Buckingham Palace with the Mayoress.

The Mayor went on to highlight two particular events during the period. The first of which was the signing of the Armed Forces Community Covenant on the 24 June. The Covenant committed the Borough to ensuring that members of the armed forces were not disadvantaged by serving their country and it was also very relevant to one of the Mayor's charities the SSAFA (Soldiers, Sailors and Air Force Families Association).

The Mayor also highlighted his upcoming charity tandem parachute jump on the 29 July and the Clitheroe Food Festival that was due to take place on 10 August.

166 LEADER'S REPORT

The Leader began by reminding Members of two key priorities for the Council for the forthcoming year, namely finance and planning. He then went on to present an update on matters relating to both those priorities.

The Leader reported that the Government's spending round that had been announced last month had confirmed that there would be a 10% cut to Council funding in 2015/16. This was on top of the 33% reduction that had been experienced since 2010. The 10% cut compared with overall cuts of 5.6% across all other unprotected Government departmental budgets; although the Government had announced that it would provide further support to freeze Council Tax at the equivalent of a 1% increase.

The Leader was pleased to report that it was fortunate that the Council's financial position was significantly better than many of its neighbours. The budget outturn for the last financial year had been better than forecast and it had enabled an increase in balances of £90,000. The Leader praised the work of staff and the Budget Working Group in achieving a healthy budget position.

In respect of planning, the Leader expressed concern about the Planning Inspectorate's interpretation of the National Planning Policy Framework (NPPF), particularly in relation to rural authorities. The Leader stated that it was anticipated that the examination of the Core Strategy would commence in early September. He also confirmed that the Council would continue to lobby

ministers both directly and with the support of the borough's Member of Parliament for a greater appreciation of the impact of National Planning Policy on the Ribble Valley. He had also sought a meeting with both the new Leader of Lancashire County Council and the relevant portfolio holder, to raise concerns about the quality and extent of consultation on planning and particularly highways matters. He had also asked Corporate Management Team to look at the Council's own procedures for the monitoring view of on-going appeals processes, to ensure the close involvement of Planning and Development Committee.

The Leader concluded by mentioning two other initiatives: firstly he congratulated Councillor Jim White on the highly successful signing of the Military Covenant. This was an important recognition by the Council of its duty to ex-service men and women. It also built on a long and growing association with the local Duke of Lancaster's regiment.

The Leader also announced that the Council would be launching its Year of Health and Wellbeing on 31 July and he thanked Councillor Bridget Hilton for her leadership on this important initiative.

The Leader ended by highlighting that Clitheroe Food Festival would be taking place in the town on 10 August and encouraged Members to support the event.

167 LEADER'S QUESTION TIME

The Deputy Leader of the Opposition, Councillor A Yearling, asked if the Leader could confirm how much the Council had in reserves and balances.

The Leader thanked Councillor Yearling for his question and confirmed that as at 31 March 2013, the General Fund balances stood at £1.7m and earmarked reserves stood at £4.6m. Earmarked reserves were sums set aside for specific purposes.

Next Councillor Yearling asked if the Leader could confirm how much had been spent on planning appeals since May 2011.

The Leader reported that planning appeals had cost the Council £218,000 since April 2011. This figure did not include the cost of internal staff working on appeals which was also significant. In addition, costs were on-going as Barristers, expert witnesses and Council's own officers continued to work on current appeals.

168 COMMITTEE MINUTES

(i) Emergency Committee – 23 April 2013

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

(ii) Community Committee – 21 May 2013

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

(iii) Planning and Development Committee – 23 May 2013

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

(iv) Health and Housing Committee – 30 May 2013

Councillor R Elms asked if the Chairman was aware that the Health Centre at Slaidburn had recently received notification of a severe cut in the funding it was allocated and that there was a strong possibility that it may lead to closure of the practice unless other funding was found. She asked if the Chairman could ensure that Members and officers would provide help, advice and support in the fight to retain such a vital and necessary facility in Slaidburn.

The Chairman, Councillor B Hilton, thanked Councillor Elms for her question. She confirmed that she was aware that the Government were proposing to cut funding for rural doctors and the impact that would have on the Slaidburn Health Centre. The matter had been discussed at the Parish Council Liaison Committee and the Chief Executive had been asked to write in support of the campaign. The Chief Executive had duly written to a number of organisations and to the borough's Member of Parliament setting out the concerns of the community. In response, the Member of Parliament had sent a letter to the Secretary of State for Health explaining the importance of the Slaidburn Practice to the local community.

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

(v) Personnel Committee – 5 June 2013

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

(vi) Policy and Finance Committee – 11 June 2013

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

(vii) Planning and Development Committee – 13 June 2013

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

(viii) Licensing Committee – 18 June 2013

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

(ix) Parish Council Liaison Committee – 20 June 2013

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

(x) Special Planning and Development Committee – 25 June 2013

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



(xi) Accounts and Audit Committee – 26 June 2013

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

The meeting closed at 8.00pm.

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

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 18 July 2013 starting at 6.30pm  
Present: Councillor T Hill (Chairman)

Councillors:

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

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

Also in attendance: Councillor C Ross.

### 169 APOLOGIES

An apology for absence from the meeting as submitted on behalf of Councillors S Knox.

### 170 MINUTES

The minutes of the meetings held on 13 June 2013 and 25 June 2013 were approved as a correct record and signed by the Chairman.

### 171 MATTERS ARISING

Councillor J White referred to Minute 108(4) of Committee dated 13 June and asked the Head of Planning Services about two issues which he had raised at that meeting in relation to footpaths and road widening scheme and the classification of the correct location of the junction. The Head of Planning Services updated Committee on both issues.

### 172 DECLARATIONS OF INTEREST

Councillor J Rogerson declared an interest in planning application 3/2012/0870/P, Dove Syke Nursery, West Bradford. Councillor T Hill declared an interest in planning application 3/2013/0137/P, Lawsonsteads, Whalley.

### 173 PUBLIC PARTICIPATION

There was no public participation.

## 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 AND CIDER MAKING (RETROSPECTIVE) AT DOVE SYKE NURSERY, EAVES HALL LANE, WEST BRADFORD, BB7 3JG

The Head of Planning Services commented on changes to condition 5 and condition 6.

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 external appearance of the building (ie window and door numbers, sizes and positions) and to the uses of the different parts of the building as shown on submitted drawing number Cre/5731/1508/01 REVA (amended plan received by the Local Planning Authority on 1 July 2013).

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

3. The cider produced at the site shall be for wholesale only with no retail sales from the site other than incidental sales during any authorised temporary events held at the site.

REASON: As the establishment of an A1 retail use would be inappropriate in this rural location to the detriment of the character of the area contrary to Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4. With regards to the cider making business, any deliveries of raw materials to the site or despatch of the finished product from the site shall only take place between the hours of 9am and 6pm Monday to Saturday with no deliveries or despatch on Sundays or Bank Holidays.

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

5. The number of festivals/events held at the site shall be restricted to a maximum of 3 in any one calendar year as defined from 1 January to 31 December. Each event shall be restricted to 1 day and the opening times of those days shall be restricted to 9am to 11.30pm with all persons attending the events to be off the site by midnight.

REASON: In the interests of the amenities and character of the locality and the amenities of nearby residents 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.

6. Except for the 3 days upon which a festival/event is being held (see condition 5 above) the use of the premises by customers shall be restricted to hours between 9am and 6pm Monday to Saturday and 10am to 4pm on Sundays.

REASON: 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; as the use of the premises outside these hours could prove injurious to the character of the area and to the amenities of nearby residents.

(Gary Hoerty spoke in favour of this application.)

(Councillor Rogerson returned to the meeting.)

2. APPLICATION NO: 3/2013/0113/P (GRID REF: SD 370946 434979)  
PROPOSAL FOR 25 NO AFFORDABLE HOMES TO LAND OFF PETRE WOOD CLOSE INCLUDING ASSOCIATED LANDSCAPING AND PUBLIC FOOTPATH DIVERSION AT PETRE WOOD CRESCENT, LANGHO

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 proposal as shown on drawing Nos 11-1767-P01A, P03B, P04A, P05A, P06A, P07A and P08.

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 2028 to 2018 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4. No dwellings shall be occupied until all recommendations and mitigation measures contained in Section 7 of the Geo-environmental Investigation and Risk Assessment report dated 15 March 2013 by LK Consult Ltd (Ref LKC 12 1001) have been fully implemented to the satisfaction of the Local Planning Authority in consultation with the Environment Agency; and the Local Planning Authority has confirmed in writing to the developer that these requirements have been fully satisfied.

REASON: To prevent pollution of the water environment and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2028 to 2018 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

5. The dwellings hereby permitted shall be constructed to the Code for Sustainable Homes Level 3 and the development shall follow the government's preferred hierarchy (first set out in the 2008 Zero Carbon Homes Definition) following an energy efficiency 'fabric first' approach, as detailed in the report by LK Accreditation Ltd (Ref LKACC12 1177) that was submitted with the application.

REASON: In order to encourage renewable energy and to comply with Policies G1 of the Ribble Valley Districtwide Local Plan and Policy EM18 of the North West of England Regional Spatial Strategy to 2021 and Policies EN3, DME5 and DMG1 of the Core Strategy 2008 to 2012 Regulation 22 Submission Draft.

6. The development shall be carried out in compliance with all the mitigation and tree protection measures detailed in section 4 of the submitted Ecological Report by SEP Ltd dated 23 May 2012; section 5 of the Reptile Population Survey by SEP Ltd dated September 2012; and section 5 of the Tree Survey and Implications Assessment Report by SEP Ltd dated September 2012.

REASON: In order to reduce the impact of the development on biodiversity, and protect those trees that are to be retained from the potential adverse effects of development, and to safeguard the natural habitats of those species of conservation concern in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN2 of the Core Strategy 2008 to 2012 Regulation 22 Submission Draft.

7. Prior to the commencement of any construction works on the two storey houses on plots 1 to 5 inclusive, their precise siting and proposed finished floor slab levels shall be marked out/indicated on site to be viewed and agreed in writing by the Local Planning Authority.

REASON: To ensure compliance with the submitted plans and in the interests of visual amenity and the amenities/privacy of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2012 Regulation 22 Submission Draft.

8. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening. The scheme shall, in particular, include précised details of the treatment of the rear boundary of plots 13 to 15 inclusive.

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. All approved fencing/boundary treatments shall be erected in accordance with the approved details prior to the first occupation of the respective dwellings to which they relate.

REASON: In the interests of visual amenity and the amenities of the future occupiers of the proposed dwellings and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2012 Regulation 22 Submission Draft.

9. The residential units hereby permitted shall only be used for the purposes of providing affordable housing accommodation as defined in the Housing and Regeneration act 2008 to be occupied by households or individual in housing need. This condition shall not be binding upon any of the following:
  - a. A charge or mortgagee of the Registered Provider or any receiver appointed by them in the event of default of the Registered Provider under the terms of the charge or mortgage;
  - b. A tenant of a residential unit who exercise any statutory right to buy or right to acquire such residential unit or any person deriving title through that tenant or any mortgagee or charge;
  - c. A lessee of a residential unity held under a shared ownership lease who acquire 100% of the interest under that lease or any successor or any successor mortgagee or charge of that lessee.

REASON: For the avoidance of doubt as the application is for a development of 100% affordable housing units and to comply with Policy H2 of the Ribble

Valley Districtwide Local Plan and Policy DMH3 of the Core Strategy 2008 to 2012 Regulation 22 Submission Draft.

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

3. APPLICATION NO: 3/2013/0516/P (GRID REF: SD 368415 431590)  
PROPOSED CONCRETE RAMP AND HANDRAIL AT THE FRONT OF 11  
BEECH CLOSE, CLAYTON-LE-DALE, BLACKBURN BB1 9JF

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 reference BHC/1111/001/B.

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

4. APPLICATION NO: 3/2013/0120/P (GRID REF: SD 371305 436819)  
PROPOSED DEMOLITION OF EXISTING CARPORT/STORE AND ERECTION  
OF A DWELLING TO PROVIDE MANAGERS ACCOMMODATION FOR  
CARAVAN PARK/FARM AND ASSOCIATED OFFICE AND RECEPTION  
FACILITIES IN CONNECTION WITH THE CARAVAN PARK (RESUBMISSION)  
AT HACKING CARAVAN PARK, POTTERFORD FARM, ELKER LANE,  
BILLINGTON BB7 9HZ

The Head of Planning Services reported on two more letters of support which had been received.

REFUSED for the following reasons:

1. In the opinion of the Local Planning Authority, this caravan site does not necessitate the construction of a manager's dwelling within its boundaries. The proposed development therefore represents the erection of a dwelling (that does not satisfy an identified local need, and is not for the purposes of agriculture or forestry) in an isolated open countryside location. As such, the proposal would be contrary to the requirements of saved Policies H2 and G5 of the Ribble Valley Districtwide Local Plan and Policies DMG2 and DMH3 of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 22

Submission Draft; and would also be contrary to the presumption in favour of sustainable development that is the overriding requirement of the National Planning Policy Framework.

2. The proposed dwelling due to its size, design and siting would form a dominant and incongruous structure that would unduly harm the setting of the adjoining Grade II listed farmhouse contrary to the requirements of saved Policy ENV19 of the Ribble Valley Districtwide Local Plan, Policy DME4 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft, and the advice within Section 12: Conserving and Enhancing the Historic Environment, of the National Planning Policy Framework.

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

5. APPLICATION NO: 3/2013/0447/P (GRID REF: SD 368929 440434)  
PROPOSED CONVERSION AND EXTENSION OF HOUSE TO CREATE TWO DWELLINGS (RESUBMISSION OF APPLICATION 3/2012/1066/P) AT BLEAK HOUSE, STONYHURST, CLITHEROE BB7 9QY

The Head of Planning Services reported that the Parish Council had now responded with no objections on this matter. Councillor Holgate read out a letter in support of the application from Councillor J Alcock.

REFUSED for the following reason:

1. The proposal would result in the formation of an additional dwelling in an open countryside location outside any settlement boundary and isolated from any services or facilities. As such the development would be contrary to saved Policies G5 and H2 of the Ribble Valley Districtwide Local Plan and Policies DMG2 and DMH3 of the Core Strategy 2008 to 2082 – A Local Plan for Ribble Valley Regulation 22 Submission Draft: and would represent unsustainable development contrary to the requirements of National Planning Policy Framework.

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

6. APPLICATION NO: 3/2012/0014/P (GRID REF: SD 373281 441769)  
OUTLINE APPLICATION FOR THE CONSTRUCTION OF 30 N<sup>o</sup> DWELLINGS ON LAND OFF GREENFIELD AVENUE, WITH A SUGGESTED BREAKDOWN OF 16 N<sup>o</sup> HOUSES WITH 3-4 BEDROOMS, 8 N<sup>o</sup> LOW COST HOUSES AND 6 N<sup>o</sup> BUNGALOWS WITH 2 BEDROOMS ON LAND ADJACENT GREENFIELD AVENUE, LOW MOOR, CLITHEROE BB7 2LY



DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within a period of 1 month (from the date of this decision) as outlined in paragraphs numbered 1 and 2 under the Section 106 Agreement sub-heading within the report, and subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:

(a) the expiration of 3 years from the date of this permission; or

(b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

2. No development shall begin until details of the external materials of the proposed buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

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

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

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

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

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

REASON: In order to ensure the protection of the amenities of existing adjoining residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft in order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/work are acceptable before work commences on site.

7. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface water has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

8. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the increased risk of flooding and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

9. No development shall begin until a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.

REASON: In order to encourage renewable energy and to comply with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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

REASON: In order that any necessary mitigation measures or tree/hedgerow retention/protection measures can be ensured through the imposition of appropriate conditions at reserved matters stage, in the interests of nature conservation and to comply with Policies G1, ENV10 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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

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

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

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

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

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off the site and

to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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

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

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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

REASON: In order to encourage an energy efficient development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

14. The development for which outline planning permission is hereby granted shall not commence until details of the provision of a minimum of 700m<sup>2</sup> of public open space within the site have been submitted to and approved in writing by the Local Planning Authority. This shall include details of the location of the public open space; a timetable for implementation; details of any apparatus/play equipment that is to be provided; and details of a management/maintenance regime. The public open space and any equipment shall then be provided in accordance with the agreed implementation timetable and shall thereafter be managed and maintained in accordance with the agreed details.

REASON: In order to ensure the provision of a satisfactory area of public open space within the site in the interests of the amenities of the future occupiers of the development and to comply with Policies G1 and RT8 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMB4 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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

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

NOTE(S):

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserved the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Executive Director at PO Box 9, Guild House, Cross Street, Preston PR1 8RD in the first instance to ascertain the details of such an agreement and the information to be provided.
2. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act.

(Mr Loebel spoke against the above application.)

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

(Councillor S Bibby chaired the meeting for this application.)

7. APPLICATION NO: 3/2013/0137/P (GRID REF: SD 373758 436488)  
PROPOSED OUTLINE APPLICATION FOR A RESIDENTIAL MIXED USE DEVELOPMENT COMPRISING UP TO 260 DWELLINGS (C3), A PRIMARY SCHOOL (D1), A NEW VEHICULAR LINK BETWEEN CLITHEROE ROAD AND THE A671 INCLUDING CREATION OF A NEW JUNCTION BOTH ONTO THE A671 AND CLITHEROE ROAD, CAR PARKING, OPEN SPACE AND ASSOCIATED LANDSCAPING.

The Head of Planning Services reported on late items including a letter from the MP, particularly in relation to comments received from the Housing Officer and Lancashire County Council Education.

RESOLVED THAT: The application be formally advertised under the Departure Procedures and subject to the application not being called in by the Secretary of State that the proposal be DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of the Legal agreement within a period of 6 months from the date of this decision as

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

1. Application for approval of all reserved matters (as defined in Condition 4) must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
  - a) The expiration of three years from the date of this permission; or
  - b) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.
2. The development hereby permitted shall be carried out in accordance with the details contained within the following plans:
  - Parameters Plan (Ref: PL1158.3.M.101 Rev [D]);
  - Clitheroe Road Priority T Junction (Ref: 10/228/TR/023); and
  - A671 Proposed Traffic Signal Junction (Ref: 10/228/TR/024).
3. Details of appearance, landscaping, layout and scale (hereinafter referred to as the 'reserved matters') for each phase of development shall be submitted to and approved in writing by the Local Planning Authority before development of that phase is commenced. Development of each phase shall be implemented in accordance with the approved details for that phase.
4. The submission of Reserved Matters in respect of layout, scale, appearance and landscaping and implementation shall be carried out in substantial accordance with the design principles and parameters contained within the Design & Access Statement (February 2013) and in substantial accordance with the submitted Parameters Plan (PL1158.3.M.101 Rev: D).
5. No more than 260 dwellings (Use Class C3) and a primary school (Use Class D1) is hereby permitted within the application site.

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

6. No part of the development shall commence until a plan identifying the first phase of the development has been submitted to the Local Planning Authority. Thereafter each application for the approval of the reserved matters relating to each further phase of the development shall be accompanied by a plan identifying the extent of that further phase. For the purposes of this planning permission the extent of a 'phase' shall be determined in accordance with this Condition.

REASON: To allow for the phased delivery of the development.

7. No part of the development shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority:
  - The proposed site access to/from Clitheroe Road (in accordance with the principles set out in Drawing Ref: 10/228/TR/023) including provision of a pedestrian crossing southwest of the site access;
  - Works to relocate the south west bound bus stop and provide bus shelters and timetable information at the relocated south west bound bus stop and north-east bound bus stop in the vicinity of the site on Clitheroe Road;
  - The proposed site access to/from the A671 (In accordance with the principles set out in Drawing Ref: 10/228/TR/024) including provision of a Toucan Crossing;
  - The Internal Distributor Road including where it meets the junctions onto Clitheroe Road and the A671; and
  - The proposed King Street Lay by (In accordance with the principles set out in Drawing Ref: 10/228/TR/027).

The details shall include for provision of:

- cycleways/footways;
- a lighting scheme in the proximity of the new site access on the A671;
- a vehicular drop off/pick up area for the primary school; and
- measures to implement a 20mph zone in the vicinity of the school site on the Internal Distributor Road and Clitheroe Road.

The development shall be implemented in accordance with the approved details and pursuant to the timeframes otherwise set by the conditions of the permission.

8. Prior to occupation of development within each phase (as defined in Condition [6]) visibility splays shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority and in relation to that phase. Nothing shall be planted, erected or allowed to remain in the visibility splays in excess of 1m in height above the level of the adjacent carriageway.

REASON: To ensure adequate visibility splays are maintained at all times.

9. Prior to commencement of any phase of development which includes dwellings with frontage access to/from Clitheroe Road, details of such frontage access shall be submitted to and approved in writing by the Local Planning Authority. The development of the phase shall be carried out in accordance with the approved details.
10. The primary school (Use Class D1) shall not be brought into use until the measures defined in Condition [7] to implement a 20mph zone and provide a drop off/pick up area in the vicinity of the primary school have been implemented in accordance the approved details pursuant to Condition [7].

REASON: In order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/works are acceptable and in order to maintain network safety at the school once brought into use.

11. No more than 55 dwellings shall be constructed until the access to/from the A671 (Drawing Ref: 10/228/TR/024) has been constructed to binder course level in accordance with the approved details pursuant to Condition [7]. Following construction of this access, no heavy goods vehicles shall enter or leave the site using the Clitheroe Road access.

REASON: To ensure construction access beyond the first 55 dwellings can be taken directly from the A671 to minimise disruption and protect residential amenity in the interests of protecting residential amenity from noise and disturbance in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

12. No more than 55 dwellings shall be occupied until the access to/from the A671 (Drawing Ref: 10/228/TR/024) and associated works to that access agreed pursuant to Condition [7] have been constructed to an agreed level in accordance with the approved details pursuant to Condition [7].

REASON: To ensure vehicular access beyond the first 55 dwellings can be taken directly from the A671.

13. No more than 55 dwellings shall be occupied until the King Street Lay-by (Drawing Ref: 10/228/TR/027) has been constructed in accordance with details agreed pursuant to Condition [7].

14. No phase of the development shall be occupied until a Full Travel Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The travel plan(s) shall include objectives, targets, measures to achieve targets, monitoring, implementation timescales for delivery and the provision of a travel plan coordinator in accordance with the parameters established in the Framework Travel Plan (dated February 2013) submitted as part of the outline application. For each phase the approved Full Travel Plan shall be implemented, audited and updated in accordance with the approved details.

15. Prior to the commencement of development, a strategy outlining the general system of drainage for foul and surface water flows arising from the entire site shall be submitted to and agreed in writing by the Local Planning Authority. The strategy shall include details of any necessary on-site infrastructure. Thereafter detailed schemes for foul and surface water drainage for any phase of development (pursuant to conditions [17] and [18]) shall be prepared in accordance with the agreed strategy for the entire site.

REASON: This condition is requested as there is potential for the development to be brought forward on a phased basis. As a result it will be



necessary to receive an overall strategy for the entire site prior to the commencement of development of any phase so that the subsequent detailed drainage schemes for each phase are capable of forming part of a general system for the entire site in accordance with an overall strategy. It is also necessary to set key parameters for the design of the pumping station.

16. Prior to the commencement of each phase of development, details for how foul and surface water shall be drained on separate systems within that phase shall be submitted to and approved in writing by the Local Planning Authority. The development of each phase shall be implemented in accordance with the approved details for that phase and retained thereafter.

REASON: To protect existing surface water and foul drainage systems.

17. Prior to the commencement of each phase of development, a detailed surface water drainage scheme for that phase, based on sustainable drainage principles and evidence of an assessment of the hydrological and hydrogeological context of that phase, shall be submitted to and approved in writing by the Local Planning Authority. No surface water shall connect into the public sewerage system, directly or indirectly, without the consent of the Local Planning Authority pursuant to this condition. The scheme for each phase shall be implemented in accordance with the approved details prior to the occupation of any development within that phase and retained thereafter.

REASON: To ensure that surface water is dealt with by the most sustainable means in accordance with national government policy.

18. Prior to the commencement of each phase of development, a detailed foul drainage scheme for that phase, shall be submitted to and approved in writing by the Local Planning Authority. The foul drainage scheme for each phase shall be implemented in accordance with the approved details prior to the occupation of any development within that phase.

19. No building shall be erected within three metres of any public sewer unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect existing surface infrastructure.

20. Prior to the commencement of any phase of development that is to the west of watercourse A as identified in the Flood Risk Assessment (FRA) by Weetwood (dated 8 February 2013; Final Report v1.3), a scheme for the improvement, protection and maintenance of existing flood defences as outlined in Section 4.1.3 of the FRA where relevant to that phase, shall be submitted to and approved in writing in respect of that phase by the Local Planning Authority. The scheme for each relevant phase of development shall be implemented in accordance with the approved details.

REASON: To reduce the risk of flooding by maintaining existing flood defences.

21. Prior to the commencement of any phase of development that includes or is potentially affected by possible overland flow routes from Watercourse B as identified in the Flood Risk Assessment (FRA) by Weetwood (dated 8 February 2013; Final Report v1.3), details of the existing and proposed ground levels adjacent to Watercourse B shall be submitted to and approved in writing in respect of that phase by the Local Planning Authority. The development within that phase shall subsequently proceed in accordance with the approved plans for that phase.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

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

REASON: To ensure protection of water voles and their habitat.

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

REASON: To protect ecological, recreation and amenity interests by providing a buffer between the development and the watercourse.

24. Prior to occupation of development within each phase, a landscape management plan including long term design objectives, timing of works, management responsibilities and maintenance schedules for all publicly accessible landscaped areas including cycle/footways within that phase shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved landscape management plan for that phase.

REASON: In the interests of residential and visual amenity and to ensure that appropriate provision is made for public open space in accordance with Policies G1 and RT8 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMB4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

25. Prior to the commencement of each phase of development, a written scheme of archaeological investigation relating to that phase shall be submitted to and approved in writing by the Local Planning Authority. Each scheme will outline (if required) a programme of archaeological work which is to be implemented within the phase. The development of the phase shall be carried out in accordance with the approved scheme.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan and Policies EN5, DME3 and DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

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

- A. The parking of vehicles of site operatives and visitors;
- B. Loading and unloading of plant material;
- C. Storage of plant materials used in the construction of development;
- D. The erection and maintenance of security hoardings;
- E. Wheel washing facilities;
- F. A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- G. Details of the storage of potential ground and water contaminants and how the River Calder will be protected against spillage incidents and pollution during the course of construction;
- H. A scheme for protecting trees;
- I. A scheme for recycling/disposing of waste resulting from construction work; and
- J. A scheme to control noise during the construction phase.

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

27. No heavy goods vehicles shall enter or leave the site using the Clitheroe Road access between the hours of 0830 and 0930 or 1500 and 1600 hours.

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

28. No dwellings within any phase shall be practically completed until details of an external lighting scheme for that phase have been submitted to and approved in writing by the Local Planning Authority. Within each phase the

lighting scheme shall be implemented in accordance with the approved details for the relevant phase and retained thereafter.

(Mr S McBirney spoke in favour of the application and Mr N Walker spoke against the application.)

(Councillor T Hill returned to the meeting.)

8. APPLICATION NO: 3/2013/0478/P (LBC) (GRID REF: SD 374213 441733)  
INSTALLATION OF SINGLE GLAZED HARDWOOD FRAMED WINDOWS AND DOORS AND MINOR INTERNAL ALTERATIONS AT FIRST FLOOR LEVEL OF THE BOWLING GREEN CAFÉ CLITHEROE CASTLE GATE, CLITHEROE BB7 1BA

The Head of Planning Services reported that Clitheroe Town Council had no objections and the Lancashire Gardens Trust were also in favour of the application.

RESOLVED THAT: That the Director of Community Services be authorised to convey to the Secretary of State the Borough Council's support for the granting of listed building consent with the conditions below:

1. The existing unauthorised doors and windows shall be removed and replaced with the approved window and door details shown on the submitted plans within 1 month of the date of this consent.

REASON: Required to be imposed in pursuance to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Precise specifications and samples of window and door details shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character, appearance and significance of the listed buildings, Clitheroe Conservation Area and Clitheroe Castle Registered Park and Garden of Special Historic Interest.

3. This permission shall relate to the proposal as shown on plan BGC/ET002.

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

175 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>
3/2013/0763/P	Proposed open car port in traditional material	Lower Monubent House Hellifield Road Bolton by Bowland
3/2012/0840/P	Application to discharge condition no. 4 (temporary construction vehicle access) and condition no. 5 (tree protection measures) of planning permission 3/2012/0361/P	Blackburn Rovers Senior Training Centre and Lodge Old Langho
3/2013/0096/P	Conversion of barn to be used as open market residential accommodation	Horrocks Barn Horrocks Farm Stonyhurst
3/2013/0148/P	Application for the discharge of condition 12 of planning permission 3/2012/0158/P	Site 2, Barrow Brook Business Village
3/2013/0170/P	Replacement conservatory and second kitchen	Mitton Hall Mitton Road Great Mitton, Whalley
3/2013/0176/P & 3/2013/0177/P (LBC)	Porch to the function room	Mitton Hall, Mitton Road, Great Mitton
3/2013/0224/P	Advertisement consent for 1 x fascia sign 2 x illuminated signs and 4 x non-illuminated signs	Tesco Duck Street, Clitheroe
3/2013/0225/P	Small hydro installation including turbine store in grounds of dwelling	former Bobbin Mill Longridge Road Hurst Green
3/2013/0228/P	Change of use from former carpet shop to dwelling	2 West View Clitheroe
3/2013/0229/P	Discharge of conditions 5, 7, 10, 11 & 12 of application reference number 3/2012/0745/P relating to the former	Brown Leaves Hotel Longsight Road Copster Green
3/2013/0258/P	Erection of garage and relocation of drive (amendment to 3/2012/0432/P)	Parlick Cottage Moss Lane, Chipping
3/2013/0259/P	Erection of front extension and relocation of drive	Parlick Cottage Moss Lane, Chipping
3/2013/0274/P	Proposed erection of 2 No detached garages	Roadside Farm Barn and Roadside Farm Cottage, Preston Road, Alston
3/2013/0313/P	Proposed erection of a conservatory to the rear of the dwelling	25 Eskdale Road Longridge

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0323/P	Proposed clearance of previous Bowling Green & Gardens for the erection of 1 no. detached 2.5 storey property with detached garage and 1 no. detached 2.5 storey property with integral garage	The Bowling Green Brockhall Village Old Langho
3/2013/0324/P	Installation of access ramp to sheltered bungalows, including taking down section of existing random rubble stone wall, installation of new random rubble retaining wall to match existing, new tarmacadam surfacing and tactile paviers to landings, new powder coated handrail black in colour	Sycamore Bungalows Gisburn
3/2013/0331/P	Proposed bungalow on land	197 Ribchester Road Clayton-le-Dale
3/2013/0334/P	Amendment to approved plans to extend the garage building to form a separate kitchen for the holiday let	1 Swinglehurst Cottages Garstang Road Chipping
3/2013/0342/P	Single storey side extension and front porch	13 Grindleton Road West Bradford
3/2013/0345/P	Proposed replacement of an existing greenhouse and garden shed with a single storey, UPVC double glazed conservatory to the rear of the dwelling. A new access doorway into the conservatory to be formed from the main dwelling house fitted with an external quality door. The conservatory will be independently heated	18 Ribblesdale Road Ribchester
3/2013/0352/P	Application for discharge of condition no. 3 (relating to materials) of planning consent 3/2012/0892/P	Croft Cottage (rear of Ribblesdale House) Main Street, Gisburn
3/2013/0358/P	Proposed alterations to the existing house including a two-storey rear extension, pitched roof incorporating habitable space over the attached garage, internal alterations and renovations and alterations to the facades	Pendle Grange Newby, Clitheroe
3/2013/0359/P	Proposed new, gated vehicle and pedestrian access	Acorn Barn, Oakmount Farm, Ribchester Road Clayton-le-Dale

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0361/P	Proposed demolition of existing garage and erection of replacement garage at land to the rear	56 Chapel Hill Longridge
3/2013/0362/P	Proposed car-port to cover the existing parking area	Witts End 13 Harewood Avenue Simonstone
3/2013/0363/P	Proposed single storey rear kitchen extension	91 Moorfield Avenue Ramsgreave
3/2013/0364/P	Application to discharge condition no. 3 (materials) of planning permission 3/2011/0907/P	Moonrakers 88 Whalley Road Wilpshire
3/2013/0368/P	Restoration works to existing outbuilding to prevent building falling into further disrepair	Rockhouse, Town End Slaidburn
3/2013/0376/P	Extension of dwelling at ground floor level, removal of felted low pitched (15°) and felted flat roof and construction of 35° slated pitched roof structures incorporating storage and additional living accommodation, insertion of roof lights, building up existing chimney stack to above the proposed new pitched roof level and insertion of solar panels to the south east elevation roof pitch	Cibola Pendleton
3/2013/0377/P	Demolition of the existing conservatory and replacement with a two-storey rear extension, replacement windows and doors, re-roofing works and internal remodelling at	87 Higher Road Longridge
3/2013/0379/P	Removal of existing conservatory and the erection of two dormers and internal alterations	40 Nowell Grove Read
3/2013/0387/P	Installation of spray painting facility within an industrial complex at British Aerospace and an external stack measuring approximately 19m in height	Building No 4 British Aerospace Samlesbury Aerodrome Balderstone
3/2013/0393/P	Proposed single storey kitchen extension to rear elevation	8 Mellor Lane, Mellor
3/2013/0395/P	Non-illuminated fence mounted in formation sign	Samlesbury Aerodrome Balderstone

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0396/P	Application to discharge condition no.4 (Landscape and Enclosure) of planning permission 3/2011/1064P to the rear	59-97 Woone Lane Clitheroe
3/2013/0397/P	Application to vary condition no. 1 of planning permission 3/2012/0368/P by the substitution of amended drawings to reflect the change in design as the build has developed. Land adjacent	Whalley Road Sabden
3/2013/0399/P	Proposed single storey sun room extension	Dene Cottage Back Lane, Wiswell
3/2013/0400/P	Single storey rear extension and extension to existing front porch	33 Larkhill Cottages Old Langho
3/2013/0401/P	Proposed materials amendment to approved application 3/2012/0803/P for single storey rear extension and double garage to front	Maycroft House Hesketh Lane Chipping
3/2013/0402/P	Proposed alterations including extension at first floor level and provision of new slated roof area to existing rear flat roof extensions	10 The Sands Whalley
3/2013/0404/P	Utility extension to rear of garage including rooms in new roof over garage	21 Asturian Gate Ribchester
3/2013/0405/P	Two storey rear extension	Grimbaldeston Farmhouse, Preston Road, Longridge
3/2013/0407/P	Variation of Section 106 Agreement in respect of planning application 3/2011/0837 to enable more flexibility in relation to mortgage agreements	land off Pendle Drive Whalley
3/2013/0410/P	Proposed side and rear extension to dwelling	31 Abbots Croft Whalley
3/2013/0414/P	Proposed change of use of ground floor from Class A2 to Class A3 Café	46 Berry Lane Longridge
3/2013/0418/P	Proposed installation of solar panels within the field to the north of the property	Holden Clough Holden



<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0422/P	Application to discharge condition no. 3 (method statement - Rhizospere), condition no. 4 (method statement - extended access road) and condition no. 5 (tree protection measures) of planning permission 3/2013/0009P	The Sanctuary of Healing Dewhurst Road Langho
3/2013/0425/P	Single storey rear extension	Ravenswing, Eastham Street, Clitheroe
3/2013/0430/P	Erection of existing stone gateposts, new gates and construction of a new stone wall and railings to form a new entrance	Holden Clough Holden Bolton by Bowland
3/2013/0433/P	Application to discharge condition no. 5 (materials), condition no. 7 (velux rooflight specification), condition no. 8 (building recording), condition no. 14 (landscaping details) and condition no. 16 (PV panel specification) of planning permission 3/2012/1110/P	Quarry House Tosside, Skipton
3/2013/0437/P	Side and rear single storey extensions	RHO-HAR Higher Commons Lane Balderstone
3/2013/0444/P	Application to discharge condition No.3 (materials) of planning permission 3/2013/0097P	6 Church Raikie Chipping
3/2013/0446/P	Single storey side extension. Re-submission of application number 3/2010/0099/P	5 Limefield Avenue Whalley
3/2013/0454/P	Proposed erection of a new three bed, attached house on side of an existing property, in lieu of previously approved two-storey side extension (application 3/2012/0664/P). Re-submission of application 3/2013/0136/P	2 Halton Place Longridge
3/2013/0456/P	Installation of two gate guardians at main site entrance Samlesbury of a lightening 1 and a lightening 2	Samlesbury Aerodrome Myerscough Road Balderstone
3/2013/0463/P	Application for a non-material amendment to planning permission 3/2009/0073P to allow the addition of a false chimney breast single storey on the North side and minor alteration to the design of the porch on the front of the house on the East side at.	Orchard House Back Lane Grindleton

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0479/P	Application for the discharge of condition No.3 (materials) of planning permission 3/2013/0250P	150 Whalley Road Clitheroe
3/2013/0481/P	Proposed change of use of ground floor of 27 and 29 Bawdlands from commercial to residential use, to form one, two-bed unit of accommodation	27 – 29 Bawdlands Clitheroe
3/2013/0518/P	Application for a non-material amendment to planning permission 3/2012/0052/P, to build gable ends in stone as opposed to render at top part of pike as indicated on application. Render rear elevation which is not visible to roadside/house on rear due to new development fencing	Dilworth Coach House Dilworth Lane Longridge
3/2013/0519/P	Application for a non-material amendment to planning permission 3/2013/0051/P to change roof to part glass and part Marley roof tiles as adjacent development invades privacy, as the roof line and first floor windows are visible and persons will be able to see inside the kitchen and extension. The intention is to fit a glazing channel as opposed to full glass	Dilworth Coach House Dilworth Lane Longridge
3/2013/0521/P	Small DSLAM (Digital Subscriber Line Access Multiplexer) Cabinet to be placed in the grass verge with hedges to the rear outside	No.1 The Paddock Sawley Road, Sawley
3/2013/0525/P	Small DSLAM (Digital Subscriber Line Access Multiplexer) Cabinet to be placed at back edge of the footpath, 100mm from the wall on land to side	Weavers Cottage 1 Buck Street Brow Top, Grindleton
3/2013/0973/P	The removal of an existing conservatory and stone porch to be replaced with new entrance porch as well as the erection of a single storey garage	Intack Farm Old Clitheroe Road Dutton

## APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0341P	Single storey rear extension	The River House Balderstone Hall Lane Balderstone	Due to its modern appearance, materials and extent of glazing it would conflict with the stone and slate materials of the barn conversion to which it would be attached conflicting with its traditional appearance thereby adversely affecting the character and appearance of the traditional rural barn to the detriment of itself and visual amenity.
3/2013/0381/P	Proposed two storey side extension forming a granny flat annexe	Woods Eaves Barn Page Fold Cross lane Waddington	DWLP – G1, ENV1, H17, CS – DMG1, DME2, DME4 & DMH4 & NPPF – domestic addition harmful to intrinsic character and visual amenity.
3/2013/0432/P	Proposed renovation of the existing shop front to include replacement canopy	Dil-Raj Restaurant 7-9 Parson Lane Clitheroe	Contrary to Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of the Ribble Valley Core Strategy

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
178	CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT		2008-2028 (Regulation Submission Draft). 22

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0271/P	Application for Lawful Development Certificate for a proposed rear single storey extension and associated hard and soft landscaping	The Hawthorns Kiln Lane Paythorne, Clitheroe
3/2013/0380/P	Application for a Lawful Development Certificate for the proposed erection of Dormers to the rear elevation of the dwelling	Mottram Higher Commons Lane Balderstone
3/2013/0383/P	Application for a Lawful Development Certificate for proposed external works comprising replace/repair cement render to make good on all three elevations of the building and repaint using cream masonry paint to match existing painted surfaces and adjoining property; remove degraded white UPVC shiplap surrounding the bay window on the front elevations and replace with render to match all other walls; replace existing degraded uPVC windows with new uPVC double glazed units to pattern indicated in supporting picture; replace degraded uPVC front door with timber (oak) door to pattern indicated in attached picture	50 Padiham Road Sabden
3/2013/0424/P	Application for a Certificate of Lawful Development for a proposed conservatory to the rear of the building, measuring 3m by 5m with a pitched roof. Maximum roof height 4m	46 Larkhill Cottages Old Langho

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0467/P	Application for a Lawful Development Certificate for proposed single storey rear extension across the back of the dwelling	10 Thornfield Avenue Longridge

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0412	Application for a Lawful Development Certificate for proposed single storey rear extension extending out by 3.35m	35 St Marys Drive Langho

180 SECTION 106 APPLICATIONS

The Head of Planning Services gave a verbal update of an outstanding Section 106.

<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 Agent
3/2012/0014	Land adj Greenfield Avenue, Low Moor Clitheroe	19/7/12	30	Report to Committee
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
3/2012/0738	Dale View Billington	6/12/12	10	With Agent
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 LCC
3/2013/0113	Petre Wood Crescent Langho	11/4/13	25	Report to Committee

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
<b>Non Housing</b> 3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures, Lancashire County Council to draft Section 106

<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>
3/2012/0420	Land North & West of Littlemoor, Clitheroe	8/11/12	31	49	Decision 12/6/13
3/2012/0179	Land at Accrington Road, Whalley	6/12/12	29	77	Decision 25/6/13

181 EXTENSION TO THE DELEGATION SCHEME IN RELATION TO DETERMINATION OF PLANNING APPLICATIONS

The Head of Planning Services referred to his report which requested minor changes to the Scheme of Delegation in relation to determination of planning applications in relation to the new procedure for higher determination of householder extensions.

He commented that the current Delegation Scheme included determination of prior notification applications as it was recognised that given the limited time to determine the proposals it would not be possible to take them to a committee meeting. It also be recognised that the nature of these applications which include agricultural and telecommunications proposals are often relatively minor and non-controversial. The Head of Planning Services stated that he was of the opinion that the householder determination application also fell within this category and that the Delegation Scheme should be amended accordingly.

RESOLVED: That Committee endorse the minor alterations to the Delegation Scheme to include reference to all prior determination applications.

182 LOCAL VALIDATION REQUIREMENTS ON PLANNING APPLICATIONS

The Head of Planning Services requested the adoption of a local validation requirement list in connection with planning applications and other applications such as listed building consent and advertisement consent.

He reminded Committee that the Town and Country Planning (Development Management Procedure) England (Amendment) Order 2013 had come into effect on 25 June 2013 and the Order dealt with a range of issues but included a mechanism for validation disputes in applications submitted to the Local Planning Authority. It was therefore necessary for the local validation list to be published on the Council's website. It was only possible to require the information on the

validation checklist in relation to applications if the list had been published during the 2 year period before the date on which the application was made. In order to comply with the requirements the local list be adopted and published before the 31 July 2013.

RESOLVED: That Committee

1. endorse the minor alterations to the Delegation Scheme to include reference to all prior determination applications; and
2. amend the Development Management Protocol as revised in May 2012 to reflect the revised validation checklist appended to the report.

183

#### PERMITTED DEVELOPMENT RIGHTS 2013

Members were informed of the changes in the Permitted Development Rights that came into effect on 31 March 2013. Committee were reminded that a consultation document had been issued in November 2012 in relation to the extension of Permitted Development Rights as a result of the Government's drive to further kick-start the economy. This had been reported to Committee on 6 December 2012.

The report highlighted the main changes and some of the requirements as follows:

- householder permitted development;
- school fences and walls adjacent to a highway;
- increased thresholds in B use classes;
- changes of use to state schools;
- changes of use from agricultural buildings for a flexible use;
- prior approval procedure for B1A to C3 schools and agricultural changes of use;
- use of a state school for a single academic year;
- flexible uses and changes within them;
- temporary increased thresholds for industrial and warehouse use classes;
- telecommunications installations;
- extensions permitted to temporary schools;
- temporary increased thresholds to offices; and
- temporary increased thresholds to shops catering, professional or financial services.

RESOLVED: That the report be noted.

184

#### APPEALS

- a) 3/2012/0089/P – Conversion of barn to residential unit at Lanshaw Barn, Woodhouse Lane, Slaidburn – appeal dismissed.
- b) 3/2012/0862/P – 9 dwellings at Fell View, Barnacre Road, Longridge – appeal dismissed.

185 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next items of business being exempt information under Categories 3 and 5 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

186 PLANNING APPEALS UPDATE

Councillor received a planning appeals update report which advised Members of the report taken to an Emergency Committee on 1 July 2013 regarding planning appeals and specifically the appeal at Waddington Road, Clitheroe, which was for 345 houses and a 50 person crèche.

RESOLVED: That the report be noted.

187 CORE STRATEGY BUDGET

Members considered information in relation to the budget on the Core Strategy.

RESOLVED: That the report be noted.

The meeting closed at 8.46pm.

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



## Minutes of Special Planning and Development Committee

Meeting Date: Thursday, 6 August 2013 starting at 6.30pm  
Present: Councillor T Hill (Chairman)

Councillors:

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

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

Also in attendance: Councillors K Hind, K Horkin, R Newmark, G Scott, D Smith and R Swarbrick.

### 188 APOLOGIES

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

### 189 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 190 PUBLIC PARTICIPATION

Mrs A Humphreys addressed the meeting in her capacity as a member of the Dilworth Community Voice. She questioned the context and housing land allocations being earmarked for Longridge under the SHLAA and asked Committee to reconsider these as part of the Core Strategy process.

### 191 CORE STRATEGY – HOUSING EVIDENCE – CONFIRMING THE REQUIREMENT

Councillor K Hind was given permission to speak on this item and echoed the comments made by Mrs Humphreys. He was concerned about the democratic deficits which large housing applications were causing and in particular referred to two large sites in Longridge which he questioned the demand and need for.

The Head of Regeneration and Housing referred to Minute 143 of the Special Planning and Development Committee dated 25 June 2013 which had (inter alia) agreed to seek further advice from the Core Strategy Inspector on the emerging evidence base in relation to the submitted Core Strategy and the need to undertake further work in relation to the housing requirement to inform that Examination.

His report now provided that information and was requesting Committee to agree three separate elements.

1. The report presented Members with the draft SHLAA update for consultation;
2. The viability assessment which was undergoing the final proofing ready for the consultation process; and
3. The housing requirement review which identified a range of between 220-250 dwellings per annum as being an appropriate guide for housing requirements and was now informed by additional sustainability appraisal, consideration of matters raised by the Council's consultants and discussions with neighbouring authorities.

The Head of Regeneration and Housing reminded Members that the report concluded the work required to progress the Core Strategy Examination and that delays at this stage would impact upon the Council's ability to meet the Inspector's requirements. As indicated by the Inspector the Council would publish for consultation the updated evidence and the proposed changes. The consultation period would last for six weeks and would end on 20 September 2013. He reminded Members that the SHLAA was not a statement of Council policy, nor did it allocate land or grant planning permission. The SHLAA would assess whether sites had potential for housing, and provided as intended by the Government's guidance a source of information from which to assess options for land allocations as part of a future plan making process.

Members then asked a number of questions and made a number of comments as follows:

- They questioned the figure of 5000 new homes proposed in the report which would be exceeded if two sites in Clitheroe were granted on appeal.
- The impact of new development on existing residents.
- The figure of 200 dwellings and how this related to the revised figure of 220-250 dwellings.
- Multiple ownership of land.
- Breakdown of developer led applications.

The Head of Regeneration and Housing advised Members that the 200 figure for housing was being retained in the interim for consistency reasons to ensure any decision to adopt the revised housing figure ahead of the issue being considered at the Core Strategy Examination could be made with the benefit of consultation consistent with the Council's previous practice.

RESOLVED: That Committee

1. note the information in the report and support the publication of the Strategic Housing Land Availability Assessment and Viability Assessment as part of the revised evidence base together with the Sustainability Appraisal Addendum;
2. agree that the Core Strategy be amended to reflect the housing requirement of 5000 dwellings over the plan period 2008 to 2028 with a figure of 250 per annum as the target for new housing in the borough and the proposed amendments to the Core Strategy as set out in Appendix 5 be published for consultation and submitted to the Inspector; and
3. confirm that for the purposes of determining planning applications pending the outcome of public consultation, that the current figure of 200 dwellings per annum continues to be used for decision making.

192 COMMUNITY STRATEGY UPDATE

Committee received, for information, four sets of minutes from the Core Strategy Working Group held on 25 May, 13 June, 25 June and 9 July.

193 APPEALS

- (a) 3/2012/0478/P and 3/2012/0479/P – Rebuilding of extension – the variation in footprint – ridge line and roof pitches. Reinstate traditional doors, windows and rainwater goods. Introduce foot light to upper and lower pitches. Alterations to internal layout including bringing vacant roof space back into use as habitable rooms at 28 Church Street, Ribchester – appeal dismissed.
- (b) 3/2012/0637/P – Proposed erection of 116 No 2, 3, 4 and 5 bedroom dwellings and 21 No 1 bedroom bungalows, together with associated landscaping, open space, drainage infrastructure, car parking and access roads at land at Mitton Road, Whalley – appeal allowed with conditions.

194 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Categories 3 and 5 of Schedule 12AS of the Local Government Act 1972, the press and public be now excluded from the meeting.

195 PLANNING APPEALS UPDATE

The Head of Planning Services updated Members in relation to the recent major planning appeals for sites within Barrow.

RESOLVED: That

1. consideration of this matter be deferred to a future meeting of this Committee pending further information being provided by the Head of Planning Services; and
2. the Head of Planning Services write to the Secretary of State for Communities and Local Government along the lines now indicated by Committee.

The meeting closed at 7.38pm.

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

## Minutes of Accounts & Audit Committee

Meeting Date: Wednesday, 28 August 2013 starting at 6.30pm  
Present: Councillor J Hill (Chairman)

Councillors:

P Ainsworth	M Thomas
I Brown	R Newmark
A Knox	N C Walsh
G Mirfin	

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

Also in attendance: Councillor J Shervey.

### 196 APOLOGIES

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

### 197 MINUTES

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

### 198 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

### 199 PUBLIC PARTICIPATION

There was no public participation.

### 200 THE AUDIT FINDINGS

Georgia Jones submitted a report on behalf of Grant Thornton which outlined the audit findings and key matters arising from the audit of the Council's financial statements for the year ended 31 March 2013. She informed Committee that Grant Thornton anticipated providing an unqualified opinion on the financial statements, however they had identified two adjustments which did not affect the Council's reported financial position. The key messages arising from the audit of the Council's financial statements were

- Working papers were of a good standard and received responses to queries on a timely basis.
- Few errors were identified in the financial statements subject to the completion of the remaining audit work.
- The intention was to issue an unqualified opinion.

- The value for money conclusion based on the review of the Council's arrangements to secure economy, efficiency and effectiveness in its use of resources was again to give an unqualified conclusion.

The report highlighted the audit findings against significant risks, other risks including operating expenses, employee remuneration, welfare expenditure (where two errors were identified but did not have a material impact on the benefit claim or on the values disclosed in the accounts), internal controls, value for money, fees and communication of audit matters.

One area identified for improvement was around how Members get an overview of the high level risks that might impact on the Council's strategic objectives. The recommendation was to create a corporate risk register. The report also included an overview of all the audit findings.

The Chairman thanked Grant Thornton for this report and also conveyed thanks to the Director of Resources financial team.

RESOLVED: That the report be received.

201 REVIEW OF THE COUNCIL'S ARRANGEMENTS FOR SECURING FINANCIAL RESILIENCE

Georgia Jones presented a report on behalf of Grant Thornton which was a new audit report and that included comparisons to Ribble Valley Borough Council's statistical nearest neighbour authorities as a benchmarking group. The report gave an overview of arrangements for key indicators of performance, strategic financial planning, financial governance and financial controls. The key indicators included liquidity, borrowing, workforce, performance against budgets and reserve balances. Graphs were also included showing comparisons with other 'like councils'. The assessment on all of these areas met or exceeded adequate standards.

Committee were extremely pleased with this report and thanked Georgia Jones and Grant Thornton for it.

It was felt that the residents of Ribble Valley should be made aware of the report.

RESOLVED: That the report be received.

202 LETTER OF REPRESENTATION

The Director of Resources submitted a report which included the letter of representation that Grant Thornton required to be signed before they would sign off the accounts. This letter sets out assurances from the Council to Grant Thornton that relevant accounting standards had been complied with and gave further assurances that the Council had disclosed information where to withhold it would have undermines the accuracy and reliability of the statement of accounts.

RESOLVED: That Committee approve the Director of Resources signing the letter of representation for 2012/2013 on behalf of the Council.

203 APPROVAL OF AUDITED STATEMENT OF ACCOUNTS FOR 2012/2013

The Director of Resources submitted a report asking Committee to formally approve the Statement of Accounts for 2012/2013 following the completion of the audit. These had been previously approved subject to audit. The final approved version had to be published by the end of September 2013. The Head of Financial Services reported that he was pleased that in the main, there had only been minor adjustments to the draft accounts recommended by the auditors which were an amended overall total of grants credited to services and the classification of leases by expiry date rather than showing the values classified by payment due date.

RESOLVED: That Committee approve the audited Statement of Accounts for 2012/2013 and these were then signed by the Chairman.

204 INTERNAL PROGRESS REPORT 2013/2014

The Director of Resources submitted a report for Committee's information on the internal audit work progress to date for 2013/2014. The report included a full audit plan for 2013/2014 for Committee's information.

RESOLVED: That the report be noted.

205 EXCLUSION OF PRESS AND PUBLIC

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

206 RISK MANAGEMENT – UPDATE ON RED RISKS

The Director of Resources submitted a report providing Members with an update on the current areas of high risk for the Council as identified on the risk register. At the present time there were four red risks included on the register:

- Delivery of the Council's paper and cardboard waste to the Lancashire County Council PFI facility
- Planning appeals
- Core Strategy – the Inspector finding the plan to be unsound at Examination due to disagreement with the Council's position
- Core Strategy – the Inspector finding the plan to be unsound due to conflict with new legislation

Committee discussed the risks surrounding planning appeals and the Core Strategy and how these would be dealt with and asked that a report on expenditure to date be presented to a future meeting of either Planning and Development Committee or Policy and Finance Committee.

RESOLVED: That the report be noted.

The meeting closed at 7.45pm.

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

## Minutes of Health & Housing Committee

Meeting Date: Thursday, 29 August 2013 starting at 6.30pm  
Present: Councillor B Hilton (Chairman)

Councillors:

S Bibby	E M H Ranson
S Brunskill	L Rimmer
K Hind	M Robinson
J Holgate	C Ross
S Hore	I Sayers
J Holgate	

In attendance: Chief Executive, Head of Environmental Health Services, Head of Financial Services and Housing Strategy Officer, Bob Harbin and Caroline Holtom (Public Health – LCC).

Also in attendance: Councillor J Shervey.

### 207 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Hargreaves, J Hill and R Newmark.

### 208 MINUTES

The minutes of the meeting held on 30 May 2013 were approved as a correct record and signed by the Chairman.

An update was given on the proposed cosy home in Grindleton.

### 209 DECLARATIONS OF INTERESTS

There were no declarations of interest.

### 210 PUBLIC PARTICIPATION

There was no public participation.

### 211 PRESENTATION BY PUBLIC HEALTH LANCASHIRE 'HEALTH IN THE RIBBLE VALLEY'

Bob Harbin and Caroline Holtom gave Committee an overview of the health in the Ribble Valley. They informed Committee that the population in Ribble Valley had increased by 7% at the 2011 census and that most of this was due to migration rather than birth. In summary, the health in Ribble Valley is generally better than the England average and main issues included lower deprivation, an older population, barriers to housing and services in relation to the? of the area, diabetes and heart disease and alcohol related illnesses.



The Chairman thanked Bob Harbin and Caroline Holtom for attending the meeting.

212

#### NOTICE OF MOTION IN THE NAME OF COUNCILLOR KEN HIND

A Notice of Motion was submitted in the name of Councillor Ken Hind 'this Ribble Valley Borough Council recognises the importance of the 100 rural health centres and medical practices in sparsely population areas where transport links to urban centres are limited and patients spread out over wider geographical areas and urges'

1. Lancashire Health and Wellbeing Board, Lancashire County Council, to press HMG, NHS England to support these practices to avoid their closure.
2. Urges HMG to make GP practices such as Slaidburn special cases for funding accepting the particular needs and problems that they have to deal with by:
  - a) reversing the policy of phased withdrawal of the minimum practice income from these practices to avoid their closure; and
  - b) establishing a funding formula which will secure the future of these rural practices and avoid elderly and vulnerable patients having to travel too many miles to Clitheroe and other distant urban centres for health care'

Committee debated this issue.

**RESOLVED:** That letters be written to the Chairman of the Lancashire Health and Wellbeing Board, Public Health Lancashire County Council, and the Secretary of State for Health.

213

#### HEALTH AND SAFETY INTERVENTION PLAN 2013/2014

The Chief Executive submitted a report asking Committee to consider and approve the Ribble Valley Borough Council Health and Safety Intervention Plan for 2013/2014. Local authorities were required to produce an annual service plan relating to health and safety enforcement including how they would meet their stated obligations. Recent supporting guidance had established a lighter touch approach concentrating on higher risk businesses, tackling serious breaches of the rules and to carry out an annual programme of only 'high' risk health and safety premises. This guidance had been incorporated into the Council's service plan. The Head of Environmental Health Services drew Committee's attention to the service activity and service improvements achieved during the last financial year and the proposals for the forthcoming year. He informed Committee that currently Ribble Valley has 1148 premises on the health and safety database with a further 1400 in relation to smoke free enforcement transferred from the Health and Safety Executive. Of these, 10 were currently identified as 'high' risk Category A premises. With regard to smoke free workplace enforcement

inspections would only be undertaken in response to observed or reported non-compliance or complaint, as businesses had recognised and generally embraced their duties in this regard.

Committee debated the service activity set out in the plan and were pleased with performance achieved and obvious expertise of the officers. A question was asked as to whether in times of ever reducing finance, there would be merit in considering joint working with other authorities. The Head of Environmental Health Services explained this had been considered several years ago with neighbouring authorities in East Lancashire on the past two years when no financial savings or service benefits were identified in the interests of Ribble Valley and its residents.

RESOLVED: That Committee

1. approve the Health and Safety Service Intervention Plan 2013/2014 as set out for implementation in the current financial year;
2. approve the proposed discontinuation of routine smoke free enforcement audits and that inspections will only be undertaken in response to observed or reported non-compliance or complaint; and
3. a report be submitted to Committee in due course summarising potential joint working with other authorities.

214

#### DEMAND FOR OLDER PERSONS ACCOMMODATION

The Chief Executive submitted a report asking Committee to reiterate the demand for older persons accommodation in the borough and the lack of delivery by the housing market over the past five years resulting in a policy requirement for homes built to lifetime homes standard. The Housing Strategy Officer reported that the policy to deliver affordable and market older persons accommodation on large sites (over 30 units) had come under scrutiny at recent planning inquiries with the evidence of the need for specific housing types be questioned along with the grounds for requesting older persons accommodation. She reminded Committee of the demographic evidence which showed that 19.7% of the population in Ribble Valley were over 65 years old and that this number was increasing rapidly. Many of the borough's older residents live in remote rural areas and six parishes in the borough are in the bottom 10% nationally for access to services. The housing waiting list and length of time households wait on the waiting list for accommodation was also a key factor in demonstrating need.

RESOLVED: That Committee agree that the Council continues to request older persons accommodation on all new developments of over 30 units as a key part of the Council's housing strategy.

215

#### RIBBLE VALLEY COMMUTED SUM POLICY

The Chief Executive submitted a report asking Committee to review the commuted sum policy contained within the Addressing Housing Needs

document, which was approved in January 2012. A commuted sum in lieu of on-site provision had not previously been accepted by the Council, however the Addressing Housing Needs policy does include a commuted sum requirement.

In response to current discussions with developers, the Strategic Housing Working Group requested a review of the current policy and a comparison with other authorities in terms of the method of calculation of the commuted sum. It was recommended that the method for calculating the sum remained the same but should include the requirements for the applicant to enter into a Section 106 Agreement to ensure payment of the sum prior to the occupation of any market units. It was also recommended that the Council set out key priorities for the commitment of any commuted sum funds and that the following wording be included within the document that any contribution would be held in an affordable housing fund and used to meet the Council's affordable housing objectives and contribute towards:

- additional affordable housing to be provided by housing associations
- additional affordable housing to be provided by private developer
- purchasing properties on the open market to use for affordable housing
- purchasing an equity stake in open market properties with the outstanding balance being paid by a local qualifying person
- supporting community land trust affordable housing schemes
- addressing housing needs in the Parish
- additional housing for the elderly (units built to the lifetime homes standard) to be provided by housing association or private developers.

Reference was also made to Eden District Council's policy where they asked for an affordable housing contribution in the form of a commuted sum from all small sites of less than four dwellings and asked that this be investigated.

RESOLVED: That Committee agree that the commuted sum policy should remain as set out in the Addressing Housing Needs document with the further details included as set out and that any changes would be subject to consultation, the consultation response and subject to the approval of the Chair and Vice Chair of Health and Housing Committee.

#### 216 DIGNITY CODE

The Chief Executive submitted a report asking Committee to consider signing up to the Dignity Code produced by the National Pensioners Convention.

RESOLVED: That Committee agree to sign up to the Dignity Code and that it be displayed on the Council website.

#### 217 2012/2013 YEAR END PERFORMANCE INFORMATION

The Director of Resources submitted a report for Committee's information outlining detailed performance against local performance indicators for the year ending 2013/2013. The report included comments from the relevant Heads of Service with regard to performance and targets.

RESOLVED: That the report be noted.

218 REVIEW OF ENVIRONMENTAL HEALTH SERVICE 2012/2013

The Chief Executive submitted a report for Committee's information reviewing the service delivery key local performance indicators within the Environmental Health service for 2012/2013. Particular reference was made to relevance of elevated results in 2012/2013 for Nitrogen Dioxide in the Whalley Road. Air Quality Management Area in Clitheroe where ongoing monitoring was taking place and their consideration in relation to housing development applications.

RESOLVED: That the report be noted.

219 REVIEW OF THE HOUSING WAITING LIST

The Chief Executive submitted a report for Committee's information giving a more detailed assessment of the housing waiting lists. The report highlighted the difference between the number of households on the list and the number of households in housing need.

RESOLVED: That the report be noted.

220 RIBBLE VALLEY HOUSE PRICE AND AFFORDABILITY INFORMATION

The Chief Executive submitted a report providing Committee with up to date information on house sales in the borough for 2012.

RESOLVED: That the report be noted.

221 CAPITAL MONITORING 2013/2014

The Director of Resources submitted a report providing Committee with information relating to the progress of the approved Capital Programme for 2013/2014. Slippage from the previous year was also reported. To date just over 43% of the annual capital programme for this Committee had been spent or committed.

RESOLVED: That the report be noted.

222 REVENUE OUTTURN 2012/2013

The Director of Resources submitted a report on the outturn for the financial year 2012/2013 in respect of the revenue budget for this Committee. There had been an overall underspend for this Committee of £67,544 decreasing to £36,623 after allowing for transfers to and from earmarked reserves.

RESOLVED: That the report be noted.

223 REVENUE MONITORING 2013/2014

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

RESOLVED: That the report be noted.

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

Committee considered the General Report of the Chief Executive which had been submitted to Committee for information and included minutes of the liaison meeting between Ribble Valley Borough Council, the Health Protection Agency and the Environment Agency, Clitheroe Cemetery extension and dog warden update.

RESOLVED: That the report be noted.

225 MINUTES OF THE HEALTH AND WELLBEING PARTNERSHIP GROUP

Minutes of the Health and Wellbeing Partnership Group meetings held on 17 July and 14 August 2013 were submitted for Committee's information. The Chairman informed Committee that they had been invited on a tour of the new Clitheroe Hospital in due course.

226 DISABLED FACILITIES GRANTS IN ENGLAND – A RESEARCH REPORT

The Chairman had prepared an information report outlining the main headlines and recommendations of a research report for the District Councils Network and the Society of District Council Treasurers on disabled facilities grants in England.

227 REPORT OF REPRESENTATIVES ON OUTSIDE BODIES

A report updating the Committee on the work carried out by Carers Link within the Ribble Valley was submitted for Committee's information.

228 EXCLUSION OF PRESS AND PUBLIC

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

229 LAND AT RIDDINGS LANE, WHALLEY

The Chief Executive submitted a report asking Committee to agree to pay compensation to Ribble Valley Homes for the garage site at Riddings Lane, Whalley. He gave the background to the garage sites in the Ribble Valley in relation to the transfer of the housing stock to Ribble Valley Homes on 1 April 2008. He informed Committee that the garages on the site at Riddings Lane, Whalley had been removed last year and the site cleared. Ribble Valley Homes

were now entitled to compensation for the site as they were not able to develop the site themselves and it would need to be sold on the open market.

RESOLVED: That Committee

1. agree to pay compensation of £20,000 to Ribble Valley Homes; and
2. request Policy and Finance Committee to fund the compensation payment from funds set aside in the VAT shelter reserve fund.

230 GENERAL REPORT – GRANTS

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

231 AFFORDABLE HOSING 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 9pm.

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

## Minutes of Community Services Committee

Meeting Date: Tuesday, 3 September 2013, starting at 6.30pm  
Present: Councillor R J Thompson (Chairman)

Councillors:

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

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

### 232 APOLOGIES

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

### 233 MINUTES

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

### 234 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

### 235 PUBLIC PARTICIPATION

The Chairman welcomed members of the Ribchester War Memorial Association and invited the Chairman, Mr Roy Skilbeck, to address the Committee. Mr Skilbeck gave a brief history of the formation of the Ribchester War Memorial Association and their desire to have a unified war memorial in Ribchester village. Following several meetings a preferred location had been chosen which would need the agreement of the Ribble Valley Borough Council. It was their intention to have the war memorial in place by August 2014 in order to commemorate 100 years since World War 1.

### 236 RIBCHESTER WAR MEMORIAL

The Director of Community Services submitted a report asking Committee to consider a proposal by the Ribchester War Memorial Association to site a war memorial on Council land in Ribchester. Having explored a number of sites across the village the War Memorial Association had identified their preferred site

as land to the rear of Greenside Car Park. This had been chosen because of its peaceful and natural setting, its location being half way between the two village churches and it being in the vicinity of a car park. The construction of the war memorial would require planning permission but this would be a matter for the War Memorial Association to deal with. It was also highlighted that the car park at Greenside was next to an area of public open space owned by the Council and although it had no formal equipment on the site was used by young people and families for recreational purposes.

Committee was positive about supporting the Ribchester War Memorial Association in their endeavours to construct a war memorial in the village of Ribchester and felt that although there would be various issues to contend with that the request should be supported in principle.

RESOLVED: That Committee approve the request in principle by Ribchester War Memorial Association to construct a war memorial on land at Greenside and delegate to the Director of Community Services in consultation with the Chairman of Committee to continue with negotiations regarding a licence for the land and other issues.

#### 237 CLITHEROE FOOD FESTIVAL

The Director of Community Services submitted a report informing Members of the performance of this year's Food Festival and asking for approval in principle to support next year's event. He reminded Committee that whilst recognising that success of the event in 2012 in terms of visitor numbers and town centre trade, there had been concerns regarding the level of subsidy the event required and Committee had asked that the Council have a greater influence over budgeting decisions and any financial issues prior to the festival in 2013. The festival had taken place on Saturday, 10 August 2013 and had been blessed with good weather. The overall footprint of the festival had increased to include King Street and Market Place and this has allowed for an increase in the number of stalls and helped reduce the concentration of people on the market itself. In order to gauge the actual number of people attending the park and ride had collected postcodes and Lancaster University had asked visitors to complete a questionnaire; the results of which would be analysed and report to a future Committee.

In financial terms there had been a significant improvement from last year with a small profit being made. It did however highlight that as the festival grows in size and popularity there would be an increased pressure on the Council to provide "back office" services, in particular for:

- park and ride staff;
- key stewards;
- toilet cleansing;
- street cleansing;
- road closures.



Further works on these aspects would need to be carried out in order to maintain the quality and safety of future festivals.

Committee were very complimentary about the success of the Food Festival this year and acknowledged the help and commitment of the staff of Ribble Valley Borough Council.

RESOLVED: That Committee

1. note the contents of the report and acknowledge the improved financial performance of the festival; and
2. agree in principle the request to support next year's festival subject to a clarification of roles and responsibilities which would be reported to a future Committee meeting.

238 2012/13 YEAR END PERFORMANCE INFORMATION

The Director of Resources submitted a report informing Committee of the details of performance against the local performance indicators. The general comments of the appropriate Head of Service officers on the performance and targets were included in the report.

RESOLVED: That the report be noted.

239 OFF-SITE CHARGE IN RESPECT OF OPEN SPACE PROVISION

The Director of Community Services submitted a report on the progress in identifying a framework for applying developer contributions towards off-site open space/facility provision. The report highlighted the current situation and issues along with a standards of provision table. The next steps of the process in reaching a situation to be able to apply a standard charge per open space and supporting infrastructure were to continue with the internal auditing and assessment of open space in terms of quantity, quality and accessibility; to include Parish Councils in the audit/information finding process; to consider how the standards are to be applied and to produce a Ribble Valley specific process that determines forms of developer contributions towards new or improved open space and recreation facilities.

RESOLVED: That Committee endorse the action identified in the report.

240 CAPITAL MONITORING 2013/14

The Director of Resources submitted a report providing Committee with information relating to the progress of the approved Capital Programme for the period April to July 2013 with regards schemes which fall under the responsibility of this Committee.

RESOLVED: That the report be noted.

241 REVENUE OUTTURN 2012/13

The Director of Resources submitted a report for Committee's information on the outturn of the financial year 2012/13 in respect of the revenue budget for this Committee.

RESOLVED: That the report be noted.

242 REVENUE MONITORING 2013/14

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

RESOLVED: That the report be noted.

243 GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report informing Committee of the progress with regard to the in-house paper and cardboard collection service, larger green bin scheme, Ribble Valley healthy lifestyles and arts development activity.

RESOLVED: That the report be noted.

244 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

(a) Lancashire Waste Partnership

Councillor Ian Sayers gave a detailed résumé of the Lancashire Waste Partnership including its main objectives, present problems, negative and positive factors, and made particular reference to the latest meeting held on 14 July 2013.

RESOLVED: That the report be noted.

245 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.

246 MARKET ARRANGEMENTS FOR THE SALE OF COLLECTED WASTE PAPER AND CARDBOARD

The Director of Community Services submitted a report seeking authority from Committee for the Director of Community Services to determine short-term interim market arrangements for the sale of waste paper and cardboard

recovered for recycling through the kerbside collection service which would allow a full tendering exercise to be undertaken for longer term arrangements.

RESOLVED: That Committee

1. approve the extension of the current paper and cardboard market arrangements for a further 6 months to allow a full tender exercise to be undertaken; and
2. approve the inclusion of future market arrangements within the overall operational service review.

On behalf of the Community Committee the Chairman wished Chris Hughes, Head of Cultural and Leisure Services, every happiness in his future as he was leaving the authority at the end of the week.

The meeting closed at 7.40pm.

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

## Minutes of Personnel Committee

Meeting Date: Wednesday, 4 September 2013 starting at 6.30pm  
Present: Councillor D Taylor (Chairman)

Councillors:

S Bibby	N Walsh
S Brunskill	A Yearing
P Dowson	

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

### 247 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors P Ainsworth, R Elms and D Smith.

### 248 MINUTES

The minutes of the meeting held on 5 June 2013 were approved as a correct record and signed by the Chairman.

### 249 DECLARATIONS OF INTEREST

The Chief Executive declared an interest in item 11.

### 250 PUBLIC PARTICIPATION

There were no items of public participation.

### 251 REVIEW OF RECRUITMENT ADVERTISING

Consideration was given to the written report of the Personnel Officer informing Members of the recruitment advertising undertaken for the period 1 April 2012 to 31 March 2013. She explained the procedural changes that had taken place following the end of a joint procurement initiative with neighbouring authorities. It was noted that the low figure for 2011/12 was a reflection of the restructure that had been in progress during that period. Work was currently being undertaken to improve the on-line applications process.

RESOLVED: That the report be noted.

### 252 2012/2013 YEAR END PERFORMANCE INFORMATION

The Head of HR presented a written report providing details of the performance of the Human Resources Section against local performance indicators. It was confirmed that of the 18 local indicators, targets had been met in 72.2 of cases and 27.8% were close to target. A number of indicators had remained static and an explanation for this was provided. The Head of HR advised Members that the

absence management target for 2013/14 had been adjusted based on current indications, particularly in relation to long term sickness absence.

The Chief Executive asked Members to consider whether there were any areas of particular interest that they wished to include in future monitoring.

RESOLVED: That the report be noted.

253 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.

254 STAFF ESTABLISHMENT UPDATE

The Head of HR explained the content of the establishment list and reminded Members of the confidential nature of the document. It was noted that there had been a slight increase in staff numbers from the previous year and an explanation was provided.

RESOLVED: That the report be noted.

255 REQUEST FOR UNPAID LEAVE

The Head of HR presented the written report of the Head of Financial Services seeking approval for a request for unpaid leave submitted by a member of the finance team. She explained the background to the request and the effect of unpaid leave on the annual leave entitlement of the employee. Following due consideration, Members approved the request for 10 days unpaid leave.

RESOLVED: That Committee approve the request for 10 days unpaid leave within the 2013/2014 leave year for the Senior Accountant.

The Chief Executive left the meeting at 7.20pm having declared an interest in agenda item 11.

256 UPDATE ON NATIONAL PAY NEGOTIATIONS

The Head of HR updated Members on the latest developments in respect of this year's national pay negotiations which had resulted in a 1% pay increase. This had been processed in the August pay run and backdated to 1 April 2013. As part of the negotiations, it had also been agreed that spinal column 4 be removed from the Local Government NJC payscale. It was noted that the authority did not have any employees paid at scp4.

The Head of HR advised Members that pay for Chief Officers was negotiated separately and that the pay award was therefore not applicable to Chief Officers. Members were asked if they wished to consider applying the award to all staff,

including Chief Officers. Following due consideration Members agreed that the 1% increase should be awarded to all staff and backdated to 1 April 2013.

RESOLVED: That Committee approve 1% increase backdated to 1 April 2013 for all Council staff.

#### 257 MEMBER AND STAFF TRAINING

Consideration was given to the written report of the Personnel Officer advising details of training courses approved since the last meeting. She highlighted some of the initiatives that had taken place and the additional skills that would be available to the authority as a result.

Attention was drawn to a recent request for qualification training from the Fraud Officer and following due consideration Members gave their support to this request.

RESOLVED: That

1. Committee approve the request for qualification training from the Fraud Officer; and
2. a letter of encouragement be sent to the Accounting Technician following completion of her latest examinations.

#### 258 APPOINTMENTS AND RESIGNATIONS

The Personnel Officer guided Members through her written report showing appointments and resignations that had taken place since the last meeting. She highlighted some of the staff movements and explained the recruitment difficulties currently being experienced particularly in relation to professional posts.

A number of retirements and resignations were noted including the resignation of a Head of Service.

RESOLVED: That

1. Committee approve the request to reappoint as outlined in the report; and
2. letters of thanks be sent to staff retiring or leaving the authority where appropriate.

The meeting closed at 7.35pm.

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

## Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 5 September 2013, starting at 6.30pm  
Present: P Young (Chairman)

### Councillors:

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

### Parish Representatives:

D Bland	Aighton Bailey & Chaigley
J Porter	Bolton-by-Bowland, Gisburn Forest & Sawley
B Redhead	Clayton-le-Dale
H Douglas	Chatburn
A Yearling	Clitheroe
S Hopwood	Dutton
C Entwistle	Grindleton
F Priest	Longridge
J Bennett	Newton-in-Bowland
S Bridge	Read
G Nichols	Read
J Shorter	Sabden
D Peat	Simonstone
I R Hirst	Simonstone
K Jackson	Waddington
H D Parker	Waddington
B Bristol	West Bradford
M Robinson	Wiswell
J Bremner	Wilpshire

In attendance: Chief Executive, Head of Regeneration and Housing, Head of Environmental Health Services, Partnership Officer, Leisure and Sports Development Manager.

259

### APOLOGIES

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

F Harvard	Billington & Langho
B Dowles	Bolton-by-Bowland
T Hoyle	Dinckley

G Cowling	Grindleton
S Rawsthorne	Newsholme & Paythorne
T Nelson	Ramsgreave
A Ormond	Ribchester
B Whittaker	Rimington
G Melloy	Simonstone
C Cherry	West Bradford

260 MINUTES

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

261 MATTERS ARISING

(a) Minute 138(a) – Chatburn Parish Council - What are Ribble Valley Doing for Us?

The Chief Executive reported that this matter had been discussed with all Heads of Services and he had urged them to be more responsive to Parish Councils.

(b) Minute 138(c) – Bolton-by-Bowland Parish Council – Training

The Chief Executive announced that a Mayoral Reception for Parish Councils, linked in with Parish Councillor training would be held on Wednesday, 6 November 2013. He advised all Parish Councils to let Bill Alker know what their training requirements were so that these topics could be covered by relevant Ribble Valley Borough Council Officers on the night.

262 LIFESTYLE RISK FACTORS

The Chairman introduced Joanne Smith from Lancashire Care Trust who spoke to Committee about lifestyle risk factors. She gave details of the type of work and organisations who she was involved with. She commented that she felt it was appropriate to speak to both Borough Councillors and Parish Councillors as they were “the people who worked with people”.

She highlighted the four biggest health concerns in our area:

- cancer;
- heart disease;
- stroke; and
- liver disease.

Her message was one of prevention rather than cure and she urged communities to take on board simple messages she was giving via a series of leaflets which had been handed out at the meeting. In particular she referred to smoking and alcohol intake and offered to come along to any community groups to give a fuller



presentation on any aspect of healthy lifestyle work which she and her team were currently involved with.

RESOLVED: That Joanne be thanked for her presentation.

#### 263 YEAR OF HEALTH AND WELLBEING – UPDATE

The Council's Partnership Officer gave a brief résumé of this initiative which had been launched in July 2013. He reminded Members that there were three main themes covered in the Year of Health and Wellbeing:

- healthy lifestyles;
- developing warm and healthy homes;
- dementia awareness.

He referred to the work which had already been undertaken in each area by dedicated professionals. This work would continue for the next 10 months. He highlighted some forthcoming events such as the Children's Trust Seminar on internet safety in October and a further dementia awareness event to be held later this year.

Members asked about publicity for these events which would be done via the Council's website and by using the Council's Corporate Communications Officer.

RESOLVED: That the Partnership Officer be thanked for this update on the Year of Health and Wellbeing.

#### 264 STAN THE VAN

The Council's Leisure and Sports Development Manager, gave a résumé of the operations of Stan the Van over the past 3 years. He reminded Members that this was a shared project with Pendle and Rossendale Borough Councils. He acknowledged that whilst the footfall over the 3 years had been relatively low, the van had met all its targets. However it was also recognised that better use was needed to be made of the facility to boost numbers using the van and improve the service on offer.

Details were provided of the main types of enquiry which the van had dealt with which were mainly, health and wellbeing, benefits and housing. There was a real need to focus and improve the products on offer. Part of that improvement was listening to other people's ideas and adopting more performance indicators specific to Ribble Valley.

Members then made a number of comments and suggestions including better co-ordination with Citizen's Advice Bureau on some issues, different hours for operation, links with Year of Health and Wellbeing, more emphasis on villages rather than main towns, better publicity, including leaflet drops, encouraging partner agencies to use the van and signage when visiting a particular location.

RESOLVED: That the Leisure and Sports Development Manager be thanked for his presentation and the comments now made by Members be taken into consideration when discussions were being held on how to improve this facility. Parishes to consider how STAN can better engage with their neighbourhood and liaise with the itinerary co-ordinators.

265 START TIME OF MEETING

The Chief Executive reported that this matter had been placed on the Agenda at the request of Pendleton Parish Council whose representative found it difficult to attend at the earlier start time of 6.30pm. He reminded Members of why the change had been made some 2 years ago, initially for a 3 meeting pilot basis, but then as a permanent move. He commented that whilst there had been some concerns from some Members about a potential drop off in attendance as a result of that switch, this had not proved to be the case as there was no difference in numbers since the move to 6.30pm had been made.

RESOLVED: That Committee continue to meet at 6.30pm.

266 DOG CONTROL ORDERS

The Head of Environmental Health Services commented that Members had been consulted some time ago regarding replacement of the existing Dog Control Order. Under previous legislation each specific area and the specific requirement that it related to had to be identified and registered. The legislation had changed significantly since the Dog Control Orders was made and had been replaced by the Clean Neighbourhoods and Environment Act 2005 which extended and gives greater flexibility in designating identified areas. A report had been submitted to the Council's Community Services Committee in May 2013 setting out proposals for the introduction of a new Dog Control Order, the key elements of those Orders were:

- the fouling of land by dogs – the new Order applies to any land within the administrative area of the borough that was open to the air and to which the public were entitled or permitted to have access. This removed the need to identify specific areas as with the previous Order;
- exclusion of dogs – the new Order will allow the exclusion of dogs as follows:
  - all land within the administrative area of the borough which comprises of any fence (and/or hedge and/or walled) children's play areas, children's pool and/or sand pit, skate park, tennis court, basketball court, bowling green or putting green or any other fenced park, sporting or recreational facility agreed at its entrance as a dog exclusion area;
- dogs on leads and dogs on leads by direction – this allows for the identification of specific areas where dogs might be kept on leads or owners asked to do so. In the case of the Borough Council this was likely

to apply to Clitheroe Cemetery and parks where dogs historically caused nuisance.

The new proposed Order would shortly go out to formal consultation before being adopted.

The Head of Environmental Health Services indicated that publicity would be provided via an intended centre page article in the next issue of Ribble Valley news and posters etc. He recognised that dog fouling was a very emotive subject it would need public support to help police these new Orders by reporting incidents of fouling to the Council. He felt that in this way offenders would be brought to account and the message would be simple and clear “Clean up everywhere every time” and that dog fouling is no longer acceptable to the local community.

Parish Councils were reminded that they would be responsible for signposting and monitoring of their own facilities and also authorising persons to enforce.

Members were fully supportive of the new Orders.

RESOLVED: That the report be noted.

## 267 GREEN DEAL – GREEN COMMUNITIES

The Head of Regeneration and Housing referred to the report of the Housing Officer which highlighted to funding opportunities which the Government had announced a £20m green deal communities scheme to help local authorities target areas especially of hard to treat properties who were off gas areas on a street by street delivery.

Information was required to provide commercial providers with suitable properties. These properties could be either owner occupied or privately rented. The Ribble Valley Energy Officer had already been in talks with Lancashire colleagues with the aim to submit a large bid to meet these objectives and such bid had a December deadline.

A further source of funding from the Government was seeking applications from the following:

- Community Interest Company (CIC);
- Industrial Providence Society (IPS) such as co-operatives;
- Parish Councils;
- Registered Social Landlords;
- Charities;
- Development Trusts;
- Faith Groups.

The grant would be administered by the Waste Resources Action Programme (WRAP) and offers of a grant of £20,000 for a feasibility study and with a further

low interest loan of £130,000 to help rural communities install initiatives to deliver renewable energy to their homes.

RESOLVED: That the report be noted.

268 POST OFFICES COMMUNITY ENTERPRISE FUND

The Head of Regeneration and Housing referred to this copy letter from the Department of Communities and Local Government which was informing Members about a joint competition which the Department had launched for Post Office Ltd to encourage sub-postmasters to work with local people to develop innovative ideas for how the Post Office branches could support their local communities.

There was £200,000 available to support up to 20 schemes in England in 2013/14. Sub-Postmasters had until 18 October to work with local people to develop these ideas and submit an application for up to £10,000 to put the idea into practice.

RESOLVED: That the letter be noted.

269 DATE AND TIME OF NEXT MEETING

The Chairman commented that the date and time of the next meeting would be held on Thursday, 14 November 2013, starting at 6.30pm.

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

## Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 10 September 2013, starting at 6.30pm  
Present: Councillor S Hirst (Chairman)

Councillors:

R Elms	A Knox
J Hill	G Mirfin
T Hill	E M H Ranson
B Hilton	J Rogerson
K Hind	D T Smith
S Hore	R J Thompson
K Horkin	

In attendance: Chief Executive, Director of Resources, Director of Community Services.

### 270 APOLOGIES

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

### 271 MINUTES

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

### 272 DECLARATIONS OF INTEREST

Councillor Knox declared an interest in item 26 Reference from Health and Housing Committee – Riddings Lane, Whalley.

### 273 PUBLIC PARTICIPATION

There was no public participation.

### 274 POLITICAL BALANCE ARRANGEMENTS FOR COMMITTEES

Committee received a report on Political Balance Arrangements for Committees following the Littlemoor By-Election on 1 August 2013.

Members were reminded that the Council must determine the number of seats for each Committee. The allocation of these seats will then be in accordance with the political balance provisions of the Local Government and Housing Act 1989. An appendix to the report showed the Committee seats that apply under the present Committee structure. The calculations had been carried out following the results of the Littlemoor By-Election which the Liberal Democrat Party had won. The Council must determine the allocation of Committee seats to

Councillor Rogerson as the Independent member who did not belong to a political group.

\*\*\* RESOLVED: That

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1. number of seats on each Committee and the allocation of these seats as set out in Appendix A be approved; and
2. the allocation of Committee seats to Councillor Rogerson be as set out in Appendix B to this report be also approved.

## 275 BUDGET FORECAST 2013/14 - 2016/17

Committee considered the report of the Director of Resources on the Council's latest budget forecast and were asked to decide what action needed to be considered to meet the financial challenges that lay ahead.

The report went through a number of key headings:

- Public Sector Pay and Price Inflation – The Director of Resources reported that she had included a pay award of 1% for both the years 2014/15 and 2015/16 and 2% for 2016/17. Price inflation was included at 2.75% for 2014/15, 2.51% for 2015/16 and 2.0% for 2016/17.
- Local Government Grant Funding – She reported that the Government proposed to take a further 1% off local authority funding in 2014/15 and also increase the amount held back to pay for business rates retention safety net. This would mean a reduction in Government funding from £2.585m to £2.558m ie a reduction of £27,000 for 2014/15 and a further reduction to £2.163m in 2015/16.
- New Homes Bonus – The New Homes Bonus Scheme had commenced in April 2011 and the Council had committed £60,000 in relation to this allocation each year to support our revenue budget. The Director of Resources highlighted that the Council could expect to receive £500,000pa for the next 6 years in line with the current scheme arrangements. The Government had recently announced a consultation paper proposing to top slice around 35% of this amount. A draft response to this consultation paper was circulated to Committee Members.
- Council Tax – The spending round had announced a continuation of the Council Tax freeze grant scheme and also a 2% referendum limit for the next two years. The support to be paid for the freeze in Council Tax would be equivalent to a 1% increase. Our Band D Council Tax at £140.69 had been frozen since 2010/11 ie a period of 4 years.
- Interests Rates – The Director of Resources also made reference to the continuation of low interest rates resulting in the low level of interest earned on investments.

- Business Rate Growth – The Director of Resources commented that whilst we would retain our share of any growth, it was difficult to estimate our outturn position for the first year of the new scheme with any certainty.
- It was recognised that with all these differing pressures on the budget the budget for 2014/15 would be particularly difficult to balance. The Budget Working Group had met recently and had highlighted four areas for consideration in order to produce a balanced budget:
  - Increase our Council Tax for 2014/15.
  - Examine in detail our underspend/savings in 2012/13 to ensure our base budget was accurate.
  - Increase the amount of New Homes Bonus we use to finance our revenue budget.
  - Calculate how much Business Rate growth we could realistically expect to rely on.

Members then discussed this matter in some detail and asked a number of questions of the Director of Resources.

RESOLVED: That Committee agree the Council's response to the consultation paper on the technical changes to the New Homes Bonus scheme subject to any observations from Members of the Council and note the situation in regard to the Council's budget forecast.

276 LANCASHIRE FIRE AND RESCUE SERVICE – EMERGENCY COVER REVIEW

The Chief Executive informed Members of the content of the Lancashire Fire and Rescue Emergency Cover Review and its possible impact on the residents of the Ribble Valley. He commented that Lancashire Fire and Rescue Service had reviewed its emergency cover service in an attempt to reduce its expenditure and was therefore proposing a four year emergency cover review covering the years 2014/15 to 2017/18. A consultation letter had been circulated to all local authorities with a response date of 20 September 2013.

The proposals being consulted on did not immediately affect our area as they would mainly affect full-time crews in areas such as Hyndburn, Padiham, Bamber Bridge and Chorley. Lancashire Fire and Rescue Service pointed out that the emergency cover review was not just a finance driven initiative as the service had seen a massive reduction of 60% in the number of emergency incidents over the past 10 years. The views of the local station manager had also been taken into account in relation to the impact these cuts would have on certain parts of our area, particularly affected by those cuts at Lancaster, Hyndburn and Padiham.

RESOLVED: That Committee

1. note the contents of this report; and
2. ask the Chief Executive to write to the Head of Lancashire Fire and Rescue Service offering no objections to these proposals.

277 CONCURRENT FUNCTION GRANTS

The Director of Resources sought approval to the allocation of concurrent function grants for 2013/14.

She reminded Members that the Council had agreed to support Parish and Town Council net revenue expenditure on the following concurrent functions:

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

Support was set at a rate of 25% of eligible net revenue expenditure on the previous year subject to the overall cost to the Borough Council not exceeding £20,000 per annum.

She reported that 18 applications had been received from Parish/Town Councils and in accordance with the scheme the grant would normally be paid in two equal instalments in September and March. However due to the level of each individual grant, Members may choose to recommend payment for this grant via a single instalment in order to reduce the level of administration.

RESOLVED: That Committee

1. approve the allocation of grants proposed at Annex 1 totalling £16,104.81 for 18 Parish and Town Councils; and
2. agree to the payment of the approved grants in a single instalment rather than 2 instalments as outlined in the original grant scheme.

278 PUBLIC SERVICES NETWORK COMPLIANCE

Committee were given an update on the Council's compliance with the Public Services Network. In addition Committee's approval was sought to the implementation of the recommendations from a recent inspection.

Members were made aware that there had been a recent on-site inspection to ensure the Council met certain compliance requirements to be able to continue



our connection to the network. Six areas had been highlighted during that inspection as needing further attention and we had been told that our application to remain connected had been declined. Most of the concerns raised by the Inspector were of a minor nature which we have since resolved. One concern however relates to how Councillors currently access their emails via the Councillor Portal. The Council therefore need to change the way in which Members access their emails in the near future. Corporate Management Team and the ICT Section had considered the various options that were available to the Council. Given the need for an urgent response to the Cabinet Office by the beginning of August the matter had been reported to the Budget Working Group on 10 July and each Councillor had also been consulted on the proposal.

In outline it was proposed that the Council supply each Member with a tablet device which would be controlled by and remain in the ownership of the Council.

Members then discussed this matter in some detail.

RESOLVED: That Committee approve the request to add the scheme to provide tablet devices to Members in the Council's Capital Programme for 2013/14 at a cost of £16,430 part funded (£3,000) from existing Revenue Budgets relating to Member allowances and expenses.

#### 279 REVENUES AND BENEFITS GENERAL REPORT

Committee received a report which covered the following areas:

- National Non Domestic Rates (NNDR).
- Council Tax.
- Sundry Debtors.
- Housing Benefit Performance.
- Housing Benefit Fraud.
- Housing Benefit Overpayments.

RESOLVED: That the report be noted.

#### 280 CAPITAL MONITORING 2013/14

A report on Capital Monitoring for 2013/14 was presented to Committee. There were two schemes included in this Committee's Capital Budget:

- Economic development initiatives - £100,000.
- Network and server infrastructure - £5,570.

RESOLVED: That the report be noted.

#### 281 OVERALL CAPITAL MONITORING 2013/14

A report on the Overall Capital Monitoring for a number of schemes totalling £1,523,467 was considered by Committee.

RESOLVED: That the report be noted.

282 REVENUE OUTTURN 2012/13

The Revenue Outturn report for this Committee for 2012/13 was considered by Committee. It showed a net expenditure of £2,002,465 and details of variances were provided for Committee.

RESOLVED: That the report be noted.

283 OVERALL REVENUE OUTTURN 2012/13

Committee considered the Overall Revenue Outturn report for 2012/13. The Director of Resources pointed out that £83,000 had been added to general fund balances as a result of savings made in the previous financial year. The report also gave details of the Council's earmarked reserves.

RESOLVED: That the report be noted.

284 REVENUE MONITORING 2013/14

The Director of Resources submitted a report giving details of the Revenue Monitoring for the first four months of the current financial year.

RESOLVED: That the report be noted.

285 OVERALL REVENUE MONITORING 2013/14

Committee considered a report on the Overall Revenue Monitoring for 2013/14,

RESOLVED: That the report be noted.

286 ECONOMIC DEVELOPMENT WORKING GROUP UPDATE

Committee considered an update report from the Economic Development Working Group which had met twice on the 17 July and 20 August 2013. Details were given of the four main priorities which had been agreed by the Working Group.

Discussion then centred around a recent survey of empty shops across the country, particularly in the north west of England. Committee also discussed the merits of establishing a Town Team for Clitheroe. This was debated at some length in particular over who should take the lead on this particular initiative.

RESOLVED: That the report be noted.

287 2012/2013 YEAR END PERFORMANCE INFORMATION

A report on the 2012/2013 Performance Information was submitted for information to Committee.

A number of individual indicators were highlighted and explanations given on performance.

RESOLVED: That the report be noted.

288 PERCEPTION SURVEY 2013

Committee received a comprehensive Perception Survey report covering many aspects of life in the Ribble Valley including well-being, service satisfaction, perceptions of the Council, value for money and number of quality of life questions were also asked.

Corporately there had been some very good results and the Council had the opportunity to make the most of the data available. There was also a chance to link the findings with our decision-making processes and strategic planning.

RESOLVED: That the report be noted.

289 TREASURY MANAGEMENT ACTIVITIES 2012/13

Members received a report from the Director of Resources on Treasury Management Activities 2012/13 which highlighted the following areas of activity:

- Borrowing requirements.
- Investments.
- Prudential indicators.

RESOLVED: That the report be noted.

290 TREASURY MANAGEMENT MONITORING 2013/14

Members considered a report from the Director of Resources on Treasury Management Monitoring for 2013/14 covering such areas as:

- borrowing requirements;
- investments;
- Prudential indicators;
- approved organisations; and
- recent events.

RESOLVED: That the report be noted.

291 TIMETABLE FOR BUDGET SETTING

Committee considered a report on the timetable for budget setting for 2014/15.

RESOLVED: That the report be noted.

292 CONTRACT FOR INSURANCE SERVICES

Committee considered a report on the recent procurement exercise for the Council's insurance services. Following discussion with the Head of Financial Service and the Director of Resources, the tender submitted by Zurich Municipal for a five year term agreement effective from 20 June 2013 was accepted. Details of the premiums were provided for Committee.

RESOLVED: That the report be noted.

293 OMBUDSMAN'S ANNUAL REVIEW REPORT 2012/13

Committee received a report from the Local Government Ombudsman's Review of 2012/13. The Local Government Ombudsman had confirmed that there were only 4 complaints in relation to this Council as compared to an average four other districts/borough councils of 10 per annum.

RESOLVED: That the report be noted.

294 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next items of information being exempt information under Category 3 and 7 of the Local Government Act 1972 the press and public be now excluded from the meeting.

295 REVIEW OF COMPLAINTS 2012/13

Committee received a report on the number of complaints which had been dealt with during the period April 2012 to August 2013. During that period 16 formal complaints had been registered with the Council.

RESOLVED: That the report be noted.

296 DEVELOPMENT INITIATIVES

The Chief Executive referred to his written report in relation to two matters:

- land at Barrow Brook;
- market redevelopment site.

He gave Members an update on both initiatives.

RESOLVED: That Committee

1. authorise the Chief Executive in consultation with the chairman to pursue negotiations on potential sites with a view to acquisition of land for economic development as appropriate and to identify the options for partner working keeping Committee informed of progress on a regular basis;

2. endorse the use of the District Valuer to provide necessary estates and valuation advice and instruct the Chief Executive to prepare a financial appraisal for consideration by the Budget Working Group prior to reporting to this Committee;
3. instruct the Head of Regeneration and Housing to prepare a detailed project proposal and development brief for the development of land at Barrow Enterprise Park for consideration by this Committee including the measures required to pursue compulsory purchase on land as necessary at the appropriate time; and
4. agree the request for an exclusivity agreement in relation to the market redevelopment and keep this Committee informed of progress on the redevelopment options as appropriate subject to the agreement of wording of any legal agreement being referred to the Council's Monitoring Officer.

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

297 REFERENCE FROM COMMITTEE – LAND AT RIDDINGS LANE, WHALLEY

Committee were asked to consider a request from Health and Housing Committee to agree to pay compensation to Ribble Valley Homes for the garage site at Riddings Lane, Whalley.

RESOLVED: That Committee agree to pay the compensation about of £20,000 to Ribble Valley Homes and for this payment to be financed from the VAT shelter earmarked reserve.

The meeting closed at 8.03pm.

If you have any queries on these minutes please contact Jane Pearson (01200 425111).

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 12 September 2013 starting at 6.30pm  
Present: Councillor T Hill (Chairman)

Councillors:

S Bibby	J Rogerson
B Hilton	I Sayers
J Holgate	R Thompson
S Knox	M Thomas
G Mirfin	

In attendance: Director of Community Services, Head of Planning Services, Head of Legal and Democratic Services and 3 x Planners.

### 298 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors I Brown, S Carefoot, D Taylor, J White and A Yearing.

### 299 MINUTES

The minutes of the Emergency Committee meeting held on 1 July 2013 were approved as a correct record and signed by the Chairman. The minutes of the Planning and Development Committee meeting on 18 July 2013 and the Special Planning and Development Committee held on 6 August 2013 were approved as correct record and signed by the Chairman.

### 300 DECLARATIONS OF INTEREST

Councillor J Holgate declared an interest in planning applications 3/2013/0511/P in respect of land off Clitheroe Road, Barrow and 3/2013/0169/P in respect of Pendle Garage site, Clitheroe Road, Barrow.

Councillor R Thompson declared an interest in planning application 3/2013/0511/P in respect of land off Clitheroe Road, Barrow.

### 301 PUBLIC PARTICIPATION

There was no public participation.

### 302 PLANNING APPLICATIONS

Councillors J Holgate and R Thompson declared an interest in the next item of business and left the meeting.

1. APPLICATION NO: 3/2013/0511/P(GRID REF: SD 373620 437794)  
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (NINE DWELLINGS) ON LAND OFF CLITHEROE ROAD, BARROW, CLITHEROE, LANCASHIRE, BB7 9AQ.

APPROVED with the imposition of the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
  - (a) The expiration of three years from the date of this permission; or
  - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. The permission shall relate to the development as shown on Plan Drawing number TRI-0953-01, TRI-0953-02 and Tri-0953-03.

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

3. Detailed plans indicating,
  - (i) the access onto the site including sight lines,
  - (ii) the layout of the site,
  - (iii) the external appearance and scale of the dwellings,
  - (iv) the landscaping and boundary treatments,
  - (v) parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, and
  - (vi) the proposed slab floor level and road level, (called the reserved matters), shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan, and Policies DMG1 and DME2 of the Core Strategy (Regulation 22 Submission Draft), and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

4. The development shall not begin until a scheme to secure the affordable housing has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme, unless otherwise agreed in writing with the local planning authority, and shall meet the definition of affordable housing in Annex 2 of the NPPF or any future guidance that replaces it. The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of housing units;
- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider;
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

REASON: For the avoidance of doubt as the permission is subject to an agreement in relation to the affordable housing approved, in accordance with the document 'Addressing Housing Need in Ribble Valley' and guidance within the NPPF.

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

REASON: In the interests of visual amenity and the potential impact upon the amenity of the occupiers of the adjacent neighbouring properties, in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan, and Policies DMG1 and DME2 of the Core Strategy (Regulation 22 Submission Draft).

6. The development hereby approved shall not exceed the erection of 9 dwellings in accordance with the submitted planning application forms.

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

7. The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be submitted as approved.

REASON: To ensure that the development does not increase the risk of pollution to controlled waters in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

8. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul unless otherwise agreed in writing by the Local Planning Authority, no surface water will be permitted to discharge directly or



indirectly into existing foul, combined or surface water sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To proper drainage and to reduce the risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

9. Unless otherwise agreed in writing by the Local Planning Authority, no building shall be erected within 3 metres of any public sewer.

REASON: To protect existing service infrastructure.

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

REASON: To ensure that bird species are protected and their habitat enhanced in accordance with the Wildlife & Countryside Act 1981 as amended, the conservation [Natural Habitats & c.] Regulations 1994 and the District Wide Local Plan. To protect species protected in law/of conservation concern against harmful activities of development, as trees and hedgerows are important for bird species as identified on the RSPB register of birds of conservation concern/East Lancashire Ornithological database.

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

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

12. No part of the development shall take place until an updated ecological survey has been carried out during the optimum period. The results of the updated survey shall be submitted to the Local Planning Authority and if such a use by a protected species of any part of the land included in the planning permission granted is established, a mitigation scheme including appropriate protected species license details, if required, shall be submitted to the Local Planning Authority before any work commences on the approved development.

The actions, methods & timings included in the mitigation measures identified and the conditions of any Natural England License shall be fully implemented and adhered to.

REASON: The timing of the ecological appraisal dated January 2013 was outside the optimum period for assessing some habitats and species of flora and fauna.

13. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees identified in the Arboricultural Development Report dated January 2013 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction] the details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Council's Countryside/Tree Officer.

A tree protection - monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun and the root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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

No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary is in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included considered of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development. In order to comply with planning policies G1 and ENV13 of the District Wide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

14. With reference to any future reserved matters application, measures to enhance the biodiversity of the site, as referenced at paragraph 4.11 of the Ecological Appraisal Survey Report, shall be submitted as part of the reserved matters for the site.

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

#### INFORMATIVES

Ribble Valley BC imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new

build property or conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

Surface water run-off should be controlled as near to its source as possible through sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands that attenuate the rate and quantity of surface water run-off from a site, and contribute to a reduced risk of flooding. SUDS offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal that encourages a SUDS approach. Further information on SUDS can be found in the following documents:

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

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

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

Any works to the watercourses within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow, require the prior formal consent of LCC under Section 23 of the Land Drainage Act 1991. Culverting other than for access purposes is unlikely to receive Consent, without full mitigation for loss of flood storage and habitats.

The layout of any proposed scheme should be designed to incorporate the watercourse on site as a feature of the development. EA recommend against a layout hiding the watercourse at the rear of dwellings behind fences. A suitable buffer between the development and the watercourse should be maintained to protect the watercourse, retain access for future maintenance and reduce risk of polluted water draining to it.

The Head of Planning Services advised that United Utilities be invited to attend a training session for Councillors.

(Mr Gee spoke in favour of the above application. Councillor J Holgate and R Thompson returned to the meeting)

2. APPLICATION NO: 3/2013/0637/P (GRID REF: SD 370624 434874)  
PROPOSED DESIGN AMENDMENTS TO CURRENT PLANNING PERMISSION  
REF: 3/2009/0133/P ASSOCIATED WITH THE PROPOSED ALTERATIONS  
AND EXTENSION OF THE MAIN HOTEL TO CREATE LARGER PRIVATE  
DINING ROOM, 4 NO. NEW GUEST BEDROOMS, IMPROVED KITCHEN AND  
STAFF WELFARE FACILITIES, OFFICES, STORAGE AND STUDENT  
BEDROOM SPACE AND ASSOCIATED PERIMETER EXTERNAL WORKS  
AND TERRACE AT NORTHCOTE, NORTHCOTE ROAD, LANGHO,  
LANCASHIRE, BB6 8BE.

The Head of Planning Services reported receipt of another letter of objection.

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 3874-01, 3874-03, 3874-04, 3874-13B, 3874-1-13F, 3874-1-14G, 3874-1-15C and 3874-16.

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 9 August 2013.

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

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

3. APPLICATION NO: 3/2013/0169 (GRID REF: SD 374165 441802)  
DEVELOPMENT OF 28 DWELLINGS FOR A 100% AFFORDABLE HOUSING  
SCHEME CONSISTING OF TWO AND THREE BEDROOM DWELLINGS WITH  
ASSOCIATED ANCILLARY AND SERVICING AT PENDLE GARAGE SITE,  
CLITHEROE ROAD, BARROW, BB79AQ

The Head of Planning Services reported a revised comment from the Education Authority asking for an increased contribution and the County Surveyor raised no objections to the application.

DEFERRED for further information relating to LCC educational requirements.

(Mr Henderson spoke in favour of the above application. Councillor J Holgate returned to the meeting)

303 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:

304 APPLICATIONS APPROVED

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2012/0136/P	Removal of cement based render to west gable of property and repointing of existing stonework	Thistle Manor Edisford Road, Clitheroe
3/2012/0851/P	Application to discharge condition 5 (surface water regulation) and condition 6 (surface water drainage) of planning permission 3/2010/0288/P	Stalwart Lodge Primrose Road Clitheroe
3/2012/1102/P	Demolition of agricultural building and formation of garden area from agricultural land and change of use of outbuildings to form a residential dwelling	Groom's Farm Stirk House, Gisburn
3/2013/0052/P	Proposed conversion of traditional domestic storage buildings within the curtilage of The Rann; the existing unoccupied cottage currently used as a store adjacent to the house to be utilised as an annex to The Rann and the second store converted into a dwelling for the applicant	The Rann Saccary Lane Mellor
3/2013/0066/P	2 x externally illuminated fascia board, 2 x Ferodo break fascia, 1 x double sided hoarding, 1 x banner hoarding	Moor Lane Garage Moor Lane, Clitheroe
3/2013/0184/P	Replace uPVC window with painted timber double hung sliding sash, replace uPVC sliding doors with painted timber French doors and replace uPVC rainwater hopper with cast iron	28 Church Street Ribchester

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0288/P	Application to discharge condition no. 8 (Velux rooflights), condition no. 14 (surfacing of external areas and access track), condition no. 17 (bird and bat boxes), condition no. 18 (foul drainage) and condition no. 19 (archaeological recording) of planning permission 3/2013/0013/P	Lower Cote Barn Higher Greenhead Farm Gisburn Road Sawley
3/2013/0306/P	Application for the renewal of planning permission 3/2010/0180/P for the demolition of existing commercial premises/site clearance and erection of 9 no apartments plus access improvements and realign the steam to open culvert (amendment of permission 3/2002/0627/P)	Pack Horse Garage Mellor Brow Mellor Brook
3/2013/0308/P	Alteration to a single storey addition to the originally listed building. Proposal to remove the corrugated tin roof and replace with slate	Cruck Cottage Little Bowland Road Whitewell, Clitheroe
3/2013/0312/P	Proposed erection of single storey rear extension	25 Cringle Way Clitheroe
3/2013/0353/P (LBC)	Redecoration to external façade, doors, windows and rainwater goods and render stone panels to ground floor to match existing (0353 & 0354).	28-30 Parson Lane Clitheroe
3/2013/0354/P (PA)	Display a statically illuminated fascia sign and a non-illuminated flag sign (0355)	
3/2013/0355/P (AC)		
3/2013/0421/P	Conversion of an agricultural building to provide holiday accommodation and activities for tourism use including demolition attached building and formation of new vehicular access	Jacksons Barn Bolton-by-Bowland Road Sawley
3/2013/0423/P	Proposed new building within existing rear garden area – Single storey to accommodate open loggia and small swimming pool. Photovoltaic panels located on roof facing south	Newton House Franklin Hill Brockhall Village

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0429/P	Retrospective application for a temporary consent for a 3 year period for the siting of a jack leg cabin and security fencing	Bellman Farm Chatburn Road Clitheroe
3/2013/0435/P	Application for a non material amendment to planning permission 3/2012/0442/P to allow the relocation of the entrance to Gateway Auctions to the front of the building and construction of a wall, door and window to front line of proposed canopy to create an additional retail unit	Gisburn Auction Mart Gisburn
3/2013/0441/P	Application to discharge condition No.4 (Landscaping), Condition No.5 (Lighting) and Condition No.7 (Tannoy System) of planning permission 3/2012/1034P	Osbaldeston Riding Centre Osbaldeston Lane Osbaldeston
3/2013/0451/P	Single storey toilet facilities	Stephen Park Dale Head, Slaidburn
3/2013/0458/P	Proposed change of use from Class B8 to Class B2 use	27 Inglewhite Road Longridge
3/2013/0459/P	Proposed single storey side extension and detached garage and alterations	2 Whalley Road Langho
3/2013/0460/P	Proposed single storey replacement rear extension	6 The Crescent, Whalley
3/2013/0462/P	Widening of existing access to improve vehicular safety when entering and exiting the site and associated lighting	The Homestead Whalley Road Wilpshire
3/2013/0465/P	Proposed detached double garage	Green End Croft Sawley Road Grindleton
3/2013/0470/P	Proposed change of use of the Duke William Inn into 3 dwellings	Duke William Hotel 30 Chapel Hill Longridge
3/2013/0471/P	Eight sided Cedar wood freestanding summerhouse	Heimath 18 Ribchester Road Wilpshire
3/2013/0473/P	Proposed single storey extensions to front and rear of dwelling	29 Beaufort Close Read
3/2013/0475P	Erection of single storey garage to rear of property	Orchard House Back Lane, Grindleton

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0484/P	Erection of ventilation discharge stack to the west of shed No 1	British Aerospace complex Samlesbury Aerodrome Myerscough Road Balderstone
3/2013/0486/P	House type substitution to plot 8	former Stalwart Lodge Primrose Works Clitheroe Road Clitheroe
3/2013/0487/P	Amendment to canopy porch – the addition of two sill-height stone walls and supporting posts in stone to match the house and finished off with stone coping, the supporting posts to be oak	The Nook Chapel Close Whalley
3/2013/0495/P	Proposed ground floor extension to the rear elevation	28 Larkhill Cottages Old Langho
3/2013/0501/P	Proposed change of use from Class B1 (c) to Class D2	Unit 2, Albion Court Waterloo Road Clitheroe
3/2013/0503/P	Proposed change of use of redundant community centre (Old School House) to three bedroomed single storey dwelling	Lane Ends Old School House Lane Ends, Grindleton
3/2013/0507/P	Discharge of materials condition	Black Hall Farm Garstang Road Chipping
3/2013/0510/P	Application to vary condition No.2 (Approved Drawings) and condition No.9 (Tree Protection Measures) of planning permission 3/2012/1011P and substitute new drawings	Church Raikie Chipping
3/2013/0512/P	Proposed new holiday accommodation dwelling within the curtilage	Sunnyside, Longsight Road Clayton-le-Dale
3/2013/0514/P	Proposed rear single storey family room extension	11 Beech Drive Whalley
3/2013/0515/P	Application to discharge condition no. 6 (visibility splays), condition no. 7 (trees on site) and condition no. 8 (foul and surface water treatment) of planning permission 3/2013/0088/P relating to land adjacent	26 Dilworth Lane Longridge



<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0524/P	Application to discharge condition no.3 (window and door details) of planning permission 3/2013/0348P	The Stables Duck Street Clitheroe
3/2013/0526/P	Discharge of materials condition	Mellor Brook Community Centre, Whalley Road Mellor
3/2013/0527/P	Proposed first floor side extension above existing garage. Resubmission of application 3/2013/0227P	The Farmhouse, Dean Top Whalley Road Simonstone
3/2013/0528/P	Proposed demolition of existing prefabricated domestic garage and construction of 2no. dwellings (1No. pair of semi detached), incorporating associated external works including provision of off-street car parking spaces and alterations to pedestrian footpath to form vehicle crossings	Mitchell Street Clitheroe
3/2013/0532/P	Proposed construction of a dormer to roof space on the rear elevation	37 Mayfield Avenue Clitheroe
3/2013/0533/P	Proposed relocation of existing double garage	24 Gleneagles Drive Brockhall, Old Langho
3/2013/0541/P	Remove existing conservatory and build new extension to rear. Extend existing garage. Remove the concrete roof tiles and re-slate, replace white UPVC windows with brown UPVC windows	Oaklands Higher Commons Lane Balderstone
3/2013/0543/P	Proposed demolition of the existing redundant garage and provision of car parking for The Grand (CAC)	Central Garage Back York Street, Clitheroe
3/2013/0544/P	Proposed rear single storey extension and side second storey extension plus re-roofing front roof slope	Sherwood York Lane Langho
3/2013/0545/P	Proposed single storey rear extension and internal alterations	3 Fleming Square, Longridge
3/2013/0546/P	Proposed new agricultural livestock building	Hooper Farm, Horton Skipton
3/2013/0547/P	Proposed dormer window to front roof of existing house (to replace existing flat roof dormer with tiled pitched roof dormer in same position)	7 Vicarage Lane Wilpshire

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0549/P	Proposed demolition of the existing redundant garage and provision of car parking for The Grand. Land	Central Garage Back York Street, Clitheroe
3/2013/0551/P	Application to discharge condition No.3 (Materials) of planning permission 3/2012/0844P	BRFC Academy Brockhall Village Old Langho
3/2013/0556/P	Single storey side (north) extension and single storey porch extension to the rear (east)	Rowan Garth Stoneygate Lane Knowle Green
3/2013/0563/P	Temporary permission for retention of site cabins and car parking area at land adjacent	Foot Holme Pumping Station, Dunsop Bridge
3/2013/0564/P	Proposed erection of a porch/utility room, single storey to front elevation of the property	Beacon Cottage Carr Lane Balderstone
3/2013/0565/P	Erection of a single storey porch to front elevation	Bowford Cottage, Carr Lane, Balderstone
3/2013/0570/P	Proposed remodelling of first floor bedroom, additional bedroom over garage, new roof pitch and replacement windows	Chamonix Osbaldeston Lane Osbaldeston
3/2013/0572/P	Proposed conversion of the existing detached garage into a family annex with attached single garage	High Royd Cunliffe Lane Wiswell
3/2013/0577/P	Proposed erection of a heritage plaque to the front of the property. To be fixed to the wall using stainless steel rawlbolts that would be fixed into the mortar course so as not to damage the stonework	Brabins Almshouses 29-33 Windy Street Chipping
3/2013/0584/P	Proposed extension to the current ground floor of the dwelling house to provide a utility room and in addition, to alter the current garage to the rear of the dwelling house by extending it to form an indoor swimming pool	17 Clitheroe Road Whalley
3/2013/0588/P	Application for a non-material amendment to planning permission 3/2013/0149, to allow the addition of a bay window and alterations to window positions in the proposed extension	Green End Croft Sawley Road Grindleton
3/2013/0589/P	Proposed extension to first floor to increase width of the existing first floor	8 Parsonage Avenue Ribchester

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0591/P	Conversion of an existing garage and storage building into a single storey residence for use as a holiday accommodation	Ravenswing Haggs Hall Fields Ramsgreave
3/2013/0594/P	Proposed demolition of a rear conservatory and erection of a single storey extension	3 Gleneagles Drive Old Langho
3/2013/0599/P	Proposed double garage	Sykes Barn, Higher Commons Lane Balderstone
3/2013/0600/P	Proposed change of use from office to flat at first floor, and change of use from storage to flat including reduction in existing shop size. Shop and Flat	Stonebridge Mill Preston Road Longridge
3/2013/0602/P	Application for a non material amendment to planning permission 3/2012/0387/P to allow a change of material to the windows from timber to UPVC (colour Irish Oak)	Broom Hill Farm Smalden Lane Grindleton
3/2013/0609/P	Proposed first floor side extension	3 Redwood Drive Longridge
3/2013/0611/P	Application for a non-material amendment to planning permission 3/2013/0102P to extend the dormer windows to the East and West elevations	29 Eastfield Drive West Bradford
3/2013/0616/P	Proposed single storey extension	9 Ashton Street Longridge
3/2013/0617/P	Proposed removal of existing mono-pitched and flat roof buildings, construction of new, pitched roof extension on the existing footprint. New double door opening formed in the existing window opening	Old Town Head Eaves Hall Lane West Bradford
3/2013/0619/P	Application to discharge condition number 3 (materials) of planning permission 3/2010/0456/P	Sheepcote Farm Moor Lane Wiswell
3/2013/0621/P	Proposal to roof over manure storage	Old House Farm Birks Brow Longridge
3/2013/0622/P	Proposal to erect a building to store straw and provide straw bedded young stock pens	Old House Farm Birks Brow Longridge

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0628/P	Proposed single storey rear living room extension to replace the existing conservatory	6 The Crescent Whalley
3/2013/0632/P	Application for renewal of planning permission 3/2010/0433/P for proposed side and rear extension with dormer windows to front and rear	22 Fieldens Farm Lane Mellor Brook
3/2013/0639/P	Proposed two-storey side extension	4 College Close Longridge
3/2013/0642/P	3m extension of brick built sprinkler pump house	S406 Samlesbury Aerodrome Myerscough Road Balderstone
3/2013/0668/P	Application to discharge condition no. 4 (obscure glazing details) of planning permission 3/2008/0830/P	Greenside 13 Downham Road Chatburn
3/2013/0680/P	Application to discharge condition No 3 (materials), condition No 7 (finished floor levels on plots 1-5), and condition No 8 (landscaping) of planning permission 3/2013/0113/P	land off Petre Wood Close Langho
3/2013/0686/P	Non-material amendment to planning permission 3/2012/0277 for alterations to a sports hall development	Clitheroe Royal Grammar School Chatburn Road Clitheroe
3/2013/0687/P	Application to discharge condition no's 1, 2, 3, 4, 5, 6 and 7 of planning permission 3/2013/0092/P relating to the proposed extension and alteration to existing double garage to create an annex facility	47 Lower Lane Longridge
3/2013/0741/P	Application for non-material amendment to planning permission 3/2013/0293/P to allow the wall to be built in concrete block and render with cream paint finish at	2 Birtwistle Terrace Langho
3/2013/0778/P	Proposed conversion of barn to two residential units to include the demolition of three agricultural buildings and one stone building	Billingtons Farm Mile Lane Longridge

## APPLICATIONS REFUSED

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
3/2013/0294/P	Refurbishment of defective materials and structure	Park House Farm Bolton-by-Bowland	Harmful to character because of removal and alteration of important historic fabric (timber, stone and plasterwork) and the introduction of impervious materials and methods to 'breathing' traditional construction. Policy ENV20, NPPF paragraph 131 and 132 and Policy DME4.
3/2013/0378/P	Proposed alteration of existing vehicular access, removal of existing concrete steps and formation of 5 'off-street' car-parking spaces. Re-submission of application 3/2012/0788/P	Land at 1, 2 & 3 Greendale View Grindleton	Contrary to Local Plan Policies, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990. Approval of this proposal would have an adverse visual impact on the character, setting and appearance of the street scene, adjacent Listed Buildings and the CA that neither preserves nor enhances this location.
3/2013/0419/P	Application to remove condition no. 4 (occupancy period) of planning permission 3/2001/0781/P to allow the holiday lets to be used as permanent residential dwellings	Wolfen Mill Chipping	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
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			Policies G1, ENV1, H2, H15 and H23, Core Strategy (Regulation 22 Submission Draft) Policies DMG1, DME2, DMH1, DMH3 and DMH4 and guidance within the NPPF – unsustainable location for the creation of new dwellings.
3/2013/0436/P	Application to vary condition no.3 of planning permission 3/2004/0256P, to alter the hours of opening to 11am until 1am Sunday to Thursday and 11am until 2am on Friday and Saturday	50 Whalley Road Clitheroe	Contrary to Policies G1 and S10 of the DWLP and Policy DMG1 of the CS by virtue of being detrimental to residential amenity.
3/2013/0483/P	Application for the removal of condition no. 6 (occupancy period) of planning permission 3/2006/1008P, to allow the holiday cottage to be used as permanent residential dwellings	Angram Green Farm Cottage Worston	DWLP – Policies ENV1, G5 and H15, CS (Reg.22 Sub.Dr) Policies DMG1, DMG2 and DMH3. NPPF - unsustainable location and unjustified dwelling.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0529/P	Proposed erection of 2 x 8m high fibreglass flagpoles to hang the company logo. These are to be positioned to the front of the building within the curtilage	Unit 5 Friendship Mill Whalley Road Read	Contrary to G1 of the DWLP and DMG1 of RVCS by virtue of being detrimental to visual amenity and prejudicial to highway safety.
3/2013/0557/P	Proposed change of use from holiday let to residential unit	Cragg House Out Lane Chipping	Contrary to policies G1, ENV1, H2, H15 and H23 of DWLP; policies DMG1, DME2, DMH1, DMH3 and DMH4 of CS and paragraph 55 of NPPF by virtue of being unsustainable location for the development of a new dwelling.

306

CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0880/P	Application for a Lawful Development Certificate for the proposed change of use from a holiday cottage to permanent residential accommodation	Primrose Cottage Lower Gill Tosside
3/2013/0560/P	Application for a certificate of Lawful Development for a proposed timber garage to the rear of the dwelling	Red Rock House Sabden Road Padiham
3/2013/0580/P	Application for a Lawful Development Certificate for a proposed Dormer Extension to front elevation and raising of existing rear dormer	24 Furness Avenue Simonstone
3/2013/0598/P	Application for a Lawful Development Certificate for a proposed rear dormer on existing dwelling	28 Hollowhead Lane Wilpshire

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0605/P	Application for a Lawful Development Certificate for a proposed loft conversion with a dormer to the rear elevation	84 Pimlico Road Clitheroe
3/2013/0631/P	Application for a Lawful Development Certificate to operate a private hire vehicle	4 Shireburn Avenue Clitheroe

307 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL REQUIRED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0689/N	Prior notification of proposed new portal frame building length 22.9m x breadth 17.5m x height to ridge 5.9m.	Clerk Laithe Barn Newton In Bowland

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0575/N	Proposed new steel portal framed building for machinery storage and sheep lambing accommodation	Chadwicks Farm Settle Road Bolton-by-Bowland
3/2013/0646/N	New building for livestock, 34m(L) x 4.6m(H) x 10m(B) x 5.2m(H)	Higher Lees Farm Whitewell Road Cow Ark

309 PRIOR APPROVAL PART 1 OF SCHEDULE 2 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (AS AMENDED) REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0643/P	Prior Notification of Proposed larger home extension – Proposed erection of a single storey extension to rear, 6m x 3.7m x 2.45m	8 Whitewell Drive Clitheroe



<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 Agent
3/2012/0014	Land adj Greenfield Avenue Low Moor Clitheroe	19/7/12 18/7/13	30	With Planning
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
3/2012/0738	Dale View Billington	6/12/12	10	With Agent
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	With Legal & Lancashire County Council
3/2012/0964	Land to the north of Whalley Road Hurst Green	14/3/13	30	With Agent
3/2013/0137	Lawsonsteads Whalley	18/7/13	260	Section 106 not signed waiting for departure procedures
<b><u>Non Housing</u></b>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures, draft 106 received from Lancashire County Council

<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>
3/2013/0113	Petre Wood Crescent Langho	18/7/13 11/4/13		25	Decision 19/7/13
3/2012/1101	The Whins Whins Lane Read	11/4/13	15 weeks	16	Decision 24/7/13

## APPLICATIONS WITHDRAWN

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0335/P	Proposed erection of a dwelling and a detached garage with grant annex over	Land adj to Whalley Road Billington
3/2012/0879/P	Internal and external alterations to allow for change of use from Class B1 and C3 to Class B1, C3 and A2	The Stables, Duck Street Clitheroe
3/2013/0253/P	Detached garage	Smithy Cottage Settle Road Bolton by Bowland
3/2013/0566/P	LDC for proposed change of use from A4 to A2	White Bull Higher Road, Longridge
3/2013/0480/P	Cert of Lawfulness for proposed existing timber agricultural building being used for the housing of livestock	Capstick Field Burnley Road Gisburn
3/2013/0357/P	Erection of a 60.7m single wind turbine and associated sub-station, concrete pad and access track	Land north of Huntroyde Home Farm Huntryode West Whins Lane, Simonstone
3/2013/0531/P	Two storey extension at front of building, remove conservatory and build patio, kitchen glazing to be removed, 2 storey side extension	Cats House Green Lane Grindleton
3/2013/0553/P	Conversion of mid terraced property into 3 flats including internal remodelling of property and rebuilding rear extension	77 Woone Lane Clitheroe
3/2013/0384/P	One new grass paviour domestic access track	Richmond Cottage Hough Clough Lane Chipping
3/2013/0583/P	Lower branches of T1, T2 – fell T3, T4 and general works in zones 1 and 2	Homestead CSL Woodfold Park Farm Woodfold Park Mellor

<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	Appeal dismissed 24/07/13
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)	Appeal allowed 27/06/13
3/2012/0630 Undetermined	22/01/13	land SW of Barrow and W of Whalley Road, Barrow	Inquiry	11/09/13 (up to 2 days)	Inquiry to reopen
3/2012/0478 and 0479 Undetermined	23/01/13	28 Church Street, Ribchester	WR		Appeal dismissed 02/07/13
3/2012/0526 R	01/02/13	Laneside Farm, Pendleton	Changed to Hearing, then back to written reps Costs		Notification letter sent 11/02/13 Questionnaire sent 11/02/13 Statement sent
3/2012/0526 R	27/03/2013	Laneside Farm, Pendleton			
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>
3/2012/0729 R	13/03/13	Dog & Partridge, Tosside	WR		Appeal dismissed 25/07/13
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	19/09/13 (1 day)	Inquiry to reopen
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 sent 03/06/13
3/2012/0539 R	25/04/13	Carr Hall Home and Garden Centre, Whalley Road, Wilpshire	Hearing	20/08/13 1.5 days	Hearing over, waiting for decision
3/2013/0099 Undetermined	20/05/13	land to the west of Whalley Road, Barrow	Inquiry	05/11/13 4 days	Notification sent 23/05/13 Questionnaire sent 31/05/13
3/2013/0321 R	07/06/13	Slimrow Slaidburn Road Newton	HH		Appeal dismissed 25/07/13
3/2012/1040 R	15/07/13	Carr Meadow Barn, Carr Lane, Balderstone	WR		Notification due 29/07/13 Questionnaire due 29/07/13 Statement due 26/08/13

<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>
3/2013/0126 R	29/07/13	3 Horton Lodge, Horton	HH		Notification sent 30/07/13 Questionnaire sent 31/07/13
3/2013/0419 R	08/08/13	Wolfen Mill	WR		Notification sent 14/08/13 Questionnaire sent 16/08/13 Statement due 19/09/13
3/2012/1092 R	Awaiting validation by PINS	land off Henthorn Road			

313 2012/2013 YEAR END PERFORMANCE REPORT

The Director of Resources submitted a report for Committee's information giving details for the year end 2012/2013 of performance against our local performance indicators.

RESOLVED: That the report be noted.

314 CAPITAL MONITORING 2013/2014

The Director of Resources submitted a report providing Committee with information relating to the progress of the approved Capital Programme for the period April to July 2013 with regards to schemes which fall under the responsibility of this Committee.

RESOLVED: That the report be noted.

315 REVENUE OUTTURN 2012/2013

The Director of Resources submitted a report informing Committee of the revenue outturn for this Committee for the year ended 31 March 2013.

RESOLVED: That the report be noted.

316 REVENUE MONITORING 2013/2014

The Director of Resources submitted a report informing Committee of the position for the first four months of this Revenue Budget as far as this Committee was concerned.

RESOLVED: That the report be noted.

317

## APPEALS

- a) 3/2013/0321 – Single storey side extension to provide improved living and bedroom space at Slimrow, Slaidburn Road, Newton – appeal dismissed.
- b) 3/2012/0729/P – Change of use from public house, bike hire and dwelling to hotel, bike hire and dwelling at Dog and Partridge, Tosside – appeal dismissed.
- c) 3/2011/0300 – Erection of a country house hotel and spa at land adjacent to Dudland Croft, Gisburn Road, Sawley – appeal dismissed.
- d) Application for costs – appeal at Dudland Croft, Sawley – allowed in part.

318

## REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

319

## EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Categories 3 and 5 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

320

## PLANNING APPEALS UPDATE

The Director of Community Services submitted a report providing Members with a further update in relation to the recent major planning appeals for sites in Barrow and to request a final decision as to whether the Council should continue to oppose the Barrow Lands appeal (3/2013/0099/P).

The report highlighted various changes in circumstances following a review of the case with particular reference to the Council's reasons for refusal of this application following an appeal against non-determination.

The Senior Planning Officer advised Committee that the Highways Authority is reviewing its position regarding its objections to the application. The reason given was that, depending on the results of further modelling, it would be possible for mitigation measures to be introduced into the development that would then alleviate many of their concerns.

RESOLVED: That in the light of the above matters Committee is minded to withdraw from defending the appeal of planning application 3/2013/0099/P.

The meeting closed at 7.45pm.

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

## Minutes of Licensing Committee

Meeting Date: Tuesday, 17 September 2013, starting at 6.30pm  
Present: Councillor J Alcock (Chairman)

Councillors:

I Brown	J Holgate
S Brunskill	S Knox
R Hargreaves	G Scott
K Hind	M Thomas

In attendance: Head of Legal and Democratic Services, Solicitor.

### 321 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors P Ainsworth, K Horkin and C Ross.

### 322 MINUTES

The minutes of the meeting held on 18 June 2013 were approved as a correct record and signed by the Chairman.

### 323 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

### 324 PUBLIC PARTICIPATION

Miss Fox from Executive Cars, Langho, had requested to speak on item 6 (Private Hire Drivers Temporary Licence).

### 325 INTENDED USE POLICY

The Solicitor presented her report which sought Committee's approval to consult upon the draft Intended Use Policy and Conditions.

She referred to Minute 124 of Committee dated 18 June 2013 and now presented a draft Policy for Committee's consideration. It was also proposed that to assist the Council in making a decision on whether to grant an appeal or renewal, conditions similar to those set out in Appendix 2 to the report, should be added to the Council's Standard Conditions of Hackney Carriage Vehicles and attached to each Hackney Carriage Vehicle Licence.

She reported that prior to implementation of any change, the Council was required to consult with its licence holders. Committee was therefore being asked to consider the draft policy and conditions and to authorise the Council's Head of Legal and Democratic Services to carry out such consultation.

RESOLVED: That Committee instruct the Council's Head of Legal and Democratic Services to seek the views of the licence holders upon the draft intended use, policy and conditions contained in Appendix 1 and 2 of the report now before Committee.

### 326 PRIVATE HIRE DRIVERS TEMPORARY LICENCES

Miss Fox of Executive Cars, Langho, informed Committee of her concerns about the proposals for private hire driver's temporary licences and how she felt this would impact on her business which was at the executive end of the scale of private hire. She asked Committee to consider firms such as hers when considering this matter.

Members then asked a range of questions of Miss Fox and how her business operated.

The Head of Legal and Democratic Services reminded Members that the proposal before Committee was one that proposal should be consulted upon amongst private hire drivers and operators.

Committee then considered the report from the Solicitor seeking their views on temporary private hire licences. Currently the Council issued a six month temporary licence to applicants who complied with the requirements of health, age, driving qualifications and who were deemed to be fit and proper people but had not passed the knowledge or Steering to Success Course.

The issue had previously been considered by this Committee in April 2008 as part of measures considered to improve driving standards. Members having considered various options had decided to introduce a requirement for applicants to sit the Steering to Success Course and not to remove the provision of temporary licences.

Committee was now therefore asked to consider whether it should consult licensees on whether to continue to issue temporary licences or issue a private hire driver's licence only once an applicant has passed the knowledge test and Steering to Success Course. Members were reminded that adoption of the latter position would ensure that applicants had reached the required level of knowledge of the area and driving standards before beginning to drive the public, however were it to be adopted the knowledge test would need to be a written test only as the drivers would not be licensed and consequently not insured to carry officers in the vehicle whilst completing the test.

Members then discussed this matter and the comments from Miss Fox in further detail.

RESOLVED: That Committee instruct the Council's Head of Legal and Democratic Services to seek the views of the licence holders in relation to removing the provision of a temporary licence for private hire drivers and requiring all private hire drivers to pass the knowledge test and Steering to Success Court prior to receiving a private hire driver's licence.



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### SCRAP METAL DEALERS' ACT 2013

The Solicitor referred to Minute 125 of Committee dated 18 June 2013 and now sought Committee's approval of the fees, application form, officer delegations and policy relevant to the Council's powers under the Scrap Metal Dealers' Act 2013.

She reported that on 8 August 2013 the Scrap Metal Dealers' Act 2013 (Commencement and Transitional Provisions) Order 2013 had been made. The Order brings the sections of the Act into force in tranches:

- 1 September 2013 – Local Authorities to be able to set fees;
- 1 October 2013 – the main provisions of the Act will come into force including the offence of buying metal for cash;
- 1 December 2013 – all other enforcement provisions within the Act will come into force.

Committee then considered the report and its main headings including transitional provisions, officer delegations, policy and application form.

Members welcomed the new legislation as an attempt to bring scrap metal dealers more within the law.

RESOLVED: That Committee

1. approve the officer delegations set out in paragraph 3.3 of the report;
2. approve the fees as set out in the revised Appendix 4 to the report;
3. authorise the Council's Head of Legal and Democratic Services to draft a policy as set out in the report; and
4. approve the application form at Appendix 5 to the report to be adopted for use for all applications and variations and/or renewal under the said Act.

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### THE LICENSING ACT (DESCRIPTIONS OF ENTERTAINMENT) (AMENDMENT) ORDER 2013

Committee considered a report which informed them of the provisions of the Licensing Act 2003 (Descriptions of the Entertainment) (Amendment) Order 2013 and the amendment which it would make to the Licensing Act 2003.

The main amendments were in the removal of the need for entertainment licences between 8am and 11pm for the performance of plays and exhibitions of dance (up to audience limit of 500 people) and indoor sport (up to an audience of 1,000).

The Order also clarifies the position on combined fighting sports such as mixed martial arts so that it was clear that these remain licensable as boxing or

wrestling activities and that dancing of a sufficiently adult nature was not de-regularised.

RESOLVED: That the report be noted.

329 Minutes of Ribble Valley Safety Advisory Group

Committee received the minutes of the Ribble Valley Advisory Group held on Thursday, 5 September 2013.

The meeting closed at 7.11pm.

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