



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, 10 DECEMBER 2013** at **6.30PM**.

CHIEF EXECUTIVE
22 November 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 **1 October 2013**.
5. Mayoral Communications.
6. Leader's Report and Question Time.
7. To receive and consider, where appropriate, the minutes of the following Committee meetings now circulated (items marked *** are referred to Council for decision).

COMMITTEE MEETINGS: 26 SEPTEMBER TO 20 NOVEMBER 2013			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
PLANNING & DEVELOPMENT	26 SEPTEMBER	1 – 22	330 – 347
COUNCIL	1 OCTOBER	23 – 29	348 – 356
PLANNING & DEVELOPMENT	10 OCTOBER	30 – 47	357 – 373
COMMUNITY COMMITTEE	22 OCTOBER	48 – 53	374 – 388
PERSONNEL COMMITTEE	23 OCTOBER	54 – 55	389 – 400
HEALTH & HOUSING COMMITTEE	31 OCTOBER	56 – 59	401 – 416
PLANNING & DEVELOPMENT COMMITTEE	7 NOVEMBER	60 – 109	417 – 438
POLICY & FINANCE COMMITTEE	12 NOVEMBER	110 – 118	439 – 464
PARISH COUNCIL LIAISON COMMITTEE	14 NOVEMBER	119 – 124	465 – 473
ACCOUNTS & AUDIT COMMITTEE	20 NOVEMBER	MEETING NOT QUORATE	

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 Planning and Development Committee

Meeting Date: Thursday, 26 September 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	J White
S Knox	A Yearing

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

Also in attendance: Councillors R Elms and G Scott.

330 APOLOGIES

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

331 MINUTES

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

332 DECLARATIONS OF INTEREST

Councillor J Rogerson declared an interest in planning applications 3/2013/0694/P and 3/2013/0695/P – proposed alterations to Assheton Arms, Downham.

333 PUBLIC PARTICIPATION

There was no public participation.

334 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2013/0014/P (GRID REF: SD 373139 441549)
OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT INCLUDING DETAILS OF THE MEANS OF ACCESS TO THE LAND. LAND ADJACENT TO ST PAUL'S CHURCH, EDISFORD ROAD, CLITHEROE, LANCASHIRE

GRANTED subject to 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 ER-P-01 Revision F.

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

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, and Policy DMG1 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. Other than the opening required for the new vehicular access point onto Edisford Road, the existing stonewall fronting the site shall be retained at its existing height in perpetuity. The details of the design, layout and alterations proposed to the stonewall in order to create the vehicular entrance to the site shall be submitted to the Local Planning Authority prior to the commencement of development on the site.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, and Policy DMG1 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.

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

REASON: To ensure that satisfactory access is provided to the site before construction work commences.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other order superseding it), there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed estate road from the continuation of the nearer edge of the carriageway of Edisford Road to points measured 43m in each direction along the nearer edge of the carriageway of Edisford Road, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the street junction or site access.

7. Before the construction work commences facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

REASON: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

8. No part of the development shall be commenced until all the highway works to facilitate construction traffic access have been constructed in accordance with a scheme, which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

9. No part of the development hereby approved shall be occupied until all the off-site highway works have been constructed in accordance with a scheme, which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

10. Notwithstanding the submitted plans all garage doors shall be located at least 5.5m back from the highway boundary at all times and the garages and driveways thereafter kept clear for the parking of a private motor vehicle and cycle.

REASON: To ensure satisfactory off street parking arrangements are preserved at all times.

11. With reference to any future reserved matters application, the approved dwellings shall be within the scale parameters highlighted within the Addendum to the Design and Access Statement received on the 19th of August 2013.

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).

12. The development hereby approved shall not exceed the erection of 8 dwellings in accordance with the submitted planning application forms.

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

14. No development shall commence until such time as a scheme for the disposal of foul and surface waters has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved details.

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

15. For the avoidance of doubt, surface water must drain separately from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul or combined sewerage systems. Any surface water draining to the public surface water sewer must be restricted to a maximum pass forward flow of 5 l/s. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory form of development, to prevent undue increase in surface water run off and to reduce the risk of flooding and pollution in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

16. 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 November 2012, and indicated on plan reference number ER-P-01 Revision F, 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 with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary is in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

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

17. Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at Ribble Valley Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A Report, which contains details of sampling methodologies and analysis results, together with remedial methodologies, shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a Verification Report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

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

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.

Before construction work commences, the developer should contact Eddie Mills, Ribble Valley District Highways Office, Lancashire County Council, Riddings Lane, Whalley BB7 9RW (tel. 08450 530011) and quote the planning application number, in order to discuss and agree the access for construction traffic and times of working.

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Ribble Valley District Highways Office, Lancashire County Council, Riddings Lane, Whalley BB7 9RW (tel. 0845 0530011) and quote the planning application number.

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.

(Mr Bailey spoke in favour of the above application. Mr Loebell spoke against the above application).

2. APPLICATION NO: 3/2013/0408/P (GRID REF: SD 377356 449541)
PROPOSED VARIATION OF CONDITIONS 3 AND 4 OF PLANNING PERMISSION 3/2011/0838/P AT HOLDEN CLOUGH NURSERY, HOLDEN, BOLTON BY BOWLAND

GRANTED for the variation of the two conditions with the replacement conditions to read as follows:

3. The use of the café and shop in accordance with this permission shall be restricted to the hours between 0900 and 1830 on any day.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft as the use of these elements of the business outside these hours could prove injurious to the character of the area and detrimental to the amenities of nearby residents.

4. The use of the lecture room for the giving of lectures/presentations in accordance with this permission shall be on a pre-booked basis only and shall be restricted to the hours between 0900 and 2100 and visitors shall leave the site no later than 2130 hours on any day; except that the lecture room can also be used as an overspill area for the café during the hours of 0900 and 1830 on any day.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft as the use of the lecture room for these elements of the business outside these specified hours could prove injurious to the character of the area and detrimental to the amenities of nearby residents.

5. Prior to the implementation of the revised conditions, details of signage indicating how a control mechanism will be put in place to minimise the impact on local residents shall be submitted to and approved in writing by the Local Planning Authority and thereafter maintained in perpetuity.

REASON: To protect adjacent residential amenity in order to minimise any possible noise disturbance.

(Councillor R Elms spoke on this application. Mr J Foley spoke in favour of the above application and Mr I Stanley spoke against the above application).

3. APPLICATION NO: 3/2013/0585/P (GRID REF: SD 367239 435659)
PROPOSED CHANGE OF USE AND INTERNAL/EXTERNAL ALTERATIONS TO FORMER AGRICULTURAL BUILDING TO CREATE NEW OFFICE ACCOMMODATION AND IMPROVEMENTS TO EXISTING COURTYARD TO FORM ADDITIONAL PARKING AND MANOEUVRING SPACE AT MANOR COURT, PHASE 3 SALESBURY HALL ROAD, SALESBURY, PR3 3XU

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing numbers 4389-01A and amended elevation re drawing 4389-02C received on 12 September 2013 which includes full stone cladding on the North West elevation.

REASON: For the avoidance of doubt and in the interest of visual amenity.

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 Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and DMG1 of Ribble Valley Core Strategy Regulation 22 Submission Draft

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

4. Within 10 weeks of the date of this permission a Full Travel Plan related to the proposed phase and the existing development shall be submitted to the Local Planning Authority. The plan shall be approved in writing before occupation of any of the new units. The Travel Plan shall include objectives targets, measures and funding mechanism to achieve targets, monitoring implementation timescales for delivery and the provision of a Travel Plan Co-ordinator. The plan will be carried out, audited and updated in accordance with approved details.

REASON: To comply with the principles of sustainable development and Policies DS2 – Sustainable Development Presumption, Core Strategy and NPPF.

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

4. APPLICATION NO: 3/2013/0685/P (GRID REF: SD 370138 436347)
TO INSTALL NEW BALL STOP NETTING AND POSTS AS EXISTING 6M HIGH POSTS AND NETS AT BRFC SENIOR TRAINING CENTRE, BROCKHALL VILLAGE, OLD LANGHO. (PART RETROSPECTIVE)

(The Head of Planning Services reported the receipt of a further letter of objection)

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on drawing No's: DWG No: 01/A.

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

3. Notwithstanding the details submitted the development shall be constructed from 3mm HDPE Knotted football net finished in green hung from a high tensile wire mounted on 6m high steel posts finished in dark green powder coating at 30m intervals.

REASON: To ensure the development is carried out in accordance with the details submitted as any deviation may be harmful to the visual and residential amenities of the area and require further consideration from the LPA.

4. Notwithstanding the details submitted all of the nets that form the subject of this permission shall only be extended when the pitches are in use, or in the periods 90 minutes preceding use of the pitches and 90 minutes after the use of the pitches has ceased, unless any restriction to this requirement has first been agreed in writing by the Local Planning Authority.

REASON: To ensure that the development has no adverse impacts upon the residential amenity of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

5. APPLICATION NO: 3/2013/0733/P (GRID REF: SD 377328 449546)
PROPOSED SINGLE STOREY EXTENSION TO THE KITCHEN WITH
ADDITIONAL ACCOMMODATION IN THE ROOF SPACE AND RELOCATION
OF 'MEANS OF ESCAPE' STEPS AT HOLDEN CLOUGH NURSERY, HOLDEN,
BOLTON-BY-BOWLAND

WITHDRAWN

6. APPLICATION NO: 3/2013/0445P (GRID REF: SD379107 453135)
PROPOSED CONVERSION OF A BARN TO FORM AN AGRICULTURAL
WORKERS DWELLING (RESUBMISSION OF APPLICATION 3/2012/0813P) AT
HIGHER FLASS FARM, SETTLE ROAD, BOLTON-BY-BOWLAND

REFUSED for the following reasons:

1. The proposal would lead to the creation of a new dwelling in the AONB outside any of the Borough's defined settlements and isolated from any services or facilities without sufficient justification to the detriment of the visual amenities of the area. As such the development would be contrary to Policies ENV1, G5 and H2 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DMG2 and DMH3 of the Regulation 22 Submission Draft Core Strategy and Section 6 of the National Planning Policy Framework.

(Councillor R Elms spoke in relation to this application. Mr Wyatt spoke in favour of the above application).

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

7. APPLICATION NO: 3/13/0694/P (PA) & 3/2013/0695/P (LBC)
(GRID REF: SD 378477 444320)
PROPOSED IMPROVEMENTS TO TOILET FACILITIES INCLUDING A SINGLE
STOREY REAR EXTENSION, EXTERNAL ALTERATIONS TO THE STAIRS
TOWER, INTERNAL ALTERATIONS TO CREATE A DISABLED PERSONS
TOILET AND ALTERATIONS TO CAR PARK TO IMPROVE OUTDOOR

SEATING AREA AND CREATE BUS SHELTER/SEAT AT THE ASSHETON ARMS HOTEL, DOWNHAM

Deferred to arrange a meeting to discuss a possible solution to enable the scheme to move forward with a positive recommendation.

(Councillor Scott spoke in relation to this application. Mrs Douglas spoke in favour of the application).

(Councillor Rogerson returned to the meeting).

335 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:

336 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/1065/P	Proposed multi-purpose agricultural building on land adjoining Ward Green Lane	Crow Wood Ward Green Lane Ribchester
3/2013/0493/P	Application for a non-material amendment to planning permission 3/2013/0131P to allow a small change to the new chimney between the existing drawing room and the new Orangery Garden Room extension, effectively reinstating what would have been an original chimney. As this original chimney would have continued up to roof level through the window to the master bedroom in the end gable of the South West elevation, we have reduced the width of the chimney at first floor level to allow a smaller window to be installed on either side of the chimney stack	Woodside Whalley Old Road Billington
3/2013/0502/P	Proposed demolition of existing dwelling and erection of a new dwelling (note previous approvals 3/2005/0155/P and 3/2010/0325/P)	Seven Acre Cottage Forty Acre Lane Longridge
3/2013/0623/P	Reconstruction of fire damaged first floor dormer roof, with extension of existing footprint to rear	Farthings Whins Lane Simonstone

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0535/P	The erection of a single cottage (alternative scheme to planning permission 3/2011/0618/P) on land adjacent	10 The Dene Hurst Green Clitheroe
3/2013/0630/P	Application for the modification of the S106 agreement to allow the whole house to be used as a residential dwelling	1 Chapel Close Brockhall Village
3/2013/0634/P	Proposed single storey extension, demolition of detached timber garage and erection of new garden store and office building	28 The Sands Whalley
3/2013/0641/P	Application to discharge condition no.3 (window Specification) of planning permission 3/2013/0240P	4 Park Mews Gisburn
3/2013/0652/P	Proposed two storey extension to the gable end of an existing semi-detached house, with materials to match those existing	4 Woodlands Drive Whalley
3/2013/0658/P	Application to discharge condition no. 7 (historic building record) and condition no. 8 (foul drainage) of planning permission 3/2013/0103/P	Park Style Leagram Chipping
3/2013/0660/P	Proposed two-storey extension to the rear	18 Pollard Row Simonstone Lane Simonstone
3/2013/0661/P	Application to discharge condition No.3 (materials) of planning permission 3/2012/1034P	Osbaldeston Riding Centre Osbaldeston Lane Osbaldeston
3/2013/0662/P	Ground floor extension to provide disabled bathroom facilities	5 Berkshire Close Wilpshire
3/2013/0667/P	Single storey extension to semi-detached house	3 Huntsmans Cottages Woodfold Park Mellor
3/2013/0669/P	Extension to rear of bungalow, extend the existing pitched roof over garage (Retrospective)	22 Moor Field Whalley
3/2013/0674/P	Proposed dormer to front elevation to provide two additional bedrooms and bathroom and extension to existing rear dormer	88 Hillcrest Road Langho
3/2013/0709/P	Single storey extension to extend existing office	Skretting Shay Lane, Longridge

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0365/P (LBC) & 0366/P (PP)	Internal alterations to reinstate key historical aspects of the existing house, including sub division of the existing living room and the resiting of the staircase and main entrance hallway to the existing 'out-shut' on the west elevation and the recreation of the pre-existing tripartite first floor layout. Reinstate the traditional roof pitch over the bathroom and repair the poor quality modern window frames on the south west side. It is proposed to lime render the south gable and west elevation walls of the original house to match the east elevation. The proposed small extension on the south east side of the 1984 kitchen extension is intended to assist in reinstatement of the historic layout internally, improve the kitchen extension layout and the form and appearance of the mono pitch.	Edisford Hall Farm Edisford Bridge Clitheroe	Harmful to character (including setting) and significance of the listed building because of loss of important historic fabric and the size, siting, materials and design of the proposed extension. RVDLP Policies ENV20, ENV19, G1 and H10, NPPF paragraph 131 and 132, SPG 'Extensions and Alterations to Dwellings' and RVCSReg.22SD Policies DME4 and DMG1.

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...	Practical issues addressed in the extension include retaining the existing necessary floor area in the kitchen and breakfast area. There is also a need to provide access to boot cleaning at the 'garden' entrance to the kitchen which also includes a more adequate utility room space		
2013/0578/P (LBC) & 3/2013/0579/P (PA)	New porch to front elevation	Wolfen Hall Chipping	Harmful impact upon the character and significance of the listed building because of the incongruity and dominance in front elevation, the prominence given to a secondary element of the facade and the obscuring of important historic features. RVDLP Policies ENV19, G1 and H10, NPPF paragraph 131 and 132, SPG 'Extensions and Alterations to Dwellings' and RVCSReg.22SD Policies DME4 and DMG1.
3/2013/0651/P	Removal of existing garage and construction of two storey side and rear extension	2 Beech Street Clitheroe	DWLP - G1, H10 and SPG and C.S DMG1, and DMH5 – injurious to dwelling and visual amenity.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0655/P	Proposed balcony	new 3 Bridge End Billington Whalley	<p>Policies G1, ENV16 – incongruous addition harmful to character, appearance and significance of Building of Townscape Merit and Conservation Area.</p> <p>Policies G1, and H10 – harmful to amenities of adjacent residents due to use of balcony, noise, overlooking and overshadowing.</p>

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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>
3/2013/0666/P	Proposed single storey mono-pitch extension to rear of existing terraced property, with painted render walls and grey tiled roof	6 W heatsheaf Avenue Longridge
3/2013/0672/P	Proposed single storey rear extension projecting 4360mm	9 Springs Road Longridge
3/2013/0716/P	Prior notification of new rose wood on white pvc conservatory to rear of property to project 4.75m	56 Preston Road Longridge

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SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0065	Land off View Billington	Dale 24/5/12	12	With Agent – issues regarding United Utilities and revised plans

<u>Plan No</u>	<u>Location</u>		<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0014	Land Greenfield Avenue Low Moor Clitheroe	adj	19/7/12 18/7/13	30	With Legal
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 – engrossment went out in July/third party delay
3/2012/0738	Dale View Billington		6/12/12	10	With Agent – issues regarding plans and access details
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	LCC education issues resolved - with applicants Solicitors
3/2013/0137	Lawsonsteads Whalley		18/7/13	260	Not 'called in' - with Legal & Lancashire County Council
<u>Non Housing</u>					
3/2011/0649P	Calder Vale Park Simonstone		15/3/12		Subject to departure procedures, draft 106 received from Lancashire County Council

<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	Change d 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
3/2012/0729 R	13/03/13	Dog & Partridge, Tosside	WR		Appeal dismissed 25/07/13

<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>
3/2012/1088 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
3/2013/0126 R	29/07/13	3 Horton Lodge, Horton	HH		Notification sent 30/07/13 Questionnaire sent 31/07/13

<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>
3/2013/0419 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			
3/2013/0447	Awaiting validation by PINS	Bleak House, Kemple End, Stonyhurst			

341 SAMLESBURY ENTERPRISE ZONE – PROPOSED MASTERPLAN AND LOCAL DEVELOPMENT ORDERS

The Head of Planning Services informed Committee of the ongoing work in relation to the proposed masterplan and Local Development Order at Samlesbury and requested authorisation for the eventual submission of the final document to the Secretary of State.

He reminded Members that the Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury) was adopted by this Council on 27 March 2012. This related to 16.2 hectares of land defined as parcel A and included land within the boundaries of both South Ribble and Ribble Valley.

The Local Development Order was the subject of a statutory consultation process and following its adoption was now active for a period of three years. One of the conditions imposed in the LDO was that the Order should comply with the principles of any adopted masterplan for the site. In this instance it was anticipated that a future LDO relating to the whole extent of the enterprise zone would revoke the existing LDO.

A draft masterplan had now been submitted for the Samlesbury Enterprise Zone prepared by the consultants commissioned by BAE Systems. The Council's Core Strategy recognised the importance of the BAE site for employment purposes.

The submitted draft masterplan was a consultation document and it was the intention to carry out a joint consultation process with South Ribble Borough Council. Ribble Valley had taken the lead on the first LDO and it was therefore appropriate that South Ribble take the lead on the second one. In order to meet the strict timescale and secure the eventual LDO, it was anticipated that a formal consultation would take place in mid October 2013. The report then highlighted in some detail the following issues:

- the vision
- access arrangements

- proposed uses and locations of the buildings
- phasing
- design parameters
- access and movement issues
- landscape, greenbelt and habitat issues

RESOLVED: That

1. Committee endorse the consultation procedure in relation to the proposed masterplan and accept the strategic principles of the document; and
2. the final version be deferred and delegated to the Director of Community Services and the Head of Planning Services in conjunction with the Chairman and Vice Chairman of this Committee.

342 HERITAGE PARTNERSHIP ARRANGEMENTS – STONYHURST COLLEGE AND ENGLISH HERITAGE

The Head of Planning Services requested Committee's authorisation to collaborate with Stonyhurst College and other stakeholders to form a heritage partnership agreement in relation to minor listed building proposals at the Stonyhurst College site.

The Heritage Partnership Agreement had recently been given statutory basis in April 2013. A Heritage Partnership Agreement was between a site owner, the relevant local authority and English Heritage. The Agreement would specify that certain works which would normally require listed building consent would no longer need that formal application.

The Head of Planning Services had met with both English Heritage and representatives from Stonyhurst College to discuss the establishment of a heritage partnership agreement in line with the Enterprise and Regulatory Reform Act and to consider whether or not it was appropriate to proceed with such a partnership at Stonyhurst College. The main work on any heritage partnership agreement would commence in January 2014 and the objective to co-ordinate the final process around May 2014.

The Head of Planning Services felt it important to emphasise that any significant development would require listed building consent and the purpose of a partnership agreement was only to agree minor works no longer requiring formal consent providing it complied with other requirements on design and material.

RESOLVED: That Committee authorise the Head of Planning Services to work with English Heritage and Stonyhurst College to draw up a Heritage Partnership Agreement in relation to the Stonyhurst College campus site.

343

OBSERVATIONS TO ANOTHER LOCAL AUTHORITY – OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (CLASS C3) OF 4.5 HECTARES OF LAND FOR UP TO 70 DWELLINGS WITH NEW HIGHWAY ACCESS FROM RIBBLESDALE DRIVE, INTERNAL ACCESS ROAD, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE ON LAND OFF RIBBLESDALE DRIVE, GRIMSARGH, PRESTON

Committee considered a report seeking their views on a recent outline application for 70 dwellings (35% affordable) on land at Ribblesdale Drive, Grimsargh that was to be determined by Preston City Council. As a brief summary the proposal was described as follows:

1. A site area of 4.5 hectares.
2. Up to 70 dwellings built on an area of approximately 3 hectares.
3. The housing mix of one to possibly four/five bedroomed properties.
4. Majority of properties will be two (maximum) 8.45m storeys in height however there are four bungalows proposed on site.
5. An offer of 35% of the dwellings on the site to be affordable, approximately 24 dwellings, however the full details will be agreed in due course during the formal application process and subsequent reserved matters.
6. Vehicular access will be provided from Ribblesdale Avenue which connects to the B6243 (Preston Road, Grimsargh).
7. Approximately 1.5 hectares of public open space.
8. A pond containing great crested newts have been identified off the site and will be protected as part of the mitigation measures outlined on the site's illustrative layout plan.
9. Provide/improve existing/proposed safe pedestrian and cycle routes in the area.

As the site is part of the adjacent Parish of Longridge/Alston, there will be some impact on the locality with additional traffic generated from the site but there is a question mark over the extent. The Head of Planning Services stated he was satisfied that this development would not impact significantly upon the Council's strategic housing policies within the emerging Core Strategy. It was important to assess the proposal in relation to the impact on the Borough Council's policies and the Head of Planning Services stated that he was satisfied that there were no significant issues. Members voiced some concern in relation to increased traffic on the B6243.

RESOLVED: That the Head of Planning Services advise Preston City Council that this Council raise no objections to this development but raise some concerns regarding the cumulative impact the proposal would have on the local highway network.

344

LONGRIDGE NEIGHBOURHOOD PLAN

Committee were asked to agree the designation of the area and appropriate body to prepare a Longridge Neighbourhood Plan. Members were reminded that under the Localism Act 2011 new powers had been introduced for people to make neighbourhood plans and neighbourhood planning orders. These new

powers were in addition to existing opportunities for community involvement which were already part of the planning system.

Longridge Town Council had taken the lead on the Longridge Neighbourhood Plan as the appropriate body and submitted an application for the designation of a plan area to the Council. The area of the proposed neighbourhood plan was shown at an appendix to this report. There were five key stages for any neighbourhood plan; stage 1 defining the neighbourhood; stage 2 preparing the plan; stage 3 independent check; stage 4 community referendum and stage 5 legal force.

The Council's duty to support would be limited to technical advice, an overview of procedures and issues, background data/evidence and comment on proposals. The Council would need to be satisfied that the necessary stages had been followed, however it remained the responsibility of the body preparing the plan to undertake the correct steps in particular ensuring transparent and credible community engagement and that the necessary evidence was available to justify the proposals of the plan. The funding for this was from the Department for Communities and Local Government and was currently £5000 to the authority on designation of the plan, £5000 for pre-examination and £20,000 following the successful examination. This funding was intended to help authorities deliver neighbourhood planning initiatives.

At this stage only one neighbourhood plan had been put forward and so far the Council's support had been delivered through existing budgets. Longridge Town Council had led on this particular plan as the relevant appropriate body and the Town Council had a long experience of working with and representing local communities.

RESOLVED: That Committee endorse Longridge Town Council as the appropriate body to prepare a Longridge Neighbourhood Plan and agree to designate the proposed area set out in Longridge Town Council's application for the purpose of preparing a neighbourhood plan.

345 SHLAA – POSITION UPDATE

Members received an update report on the SHLAA. Members were reminded that they had considered a report on 6 August 2013 which drew together the remaining elements of the housing evidence of the Core Strategy. That committee report included the updated SHLAA visibility assessment and sustainability appraisal. The report also included the conclusions on matters raised in the housing requirements report from Nathaniel Litchfield and Partners and the position in relation to housing requirements.

The updated SHLAA was an extensive report on a complex piece of work provided to a very tight timeframe. The recommendation to Committee was that Committee support the publication of the SHLAA as part of the evidence base. As Members were aware, there was a need to make corrections to the document to correct inconsistencies in the report which would have meant the consultation document having incorrect information. In view of the timetable to meet the

needs of the Core Strategy consultation base, the changes were made to enable the correct information to be published. These were treated as technical/typing corrections to ensure that the correct document was published for consultation. These corrections had not been brought to the attention of Members at the 6 August meeting. The Council had used the recommended standard methodology for producing the SHLAA which lessened the likelihood of the SHLAA itself being tested at the Core Strategy Examination as it was accepted to be sound.

Responses to the current consultation would be passed to the Inspector appointed to hold the Examination into the Core Strategy. However, they will also be considered as the SHLAA is reviewed and finalised including assessing the implications of the new guidance that has recently been published as part of that process. Where responses identify technical issues that need to be addressed, the relevant records and schedules can be updated. A report on the consultation responses will also be made to Committee as part of the process and responses will be able to inform the future allocations process. The published consultation report did correct the information at the public consultation and as indicated sought to correct a mismatch between the pages that had been included in error. The changes ultimately did not amend the agreed methodology that was the basis of the SHLAA assessment.

RESOLVED: That Committee note the contents of the report and confirm the corrective action taken in regard to the public consultation.

346 DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2013

Committee received a report informing Members of the main changes in relation to the procedure on planning applications as a result of the alterations to the Development Management Procedure following the implementation of the Town and Country Planning (Development Management Procedure) Amendment Order 2013, which came into effect on 26 June 2013.

RESOLVED: That the report be noted.

347 APPEAL DECISION

3/2012/1079/P – 2 No signs internally illuminated matching materials at Greens Solicitors, 79 King Street, Whalley – Appeal dismissed.

The meeting closed at 8.42pm.

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

Minutes of Meeting of the Full Council

Meeting Date: Tuesday, 1 October 2013 starting at 6.30pm7
Present: Councillor R Sherras (Chairman)

Councillors:

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

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

Councillors observed a minute's silence in remembrance of former Councillor and Honorary Alderman, Bert Jones, who had recently died.

348 PRAYERS

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

The Mayor began by welcoming Councillor Jim Shervey, the new Councillor for the Littlemoor Ward of Clitheroe, to his first Council meeting.

349 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J B Hill, J Rogerson, R Swarbrick and M Thomas.

350 DECLARATIONS OF INTEREST

There were no declarations of interest.

351 PUBLIC PARTICIPATION

There were no items of public participation.

352 COUNCIL MINUTES

The minutes of the meeting of the Council held on 16 July 2013 were confirmed as a correct record and signed by the Chairman.

353 MAYORAL COMMUNICATIONS

The Mayor reported on over 20 engagements that he and the Mayoress had attended since the last meeting. These had included civic events, award ceremonies, 100th anniversaries, the 100th and 105th birthdays of two Ribble Valley residents, charity fun days, openings and unveilings and coffee mornings.

The Mayor also highlighted the launch of the Council's Year of Health and Wellbeing and his attendance at Yorkshire Day celebrations at Skipton. He was particularly pleased to have attended the hugely successful Food Festival, which continued to go from strength to strength and was pleased to report on the recent launch of the innovative mobile Phone Trail App which gave easy access to produce details.

Most recently the Mayor had hosted his Civic Service at Gisburn and thanked all who had attended.

Finally, the Mayor referred to his Tandem Parachute jump which had taken place at the end of July and thanked everyone for their sponsorship. The current total raised was £1,600 with more still to be collected. The Mayor ended by reminding everyone that the Mayor's Ball would be taking place on 9 November 2013 at the Shireburn Arms.

354 LEADER'S REPORT

The Leader began by welcoming Councillor Shervey to the meeting. He congratulated him on his success in the recent by election and informed him that being an elected Member on Ribble Valley Borough Council was a challenging but very rewarding experience.

The Leader went on to talk about the financial position of the Council. He paid tribute to his colleagues on the Budget Working Group who were working on the demanding and difficult task of framing the details to present a balanced budget to Council at the beginning of next year. Whilst not wishing to prejudge the details of the budget, he believed it proper to report to Members that the 11% shortfall in grant normally received by the Council would have to be made up from a number of sources. The continued control of cost remained a constant discipline and some use of the New Homes bonus income would have to be considered. He also cautioned that, after a freeze of four years, and with one of the lowest levels in the country, the Budget Working Group would also have to

consider a rise in Council Tax for next year, although that would be a decision that the Council would take at the appropriate time.

The Leader reminded Members that the other key priority for the Council was planning. He reported that the Core Strategy had been submitted and work had now begun on the site allocations stage. He made it clear that he intended that the Core Strategy Working Group would continue to meet but would now focus on the speedy conclusion to the allocations stage. The Council continued to be frustrated at the way the National Planning Policy Framework (NPPF) had impacted on local control planning issues and that the point had been made forcibly and directly to the Planning Minister, Nick Boles when, in response to the Council's request, he had recently visited the borough to listen to the Council's concerns and those of local campaign groups and the Town Council. The Leader was optimistic that some progress had been made as a result of the visit. The Leader was pleased that the Minister had given his assurance that once fully adopted, the Council's strategy would provide the Council with a defence in terms of over supply against the presumption in favour of development in the NPPF. The Minister had also stressed the need for the Council to seek active consultation with neighbouring authorities under the duty to co-operate, as those comments would carry considerable weight with the Inspector should they object to the Council's numbers. The Leader made clear of the need to move the Core Strategy forwards to adoption as speedily as possible and he knew that the Chairman, the Working Group and officers were fully aware of the urgency of the matter.

Whilst highlighting the difficulties and challenges for the Council, the Leader also wished to remind Members of significant positives that characterised the excellent and cost effective services that the Council continued to provide. The Council continued to be a high performing authority and the Leader ended by highlighting two accolades that had recently been received that demonstrated that excellence.

Firstly, the 2013 perception survey had revealed that Ribble Valley had some of the most satisfied residents in the country, with a satisfaction score of over 95%. This was up from the previous level of the survey in 2011. More specifically, over 90% were satisfied with the Council's Refuse service. The Leader acknowledged the work of the Director of Community Services and his team in achieving that excellent result. In addition, over 76% of residents felt the Council provided good value for money and were satisfied with Council services, and 64% of residents expressed satisfaction with planning services.

Secondly, the recent audit review which had covered key performance indicators in the areas of financial planning, governance, control and resilience had reflected very high levels of professionalism in the Finance department. The Council's results were almost certainly the best results in the county and it was likely that they would place the Council within the top 10% of Councils in the country. The Leader again believed this was an excellent result and offered his congratulations and thanks to the Director of Resources and her team, who had worked so hard to achieve the excellent results.

LEADER'S QUESTION TIME

The Leader of the opposition, Councillor A Knox, asked if the Leader would agree that the auditors' 'Review of the Council's Arrangements for Securing Financial Resilience' was a positive reinforcement of the efforts of the Council's Budget Working Group and the Committee structure, as opposed to the more negative view of the effectiveness of those Councils who had a cabinet structure.

The Leader, Councillor S Hirst, thanked Councillor Knox for his question and confirmed that the recent report produced by the external auditors was a culmination of a significant piece of work that they had carried out as part of the closure of the Council's accounts. They had looked at the Council's financial arrangements not just its governance structure and scored each area. The Accounts and Audit Committee had considered the report as had the Budget Working Group. The Council was extremely pleased to have gained green indicators in all areas which meant that the Council was meeting or even exceeding the required standard in terms of its financial arrangements.

Next, Councillor Knox asked what the difference was, in terms of the Council Tax, levied by Ribble Valley Borough Council on residents of the borough, between the Council's revised actual budget compared to the actual budget in percentage terms for the financial year 2012/2013.

The Leader confirmed that when the budget was agreed the Council Tax was set for the year whatever the final surplus or deficit of the accounts turned out to be. There were many variances during the year both up and down and the eventual financial position was adjusted through the use of general fund balances. The original estimate had assumed £20,000 would be taken from balances to balance the budget. That figure equated to 0.6% in Council Tax band D terms. The Council's outturn position had been a surplus of £83,000, which equated to a 2.6% in band D Council Tax terms. In a supplementary question, Councillor Knox expressed concern that in the current times of austerity, did an underspend effectively amount to over taxing of residents by 2.6%. The Leader confirmed that the underspend in question was barely 1% short of the balanced budget and that he would rather the Council were in an underspend position than an overspend position.

Finally, Councillor Knox asked how many of hours officer time had been committed to the Clitheroe Food Festival and if that figure could be evaluated in cash terms.

The Leader reported that detailed records of staff time in supporting the Clitheroe Food Festival had not been kept but a very rough estimate of the time spent by the Council's Tourism, Regeneration, Finance and Admin staff prior to the day of the Food Festival, was 1,100 hours. The cost of this if it were to be allocated would be £17,000 or £21,500 if National Insurance and Superannuation contributions were to be included.

The Leader confirmed that the Council was keen to promote events like the Food Festival as part of an ambitious regeneration and tourism programme.

In a supplementary question, Councillor Knox said that he too applauded the success of the Food Festival but wondered if funds could be diverted towards issues relating to food poverty instead. The Leader acknowledged the points Councillor Knox made but reminded him of the important role of the Food Festival in the Council's boroughwide regeneration programme.

356 COMMITTEE MINUTES

(i) Emergency Committee – 1 July 2013

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

(ii) Planning and Development Committee – 18 July 2013

Councillor Simon Hore submitted a written question under Standing Order 9. He highlighted concerns regarding an effective traffic management plan in relation to disruption in Chipping over the summer since the development of six affordable homes had commenced. He asked if, as part of the conditions of planning consent, the Council as the planning authority, was able to insist that a traffic management plan was advised to the Parish or Town Council prior to commencement of work and that local residents in the immediate vicinity were also informed. He asked if the Chairman agreed that such a level of communication with parishes and residents would help in resolving development concerns once building work commenced.

The Chairman of Planning and Development Committee, Councillor T Hill, thanked Councillor Hore for his question and confirmed that in this instance, there was no planning condition relating to a construction management plan and such a plan was normally only appropriate for major proposals. He accepted it may be that, in light of the concerns raised, more consideration should have been given to the use of such a condition so that it would reflect the individual circumstances of a site. He noted that given the number of applications received, liaising with Parish Councils on such conditions in every case would be difficult to manage, and advocated that any concerns should ideally be expressed at the stage where parishes were advised of the application so that if a condition were needed relating to a construction management plan, it could be included with other conditions. In a supplementary question, Councillor Hore asked if the planning department could include a simple checklist that would pick up some of these issues. The Chairman assured him that the points raised would be properly considered and that he would report back to Councillor Hore as appropriate.

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

(iii) Special Planning and Development Committee – 6 August 2013

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

(iv) Accounts and Audit Committee – 28 August 2013

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

(v) Health and Housing Committee – 29 August 2013

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

(vi) Community Committee – 3 September 2013

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

(vii) Personnel Committee – 4 September 2013

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

(viii) Parish Councils' Liaison Committee – 5 September 2013

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

(ix) Policy and Finance Committee – 10 September 2013

RESOLVED: That the minutes of the above meeting be received with the exception of Minute 274.

MINUTE 274 – POLITICAL BALANCE ARRANGEMENTS FOR COMMITTEE

Members considered recommendations regarding political balance arrangements for committees following the Littlemoor By election on 1 August 2013.

RESOLVED: That

1. the number of seats on each committee and the allocation of those seats be as set out in Appendix A of the report to the Policy and Finance Committee;
2. the allocation of committee seats to Councillor Rogerson be as set out in Appendix B of the report to the Policy and Finance Committee.

(x) Planning and Development – 12 September 2013

The Chairman, Councillor T Hill, made a comment in respect of Minute 320. He emphasised that the decision to withdraw from the Barrow Lands appeal had not been taken lightly and that the decision did not necessarily mean that the appeal would not progress and that residents would still have an opportunity to put forward their views. He expressed his concern that an 'i-petition' had been created to demand the dismissal of two senior officers who had been directly involved in matters surrounding the Barrow Lands application and the Core Strategy. He regarded the petition as outrageous and abhorrent. The Chairman

strongly believed that the officers concerned were both courageous and conscientious officers whose integrity was without question.

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

(xi) Licensing Committee – 17 September 2013

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

The meeting closed at 7.25pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 10 October 2013 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

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

In attendance: Director of Community Services, Head of Planning Services and Senior Planning Officer x 2.

357 APOLOGIES

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

358 MINUTES

The minutes of the meetings held on 12 and 26 September 2013 were approved as a correct record and signed by the Chairman.

359 DECLARATIONS OF INTEREST

Councillor J Holgate declared an interest in planning application 3/2013/0169/P in respect of Pendle Garage site, Clitheroe Road, Barrow.

360 PUBLIC PARTICIPATION

Mr Hoerty spoke on agenda item 6 – planning applications with non-completed legal agreements.

361 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2013/0715/P (GRID REF: SD 375905 442630)
PROPOSED ERECTION OF MIXED USE (B2/B8) INDUSTRIAL UNIT AT
BELLMAN MILL, SALTHILL, CLITHEROE, BB7 1QW

The Head of Planning Services reported additional information received from Natural England, United Utilities and LCC Ecology.

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. The permission shall relate to the development as shown on Plan Drawing numbers PR13-0305, PR13-0305-01, PR13-0305-02, PR13-0305 Rev. C and PR13-0305-04.

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

3. The additional car parking spaces proposed on plan drawing number PR13-0305-03 Rev. C shall be marked out and made available for use prior to the first use of the building hereby permitted becomes operative.

REASON: In the interests of highway and pedestrian safety and sustainability and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Key Statement DMG1 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft.

4. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the LPA), shall take place until a scheme that includes the following components to deal with risks associated with contamination of the site shall each be submitted to and approved, in writing, by the LPA:

- 1) A preliminary risk assessment which has identified:

- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors; and
- potentially unacceptable risks arising from contamination at the site.

- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the LPA. The scheme shall be implemented as approved.

REASON: To ensure the proposed development does not pose a risk of pollution to controlled waters.

5. The construction of the mixed use industrial building development hereby permitted shall not be commenced until full 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 native trees and shrubs and their distribution on site, and those areas to be seeded with grass/wildflower mix seeds. The scheme shall also include details of the buffer zone requested by Natural England to surround the building.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to provide suitable mitigation measures on site. To comply with Policies G1, ENV7, ENV8, ENV9 and ENV10 of the Ribble Valley Districtwide Local Plan, and Policies DMG1 and DME3, and Key Statement EN4 of the Core Strategy 2008 to 2028 Regulation 22 Submissions Draft.

6. Prior to their use in the development permitted, details of the type and colour of the metal profile cladding to be used for the roof and walls of the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built to conform to the details which shall have been so approved.

REASON: In the interest of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028 Regulation 22 Submission Draft.

7. For the avoidance of doubt, permission is granted for the erection of a mixed use (B2/B8) industrial building to be used for the purposes of storage, manufacturing and distribution of animal feed only.

REASON: Permission has been granted for a building with a specific use, and any change in this would require further consideration from a highway safety perspective.

8. The rock face which was newly exposed as a result of the removal of spoil and rubble from against the wall of the old quarry in the northern most part of

the works site, shall be made safe from overhanging material and sufficient space shall be kept between the rock face and the proposed new building (a buffer strip of approximately 3-5m) to enable future access for geologists.

REASON: To ensure the development as submitted will not impact upon the features of the special interest for which Salthill and Bellman Park Quarries SSSI is notified.

9. No built development shall take place until details of the provisions to be made for building dependant species of conservation concern artificial nesting boxes and artificial bat roosting sites have been submitted and approved by the Local Planning Authority. The details shall be submitted on a building dependant bird/bat species development site plan and include details of the actual wall and roosting elevations into which the above provisions shall be incorporated – north/north east elevations of birds and elevations with a minimum of 5 hours morning sun for bats.

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

REASON: To ensure that bird and b at species are protected and the habitat enhanced in accordance with the Wildlife and Countryside Act 1981 as amended and The Conservation (Natural Habitats) Regulations 1994.

NOTE

To ensure that surface water is discharged to a watercourse and that this may require the consent of the local authority. Surface water must not communicate directly or indirectly with the public sewerage system. The applicant is advised to contact United Utilities for further information on 0707510101 to discuss the details.

2. APPLICATION NO: 3/2013/0776/P (GRID REF: SD 376544 443538)
PROPOSED RENEWAL OF PLANNING PERMISSION 3/2010/0378/P AT
SHACKLETON'S GARDEN AND LIFESTYLE CENTRE, CLITHEROE ROAD,
CHATBURN

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

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 be implemented in accordance with the proposal as detailed on drawings TRI-0559/01 REV0 proposed plans and elevations and TRI-0559/02 REV0 site block plan.

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

INFORMATIVE(S):

1. This permission shall be read in conjunction with the Section 106 Agreement dated 3 August 2009 and Deed of Variation dated 27 August 2010 which restricts the extent of the retail use on site and ensures this building does not operate independently from the site's primary use as a garden centre.
2. This site must be drained on a separate system with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the local authority. If surface water is allowed to be discharged to the public surface water sewerage system, flow rates may need to be attenuated to a maximum discharge rate determined by United Utilities.
3. A separate metered supply to each unit will be required at the applicants expense and all internal pipework must comply with current Water Supply (Water Fittings) Regulations 1999.

3. APPLICATION NO: 3/2013/0804/P (GRID REF: SD 371306 436819)
PROPOSED DEMOLITION OF EXISTING CARPORT/STORE AND ERECTION OF A DWELLING TO PROVIDE MANAGER'S ACCOMMODATION FOR THE CARAVAN PARK/FARM AND ASSOCIATED OFFICE AND RECEPTION FACILITIES IN CONNECTION WITH THE CARAVAN PARK (AMENDED SCHEME) AT HACKINGS CARAVAN PARK, POTTERFORD FARM, ELKER LANE, BILLINGTON

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing numbers HAC/01B DWG04 and DWG05.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, AND Policy DMG1 of the Core Strategy 2008 to 2018 Regulation 22 Submission Draft.

4. Unless otherwise agreed in writing with the Local Planning Authority the development (including the demolition of the existing building) shall be carried out in strict accordance with the recommendations of the Bat Survey Report dated 28 September 2012 (document reference 1451) that was submitted with the application.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed, or harmed, and in order to comply with the requirements of Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Core Strategy 2008-2028 Regulation 22 Submission Draft.

5. The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly working, or last working in the mixed use enterprise at Potterford Farm including, as the case may be, a widow or widower of such a person, and to any resident dependant.

REASON: To comply with the terms of the application and because permission would not normally be granted for a dwelling in this location for general residential occupation, and to comply with 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 Regulation 22 Submission Draft.

6. This permission shall relate to the Unilateral Undertaking dated 3 September 2013 which contains a clause that restricts the occupation of the existing Potterford Farmhouse to a person solely or mainly working, or last working at Potterford Farm in the mixed agricultural, equestrian and caravan park enterprise, including, as the case may be, a widow or widower of such a person, and to any subsequent resident dependant.

REASON: As permission has been granted for the proposed new dwelling on the basis that there is an identified need for two dwellings to be occupied by managers/workers at this rural enterprise and to comply with saved Policies H2 and G5 of the Ribble Valley Districtwide Local Plan and Policies DMG2 and DMH3 of the Core Strategy 2008-2028 Regulation 22 Submission Draft.

7. The ground floor rooms annotated as "office", "reception", "meeting room" and "post room" on drawing number HAC/01B Dwg 05 shall only be used for commercial purposes associated with the mixed use enterprise at Potterford

Farm. These rooms shall not be used for any other purposes (including residential use) unless a further planning permission has first been granted in respect thereof.

REASON: As part of the justification for the proposed building relates to facilitating improvements to the operation of the business and to comply with Saved Policies H2 and G5 of the Ribble Valley Districtwide Local Plan and Policies DMG2 and DMH3 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft.

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

4. APPLICATION NO: 3/2013/0691/P (GRID REF: SD 359596 440551)
PROPOSED CONVERSION OF THREE BARNs TO FOUR DWELLINGS,
ERECTION OF AGRICULTURAL BUILDING FOLLOWING DEMOLITION OF
EXISTING STRUCTURES AND CREATION OF AGRICULTURAL ACCESS
ROAD. (RESUBMISSION OF APPLICATION 3/2013/0100) AT ELMRIDGE
FARM, ELMRIDGE LANE, CHIPPING

WITHDRAWN from the Agenda following receipt of additional information.

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

5. 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.

The Head of Planning Services added a representation that had been made from Bowsall requesting that a condition be used instead of a Section 106 Agreement.

DEFERRED to allow for further negotiation and subject to a satisfactory agreement being reached in relation to the educational contribution subject to the following condition(s):

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

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

2. This permission shall be implemented in accordance with the proposals as detailed on drawings:

01: 0718/A/001 Rev H Proposed Site Plan - Amended 23rd August 2013.

02: 0718/A/020 Rev A Block 1 - Amended 23rd August 2013.

- 03: 0718/A/021 Rev A Block 2 - Amended 23rd August 2013.
- 04: 0718/A/022 Rev A Blocks 3 & 12 - Amended 23rd August 2013.
- 05: 0718/A/023 Rev A Blocks 4 & 10 - Amended 23rd August 2013
- 06: 0718/A/024 Rev A Block 5 - Amended 23rd August 2013
- 07: 0718/A/025 Rev A Block 6 - Amended 23rd August 2013
- 08: 0718/A/026 Rev A Block 7 - Amended 23rd August 2013
- 09: 0718/A/028 Rev A Block 9 - Amended 23rd August 2013
- 10: 0718/A/029 Rev A Block 11 - Amended 23rd August 2013

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

3. Precise specifications or samples of walling, roofing and window framing 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. The approved landscaping scheme submitted with this application shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those original planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

5. No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites for that phase have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of

development in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

6. 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.

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

7. 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.

8. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to an including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall even. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON: To prevent the increase in flooding, both on and off site.

9. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the

risks associated with contamination of the site shall each be submitted to an approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:
 - All previous uses
 - Potential contaminants associated with those uses
 - A conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from the contamination of the site.
2. A site investigation scheme, based on (1) to provide the information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning Authority. The scheme shall be implemented as approved.

REASON: To prevent the risk of pollution to controlled waters.

10. No occupation shall take place until a verification report demonstrating completion of the works set out in the remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (A "long term monitoring and maintenance plan") for longer term monitoring of all pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local planning Authority. The long-term monitoring and maintenance plan shall be implemented as approved.

REASON: To Prevent the risk of pollution to controlled waters.

11. 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 for the entire site 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 and all the surface water must drain in line with the Flood Risk Assessment submitted as part of this application. 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 ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

12. The new estate road shall be constructed in accordance with the Lancashire county Council specification for Construction of Estate Roads to at least a base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.

The visibility splays to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed new estate road from the continuation of the nearer edge of the carriageway of Clitheroe Road to a point measured 90m along the nearer edge of the carriageway of Clitheroe Road from the centre line of the estate road, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the street junction or site access.

14. Before the construction work commences facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

REASON: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

15. No part of the development shall be commenced until all the highway works to facilitate construction traffic access have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

16. The existing accesses on to Clitheroe Road shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire

County Council Specification for Construction of Estate Roads (prior to occupation of the proposed dwellings)

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

NOTES

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Ribble Valley District Highways Office, Lancashire County Council, Riddings Lane, Whalley BB7 9RW (tel. 0845 0530011) and quote the planning application number.
2. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this suspected contamination can be dealt with and obtained written approval from the Local planning Authority. The remediation strategy shall be implemented as approved.

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

6. APPLICATION NO: 3/2013/0711/P (GRID REF: SD 373187 440761)
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 140 UNITS WITH PRIMARY ACCESS OFF HENTHORN ROAD WITH ALL OTHER MATTERS RESERVED (RE-SUBMISSION OF 3/2012/1092/P). LAND OFF HENTHORN ROAD, CLITHEROE, LANCASHIRE

WITHDRAWN from the Agenda to enable further consultation.

- 362 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:

- 363 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0110/P (LBC)	Proposed conversion of outbuildings to provide residential accommodation (stables conversion to 3 units and motor house	Eaves Hall Moor Lane West Bradford
3/2013/0111/P Cont/		

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont...	conversion to 2 units) with associated provision of car parking and hardness of landscaping to courtyard areas	
3/2013/0618/P	Proposed replacement holiday home	Forest Becks Brow Forest Becks Bolton-by-Bowland
3/2013/0620/P	Application for discharge of condition no. 3 (manure storage details) of planning consent 3/2013/0249/P at	Moor House Farm Clitheroe Road Knowle Green
3/2013/0676/P	Proposed single storey rear extension and two-storey side extension following the partial demolition of the conservatory. Re-submission of 3/2013/0213P.	5 Abbot Walk Clitheroe
3/2013/0681/P	Proposed relocation of existing garage within residential curtilage (in replacement of previously approved garage PP 3/2012/0521P) and erection of single storey sunroom/ shower room extension on site of existing garage at rear	Middle Studelhurst Barn Osbaldeston Lane Osbaldeston
3/2013/0682 (LBC) & 3/2013/0683 (PP).	Proposed reinstatement of the of the property as a family home by way of extending the house into the ground floor adjoining ancillary farm building, and providing new sanitary facilities on the first floor. The property is also in need of urgent repairs in order to maintain this heritage asset	Higher Lickhurst Farmhouse Leagram Chipping
3/2013/0690/P	Single storey extension as per submitted plans	35 St Mary's Drive Langho
3/2013/0696/P	Erection of a new gated fence across walkway fitted to the existing hinge pins. Resubmission of 3/2013/0041/P	St Michael & St John's Social Centre & Parish Hall Lowergate, Clitheroe]
3/2013/0697/P	Application to discharge Conditions No.3 (Materials), No.4 (Obscure Glazing) and No.7 (Desk study – Land Contamination) of planning permission 3/2013/0410	31 Abbots Croft Whalley

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0700/P	Proposed front porch to replace existing smaller porch	4 Knowsley Road Wilpshire
3/2013/0701/P	Proposed new machinery/storage and calf building	Middle Breaks Farm Settle Road Newsholme
3/2013/0705/P	Erection of sectional timber stables for private use	Sudden Stud Whalley Old Road York Village
3/2013/0707/P	Outline application for proposed erection of a single dwelling on land adjacent	Bolton Fold Farm Alston Lane, Alston
3/2013/0712/P	Minor amendment to planning approval 3/2011/0533/P for internal alterations, enlargement of dormer to stairwell and window to bedroom 4 of recently approved dwelling on land adjacent	5 Hazeldene West Bradford
3/2013/0748/P	Proposed extension to create a collecting arena and store to East and North of the Existing building	Northcote Stud Northcote Road Langho
3/2013/0759/P	Discharge of Condition No.7 of Planning permission 3/2010/0424 (Tree Protection Measures)	Clayton Manor Ribchester Road Wilpshire

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0703/P	Two storey rear extension and dormer. Skylights to front elevation	Goose Chase Preston Road Ribchester	G1, ENV3, H10, SPG (DWLP)/ EN2, DMG1, DME2, DMH5 (CS-Sub.Dr) - Incongruous, dominant, prominent, un-harmonious additions harmful to property itself and visual amenity. Policies G1, H10 and SPG (DWLP) and Policies DMG1, DMH5 (CS-Sub.Dr) – overbearing and oppressive harmful to amenities of adjoining neighbour.

365 OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0797/P	Installation of 1no. Endurance E3120 36.6m nacelle height, 9.6m blade radius (50kw) wind turbine located at the land south of	Tops Farm Cross Edge Accrington

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0677/P	Application for a Lawful Development Certificate for the existing use of a dwelling house without compliance with an agricultural occupancy condition	Cobden Fm Bungalow Watt Street Sabden

367 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0065	Land off Dale View Billington	24/5/12	12	With Agent
3/2012/0014	Land adj Greenfield Avenue Low Moor Clitheroe	19/7/12 18/7/13	30	With applicants solicitor awaiting signature
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 Lancashire County Council
3/2012/0964	Land to the north of Whalley Road Hurst Green	14/3/13	30	With applicants Solicitors
3/2013/0137	Lawsonsteads Whalley	18/7/13	260	With Agent & Lancashire County Council

Non Housing

3/2011/0649P	Calder Vale Park Simonstone	15/3/12	Subject to departure procedures, draft 106 received from Lancashire County Council
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368 PLANNING APPLICATIONS WITH NON-COMPLETED LEGAL AGREEMENTS
AND TIME EXPIRED APPLICATIONS

The Director of Community Services submitted a report requesting Committee's authorisation to delegate decisions in relation to time related applications and particularly ones where there have been non-completed legal agreements to the Director of Community Services and Head of Planning Services to either refuse the application with a report going to Committee or to 'finally dispose of' applications in accordance with Article 36 of the Town and Country Planning (Development Management Procedure) Order 2010. He reminded Committee that there had been recent changes to planning legislation that has put significant pressure on Councils to determine applications promptly and in particular that if an application has not been determined within a 6 month period, there would be an opportunity for the applicant to request the planning fee back, as well as to obtain a decision. There are also targets in relation to determination rates and one such target would involve the failure to determine applications within such a period which could ultimately face Councils under what is called a 'special measures' which would give the opportunity for developers to no longer submit major applications to the Council and submit straight to the Secretary of State. He informed Committee that it was important to progress applications in an efficient manner and that it was sometimes the case that little progress had been made within a six month period in relation to the completion of a satisfactory legal agreement. He felt it may be necessary to review progress on specific applications as well to consider a revised timeframe of three months instead of six months.

In order to make progress on specific applications the report related to three applications where inadequate progress in relation to Section 106 Agreements had been made. However, in notifying the agents of imminent action, two of these applications had now been progressed to appoint where agreement was expected within two weeks. He therefore felt it only necessary to 'finally dispose of' one of the outstanding applications 3/2012/0065/P in relation to land off Dale View, Billington and asked that Committee authorise such action.

Although Members had some sympathy with the agents with regard to complex issues on these sites, it was felt that an adequate time period had passed for the legal agreements to have been dealt with.

RESOLVED: That Committee

1. authorise application 3/2012/0065/P relating to land off Dale View, Billington be 'finally disposed of' if a legal agreement had not been reached by the end of October 2013; and

2. agree to amend the delegation scheme in relation to planning applications to include 'finally disposed of' applications to be authorised to the Director of Community Services and the Head of Planning Services and that a period of three months only be given to secure a Section 106 Agreement in future.

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DEVELOPMENT MANAGEMENT – HOUSING FIGURES

The Director of Community Services submitted a report requesting the formal adoption of a figure of 250 dwellings per annum (as an assessment of housing need) for development management purposes. He reminded Committee that in respect of the housing requirement review, they had agreed 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 dwellings per annum as the target for the new housing in the borough and the proposed amendments to the Core Strategy be published for consultation and submitted to the Inspector. However, at that time, for the purposes of determining planning applications and pending the outcome of the public consultation, the current figure of 200 dwellings per annum continued to be used for decision making.

The public consultation period on the aforementioned documentation had now closed with the responses received having been submitted to the Inspector for consideration as part of the Examination process. The housing figure had also been an issue taken into consideration at a recent Public Inquiry in that 250 dwellings per annum was the figure being currently consulted upon, if the borough was to meet its full objectively assessed needs as outlined within the Nathaniel Litchfield Partnership report.

The other issue that needed to be considered was that of the methodology of determining the extent of housing land supply. It was apparent from recent Inquiries that the Planning Inspector had used the Sedgefield method to establish whether a five year supply of housing could be demonstrated and that there was strong support for this approach across the country. It was felt that as such, the Borough Council should be using the Sedgefield method rather than the Liverpool/Residual method that had been used to date.

It was felt important for the credibility of the decision making process that the Council reflected on its position in respect of housing need and method of calculating supply in order that it can fulfil the key role of boosting significantly the supply of housing that NPPF requires it to do. This would not be growth at any cost but only insofar as it is consistent with the policies set out in the Framework.

RESOLVED: That Committee

1. confirm that for the purposes of determining planning applications pending the outcome of the Examination in public into the Core Strategy, which will evaluate the evidence base having due regard to the Council's duty to co-operate with neighbouring authorities, the figure of 250 dwellings per annum be used for decision making purposes. This figure

to be reviewed following the outcome of the Examination in public having regard to any relevant appeal decisions; and

2. confirm that in terms of the calculation of housing land supply, the Council adopts the Sedgfield approach.

370 GROWTH AND INFRASTRUCTURE ACT 2013

The Director of Community Services submitted a report informing Committee of two recent changes to planning legislation which would have implications for the development management service from 1 October 2013. These legislative changes form part of the Government's wider plan reform agenda, the aim of which is to simplify and speed up planning procedures. The amendments made to the legislation would enable applicants of applications for planning permission and reserved matters applications to request a refund of the application fee if it remains undetermined after 26 weeks and also on assessment of planning performance in relation to major applications would allow the Government to designate poorly performing local planning authorities if they fail to meet targets.

RESOLVED: That the report be noted.

371 SAMLESBURY ENTERPRISE ZONE PROPOSED MASTERPLAN AND LOCAL DEVELOPMENT ORDERS

The Director of Community Services submitted a report updating Committee on the progress in relation to the consultation process of the proposed Masterplan and Local Development Order at Samlesbury. The formal consultation document was included in the report.

372 APPEALS

There were no appeals.

373 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The Head of Planning Services reported that Senior Planning Officer, Graeme Thorpe was leaving the authority at the end of the week. He was formally thanked for his service to the Borough Council.

The meeting closed at 7.45pm.

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

Minutes of Community Services Committee

Meeting Date: Tuesday, 22 October 2013, starting at 6.30pm
Present: Councillor R J Thompson (Chairman)

Councillors:

J E Alcock	G Mirfin
S Brunskill	M Robinson
S Carefoot	I Sayers
J Hill	J White
A M Knox	

In attendance: Director of Community Services, Head of Engineering Services, Head of Financial Services and Tourism and Events Officer.

Also in attendance: Councillor M Ranson and Councillor R Hargreaves.

374 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Bennett, R Newmark, L Rimmer, G Scott and R Swarbrick.

375 MINUTES

The minutes of the meeting held on 3 September 2013 were approved as a correct record and signed by the Chairman.

Councillor White gave an update on Minute 236 with regard to Ribchester War Memorial.

376 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

377 PUBLIC PARTICIPATION

The Chairman welcomed Councillor Hargreaves in her role as Chair of Roefield Leisure and David Potts, Manager at Roefield Leisure. Councillor Hargreaves expressed some concern regarding the proposed increases in fees and charges. Mr Potts also gave a brief outline on how the increases to the Borough Council's fees and charges could impact on Roefield Leisure Centre users.

378 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Committee's approval on proposals to increase this Committee's fees and charges with effect from 1 April 2014. These proposals were the first stage in the review of this Committee's budget for the forthcoming 2014/15 financial year. The Council's fees and charges are reviewed on an annual basis and the Charges would be

implemented with effect from 1 April 2014 and would operate for the following financial year.

The Council's latest budget forecast allows for a 2.75% increase in the level of income raised from fees and charges. After applying this percentage increase, proposed charges had mainly been rounded up to the nearest 10p to minimise any problems with small change.

In September 2013 a report was taken to the Budget Working Group on the review of the Council's fees and charges for 2014/15 to get a steer on the level of increase that should be sought. At their meeting the Budget Working Group agreed with the guideline increase of 2.75% for the Council's fees and charges for 2014/2015, allowing for the roundings up. However they were minded that further consideration may be needed on whether this increase should also apply to car parking charges. A proposed level for fees and charges for implementation from the 1 April 2014 was included in the report for Committee's consideration.

With regard to car parking, it was highlighted that the total potential additional income from the proposed increase would be £13,500.

An additional appendix was also circulated in respect of trade refuse charges. A significant element of the increase in this charge relates to the recovery of disposal costs levied by the Lancashire County Council and these had only just been received.

Members gave further consideration as to whether car park charges should be increased and the long term implications of this.

RESOLVED: That Committee

1. approve the proposed list of charges as appended to the report for implementation with effect from 1 April 2014 including the trade refuse charges and with the exception of the car park charges which would be frozen for 2014/15;
2. a working group be formed to investigate the long term future of car park provision in the Ribble Valley; and
3. be minded to approve any request made from the Clitheroe Chamber of Trade and Commerce for free car parking on Saturdays in December before Christmas in Clitheroe.

379 UPDATE ON MERGED PLATFORM GALLERY AND VISITOR INFORMATION CENTRE

The Director of Community Services submitted a report updating Committee on the performance of the Platform Gallery and Visitor Information Centre since the merger of the services. The report also informed Committee of focus areas identified in an action plan to help develop and shape operational delivery in line

with the original business plan. The Director of Community Services reminded Committee that these two services had merged during the refurbishment of the facility in March/April 2012 and had opened to the public on Saturday, 5 May 2012. The challenge for the combined service was to create a new experience able to meet the expectations of clients who have been accustomed to enjoying a quality art/craft venue whilst accommodating the needs of visitors and residents requiring information, assistance and guidance within a restricted space.

Following various adjustments to the service, it was found that the combination was working satisfactorily although there were still several areas that required attention. These actions had been identified largely through the manager, supervisors and staff on site reflecting on the operation with a more concentrated approach on certain areas without incurring additional resources.

RESOLVED: That Committee endorsed the implementation of an action plan to enhance the service provided at the Platform Gallery and Visitor Information Centre.

380 ADDITIONAL CAPITAL APPROVAL – JOHN SMITH'S PLAYING FIELD

The Director of Community Services submitted a report asking Committee to consider a request for the addition of a capital scheme in the current year's capital programme. He reminded Committee that the Capital Programme for 2013-2016 was approved by Special Policy and Finance Committee on 12 February 2013 and Full Council on 5 March 2013.

John Smith's playing field was one of three of the borough's parks awarded Diamond Jubilee Status to commemorate the Diamond Jubilee of Her Majesty Queen Elizabeth II. Plaques featuring Deeds of Dedication had been installed at the entrance of the parks giving them protected status as recreational outdoor spaces for future generations.

After a recent independent inspection, the current play equipment at John Smith's Playing Field had been deemed no longer fit for purpose and was in need of a complete replacement. The Longridge Social Enterprise Company had been involved in general environmental improvements throughout the time and they had identified improvement works at John Smith's Playing Field as a priority for the town. External funding of £20,226 had already been secured from the SITA Trust. A further £4,195 was required to fund the replacement of the existing play equipment and this could be met from existing budgets.

RESOLVED: That Committee approve the Capital Scheme for improvements to play equipment at John Smith's Playing Fields, Longridge, totalling £24,420 into the current year's Capital Programme subject to approval by Policy and Finance Committee.

381 CAPITAL MONITORING 2013/14

The Director of Resources submitted a report for Committee's information relating to the progress of the approved Capital Programme for the period April to

September 2013 with regards to schemes which fall under the responsibility of this Committee.

RESOLVED: That the report be noted.

382 REVENUE MONITORING 2013/14

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

RESOLVED: That the report be noted.

383 UPDATE ON TOURISM AND EVENTS

The Director of Community Services submitted a report updating Committee on tourism activities. This was a detailed report which included headline data, marketing and promotion, press and PR, relationships, travel trade, celebrations, tourism developments, visitor information, events and support.

RESOLVED: That the report be noted.

384 GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report informing Committee of the progress with regard to waste paper collection, Health and Safety Executive inspection of the refuse and recycling collection service, the larger green bin scheme, comingled waste audit, guidance on the treatment of leaves recovered through the street cleansing operation and sports and arts development.

RESOLVED: That the report be noted.

385 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

a) Armed Forces Community Covenant

Councillor J White gave a detailed update informing Committee of the changes made to Section 4 of the Ribble Valley Borough Council Armed Forces Community Covenant as at 5 September 2013. He highlighted several areas where the Council are supporting members of the Armed Forces.

RESOLVED: That the report be noted.

386 EXCLUSION OF PRESS AND PUBLIC

That by virtue of the fact that the following items of business were 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.

387 OFF-STREET PARKING ENFORCEMENT – PROVISION OF BACK OFFICE SUPPORT

The Director of Community Services submitted a report updating Committee regarding the back office support service provided by Chipside Ltd in connection with off-street parking enforcement and seeking approval to extend the existing arrangements for a further 2 years. He reminded Committee that the agreement was for an initial period of 5 years which ends on 4 September 2014 with an option to extend for an additional 2 years.

Chipside had provided a good reliable and economic back office service for the last 4 years of operations and the officers representing the group of participating Councils were mindful to continue the arrangement and extend the agreement to September 2016. Under the terms of the agreement it was incumbent upon the Council to notify Chipside of their wish to exercise the option of extending 1 year before the expiry of the initial 5 year period.

RESOLVED: That Committee agree to the extension of the current arrangements with Chipside Ltd for a further 2 years to September 2016 at the proposed cost of £3.09/PCN.

388 PROPOSALS RECEIVED FOR CLITHEROE FOOD FESTIVAL 2014

The Director of Resources submitted a report asking Committee to consider the Council's involvement in, and support for the 2014 Clitheroe Food Festival and the proposals received from the Clitheroe Festival of Food Ltd.

The Head of Financial Services reminded Committee that they had agreed to the proposals of the Clitheroe Festival of Food Ltd for the festival in 2013 on condition that the Council would take the lead in organising the event, control the budget and that any future financial concerns were reconsidered by this Committee.

It had also been recently resolved to support the 2014 festival in principle subject to clarification on roles and responsibilities which would need to be considered. He outlined the Council's involvement in the 2013 food festival with regards to budgets and other tasks carried out by Council staff which had ensured that the festival ran efficiently and effectively.

He then went on to outline the proposal received from the Clitheroe Festival of Food Ltd for the 2014 festival for Committee to consider.

Councillor M Ranson as the Chairman of the Clitheroe Festival of Food Ltd was given permission to address the Committee.

RESOLVED: That Committee

1. agree to the Council again being the main lead for the 2014 food festival and also to provide the same level of support both in terms of financial and officer support;

2. agree to waive Standing Orders and appoint Lancashire Bites for the 2014 festival at a fee of £13,000;
3. agree to look further at the extent to which incentives be attached to the fee for organising future events; and
4. ask that the Council's involvement should be publicised for the 2014 festival as "in association with RVBC".

The meeting closed at 7.52pm.

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

Minutes of Personnel Committee

Meeting Date: Wednesday, 23 October 2013 starting at 6.30pm
Present: Councillor R Elms (Chairman)

Councillors:

P Ainsworth	D Smith
S Bibby	D Taylor
S Brunskill	A Yearing
P Dowson	N C Walsh

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

389 APOLOGIES

There were no apologies for absence from the meeting.

390 MINUTES

The minutes of the meeting held on 4 September 2013 were approved as a correct record and signed by the Chairman.

391 DECLARATIONS OF INTEREST

There were no declarations of interest.

392 PUBLIC PARTICIPATION

There were no items of public participation.

393 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on Outside Bodies.

394 STAFF SURVEY

Consideration was given to the report of the Head of HR, detailing an Action Plan that had been drawn up following the results of the employee survey. She reminded Members that meetings had been held with staff and Heads of Service to develop the content of the Action Plan. She also confirmed that staff meetings were still taking place based on agenda items being put forward by staff.

395 DRUG AND ALCOHOL POLICY

The Head of HR submitted a new Drug and Alcohol Policy for approval. She explained how the policy would sit alongside other policies in the Staff Handbook. It was noted that the policy had been through a lengthy consultation process with Unison and Corporate Management Team. The Council had taken the decision

not to introduce random testing at present but it was something that could be looked at in the future, and with due consultation with the union.

RESOLVED: That Committee approve the Drug and Alcohol Policy as detailed at Appendix 1 of the report.

396 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.

397 QUALIFICATION TRAINING

The Personnel Officer guided Members through her written report which provided information on staff currently undertaking training leading to a recognised qualification. She explained the funding mechanisms currently in place and the requirement of staff to repay fees in the event they leave the authority within certain timescales.

398 MEMBER AND STAFF TRAINING

Consideration was given to the written report of the Personnel Officer outlining staff and member training approved since the last meeting. She explained some of the different methods of training delivery and the operational aspects of some courses.

399 APPOINTMENTS AND RESIGNATIONS

Consideration was given to the written report of the Personnel Officer. She guided Members through appointments, resignations and other staffing changes that had taken place since the last meeting.

RESOLVED: That Committee write letters of thanks to those staff retiring or leaving the authority where appropriate.

400 VERBAL UPDATE ON PAY NEGOTIATIONS 2014/2015

The Head of HR updated Members with the latest news on pay negotiations for 2014/2015. She advised that nationally unions were looking for an increase of £1 per hour on each spinal column point. National assessment of the claim indicated that this would result in an estimated 8.5% increase on the pay bill.

The meeting closed at 7pm.

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

Minutes of Health & Housing Committee

Meeting Date: Thursday, 31 October 2013, starting at 6.30pm
Present: Councillor B Hilton (Chairman)

Councillors:

S Bibby	R Newmark
S Brunskill	L Rimmer
R Hargreaves	M Robinson
J Hill	C Ross
K Hind	I Sayers
J Holgate	J Shervey
S Hore	

In attendance: Chief Executive, Head of Environmental Health Services, Head of Financial Services, Housing Strategy Officer.

401 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor E M H Ranson.

402 MINUTES

The minutes of the meeting held on 29 August 2013 were approved as a correct record and signed by the Chairman.

403 DECLARATIONS OF INTERESTS

There were no declarations of interest.

404 PUBLIC PARTICIPATION

There was no public participation.

405 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Committee's approval on proposals to increase this Committee's fees and charges with effect from 1 April 2014. These proposals were the first stage in the review of this Committee's budget for the forthcoming 2014/15 financial year. The Council's fees and charges are reviewed on an annual basis and the charges would be implemented with effect from 1 April 2014 and would operate for the following financial year.

The Council's latest budget forecast allows for a 2.75% increase in the level of income raised from fees and charges. After applying his percentage increase, proposed charges had mainly been rounded up to the nearest 10p to minimise any problems with small change.

In September 2013 a report was taken to the Budget Working Group on the review of the Council's fees and charges for 2014/15 to get a steer on the level of increase that should be sought. At their meeting the Budget Working Group agreed with the guideline increase of 2.75% for the Council's fees and charges for 2014/15, allowing for the roundings up. A proposed level for fees and charges for implementation from the 1 April 2014 was included in the report for Committee's consideration.

RESOLVED: That Committee approve the list of fees and charges as appended to the report for implementation with effect from 1 April 2014.

406 APPROVAL OF MODEL LICENCE CONDITIONS FOR DOG DAY CARE FACILITIES

The Chief Executive submitted a report asking Committee to consider and approve model licence conditions for kennel operators providing dog 'day care' facilities. Earlier this year the Council had been approached for the first time by a local operator wishing to open a dog day care facility, commonly referred to as a dog crèche. It was recognised that the current model conditions were not entirely relevant and applicable to dog 'day care' facilities.

Following enquiries to the Chartered Institute of Environmental Health, advice had been received that although there were a growing number of these facilities, there were no model standard available or proposed in the near future. As such enquiries had been made with neighbouring Lancashire authorities and copies of adopted model standards had been obtained from both South Ribble and Preston. Both authorities had used their standards for several years without experiencing problems. The Head of Environmental Services had used these standards in conjunction with the existing model standards to formulate the proposed model conditions that were attached to the report. These had been considered accepted as reasonable and appropriate by the operator concerned.

Committee discussed the proposed model conditions and felt that clarification was needed with regard to whether a condition regarding planning permission should be included and more detailed conditions regarding the "fitness" of a person having such a licence.

RESOLVED: That Committee

1. approve the attached model conditions in relation to the licensing of dog 'day care' (crèche) facilities within the Ribble Valley under the provisions of the Animal Boarding Establishment Act 1963; and
2. delegate to the Chief Executive in consultation with the Chairman of Committee the clarification of points relating to planning permission and the fitness of a licensee.

407 PREVENTION OF ROUGH SLEEPING AWARD

The Chief Executive submitted a report informing Committee of the budget available and the requirement for the Council to adopt the personalised solution scheme policy to enable the Council to draw down grant monies. For Ribble Valley Borough Council to be able to draw down £1,000 to assist rough sleepers, the Council must demonstrate that they have adopted the personalised solution budget policy as outlined in the report. The scheme would be of benefit to the housing services department especially in the winter months.

RESOLVED: That Committee approve the adoption of a personalised solution policy as outlined in the report to allow the release of funding to the Ribble Valley Borough Council.

408 CAPITAL MONITORING 2013/14

The Director of Resources submitted a report for Committee's information relating to the progress of the approved capital programme for the period April to September 2013 with regards to schemes which fall under the responsibility of this Committee.

RESOLVED: That the report be noted.

409 REVENUE MONITORING 2013/14

The Director of Resources submitted a report for Committee's information on the position for the first 6 months of this year's revenue budget as far as this Committee was concerned.

RESOLVED: That the report be noted.

410 INTRODUCTION OF INTEGRATED TRANSFORMATION FUND

The Chief Executive submitted a report informing Committee of the proposed changes to the Disabled Facilities Grant funding. It had emerged that from 2015 all of the Central Government funding would be provided by the Department of Health with no capital spend on DFG's by DCLG. It had now been made clear that this Department of Health funding for DFG's would be included in the new integration transformation fund. Plans for the use of the pooled monies have to be developed by a clinical commissioning group and local authorities (LCC) and signed off by the Health and Wellbeing Board.

RESOLVED: That the report be noted.

411 WARM HOMES HEALTHY PEOPLE REVIEW

The Chief Executive submitted a report for Committee's information providing an overview of the impact of the Warm Homes Healthy People funding received 2011/12 and 2012/13.

We were currently awaiting the outcome of a bid for funding from the CCG.

RESOLVED: That

412 GENERAL REPORT OF THE CHIEF EXECUTIVE ON ENVIRONMENTAL HEALTH SERVICE

Committee considered the general report of the Chief Executive which had been submitted to Committee for information which included the minutes of the Hanson Cement Liaison Meeting and updates on the Clitheroe Cemetery extension, environmental health staff and shale gas fracking. Committee requested that the Head of Environmental Health Services keep them updated on developments in relation to recovery of 'unconventional fuel' resources.

RESOLVED: That the report be noted.

413 MINUTES OF THE HEALTH AND WELLBEING PARTNERSHIP GROUP

The minutes of the Health and Wellbeing Partnership Group meeting held on 16 October 2013 were submitted for Committee's information, along with the updated Terms of Reference. The Chairman gave Committee brief updates on the Lancashire County Council Health and Wellbeing Board and the Vice Chairman gave an update on developments with regard to Slaidburn doctors surgery.

RESOLVED: That the report be noted.

414 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.

415 GENERAL REPORT – GRANTS

The Chief Executive submitted details of six disabled facilities grants that had been approved.

416 AFFORDABLE HOUSING UPDATE

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

RESOLVED: That the report be noted.

The meeting closed at 7.47pm.

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

Minutes of Planning and Development Committee

Meeting Date: 7 November 2013 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

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

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

Also in attendance: Councillors S Brunskill, S Hirst, S Hore (6.48pm), A Knox, M Robinson, G Scott and N Walsh.

417 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Holgate and R Thompson.

418 MINUTES

The minutes of the meeting held on 10 October 2013 were approved as a correct record and signed by the Chairman.

419 DECLARATIONS OF INTEREST

Councillor J Rogerson declared an interest in planning application 3/2013/0694 and 0695 – Assheton Arms Hotel, Downham.

420 PUBLIC PARTICIPATION

Public participation had been requested by County Councillor A Schofield it was agreed that this contribution be heard at the beginning of that agenda item being discussed.

421 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2013/0189/P (GRID REF: SD 383172 448946)
PROPOSED OUTLINE APPLICATION FOR THE ERECTION OF 2 NO OPEN MARKET DWELLINGS AT THE FORMER GISBURN DINER, STRAWBERRY FIELDS, MAIN STREET, GISBURN

The Head of Planning Services reported a late item from the Parish Council.

GRANTED subject to the following condition(s):

1. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following date:
 - (a) The expiration of 3 years from the date of this permission; or
 - (b) the expiration of 2 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.

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 to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

2. No development shall begin until detailed plans indicating the appearance and landscaping of the site including a contoured site plan showing existing features, the proposed slab floor levels and road levels (hereinafter called the “Reserved Matters”) has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

3. In relation to the matters of access, layout and scale, the development shall be carried out in accordance with the amended plan received by the Local Planning Authority on 22 October 2013 (drawing no HIN/17bDwg03A) and in accordance with a design and access statement dated January 2013.

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

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

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

DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

5. The development hereby permitted shall not be commenced until details of a scheme for the disposal of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

REASON: To secure proper drainage and to reduce the risk of flooding and pollution and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

6. Prior to the commencement of any site works, including delivery of building materials and excavations or foundations or services all trees within or adjoining the site that are to be retained shall be protected in accordance with the PS5837 2012 (trees in relation to construction) the details of which shall be submitted to and agreed in writing by the Local Planning Authority. All protection measures shall be implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection monitoring schedule shall also be submitted and agreed and tree protection measures inspected by the Local Planning Authority before any site works are commenced.

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

During the building works no excavations or changes in ground level 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 the prior written permission of the Local Planning Authority which shall only be granted when the Authority is satisfied that it is necessary, is in accordance with BS3998 for tree work and is to be carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development considered being of visual, amenity value are afforded maximum physical protection from the potential adverse effects of development in order to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

7. The development hereby permitted in outline shall not be commenced until details of the landscaping of the site, including details of the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, and details of any boundary

treatments (walls, fences or hedges) have been submitted and approved in writing by the Local Planning Authority.

The approved soft landscaping scheme shall be implemented in the first planting season following the first occupation of the development whether in whole or in 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. Any walls or fences comprised in the approved details shall be erected prior to the first occupation of the dwellings.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

8. Access to the adopted highway (Main Street, A59) is via the estate road within the adjoining housing development for which permission has been granted under reference 3/2012/0497/P. Construction of the 2 dwellings that are the subject of this application shall not be commenced until the estate road within that adjoining site has been constructed to at least base course level.

REASON: To ensure that satisfactory access is provided to the site in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

9. Prior to the commencement of construction works on site, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. The facilities shall remain in place and shall be used at all times during the construction of the development.

REASON: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

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

REASON: In order to encourage renewable energy and to comply with the requirements of the National Planning Policy Framework.

11. The dwellings hereby permitted in outline shall achieve a minimum Level of the Code for Sustainable Homes in force on the date of occupation. No dwellings shall be occupied until a final Code Certificate has been issued for it certifying that the appropriate code level has been achieved.

REASON: In order to encourage an energy efficient development in accordance with the requirements of the National Planning Policy Framework.

12. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected within the curtilage of the dwellings on Plot numbers 42-56 inclusive unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Policies G1, ENV3 and H10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH5 of the Core Strategy Regulation 22 Submission Draft - Post Submission Version (including Proposed Main Changes).

13. Notwithstanding the provisions of Class A Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking and re-enacting that Order, no gates, walls, fences or other means of enclosure shall be erected within the curtilage of the dwelling unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Policies G1, ENV3 and H10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH5 of the Core Strategy Regulation 22 Submission Draft - Post Submission Version (including Proposed Main Changes).

14. Notwithstanding the provisions Schedule 2 Part 40 Classes A-I of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008, or any Order revoking and re-enacting that Order, no microgeneration equipment shall be attached to the new dwelling unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Policies G1, ENV3 and H10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH5 of the Core Strategy Regulation 22 Submission Draft - Post Submission Version (including Proposed Main Changes).

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

2. APPLICATION NO: 3/2013/0587/P (GRID REF: SD 371862 435398)
PROPOSED ERECTION OF A DWELLING AND A DETACHED GARAGE BLOCK WITH GRANNY ANNEX OVER. RE-SUBMISSION OF WITHDRAWN APPLICATION AT LAND ADJACENT ELKER FARM, WHALLEY ROAD, BILLINGTON.

GRANTED subject to the following condition(s):

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

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

2. This permission shall be implemented in accordance with the proposals as detailed on drawings:

01: WHA/02 Dwg 03F Proposed Plans & Elevations
02: WHA/02 Dwg 06E Proposed Site Plan & Garden Elevation

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

3. Precise specifications or samples of walling, roofing and window framing 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.

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

3. APPLICATION NO: 3/2013/0610/P (GRID REF: SD370823 441376)
PROPOSED NEW SLURRY LAGOON (RETROSPECTIVE) AT WITHGILL
FARM, WITHGILL FOLD, WITHGILL, CLITHEROE

GRANTED subject to the following condition(s):

1. The permission shall relate to the development as shown on Drawing Numbers BARN/25/Dwg 02 & Dwg 03 and the 'Manure Management Plan' that were submitted with the application.

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

2. The landscaping /planting scheme shown on submitted Drawing Number BARN/25/Dwg 02 shall be implemented in the first planting season following the date of this planning permission (ie November 2013 to March 2014) and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policies G1 and ENV2 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 of the Core Strategy 2008 - 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

3. Within 2 months of the date of this permission, details of a scheme for the ecological improvement/enhancement of the existing pond at Grid Reference SD 370666 441368 to the north-west of the slurry lagoon hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented to a timescale that has also first been agreed in writing by the Local Planning Authority.

REASON: To replace a pond that has been lost as a result of the development in the interests of ecology through the enhancement of the aquatic environment and to comply with Policy ENV 7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

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

4. APPLICATION NO: 3/2013/0742/P (GRID REF: SD 368597, 432244)
PROPOSED ERECTION OF A DWELLING ON LAND BETWEEN 52 AND 54
KNOWSLEY ROAD, WILPSHIRE, BB1 9PN

GRANTED subject to the following conditions:

The Head of Planning Services reported on a change to condition 10.

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

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

2. The permission shall relate to the development as shown on Drawing Number: BS.08-076(A)-03.

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

3. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboriculture report/tree survey as being retained 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 with the Local Planning Authority and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the LPA Countryside/Tree Officer.

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 comply with planning policies G1 and ENV13 of the Districtwide Local Plan and policies DMG1, EN2 and DME1 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Version) in order to ensure that trees of amenity value are protected against adverse affects of the development

4. The development hereby permitted shall not be commenced until details of a replacement evergreen hedge have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of evergreen plants, total length and location of hedge that may be required in the event that adverse effects of the development hereby granted consent results in the loss of the existing evergreen hedge.

The approved evergreen hedge which would be planted on the northern boundary of the site shall be implemented in the first planting season following the loss of the existing hedge, whether whole or in part, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority and maintained there after at a maximum height of 4.0m. The maintenance shall include the replacement of any tree or shrub, which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of safeguarding the residential amenity of adjacent properties in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Version).

5. 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 Ribble Valley Core Strategy (Regulation 22 Post Submission Version).

6. Before the access is used for vehicular purposes, the parking and turning space detailed on the submitted plans shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

REASON: To prevent loose surface material from being carried onto the public highway, in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Version).

7. The access to the proposed development shall remain ungated.

REASON: To permit vehicles to pull clear of the carriageway when entering the site in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Version).

8. The vehicular parking and turning space shall be laid out as detailed on the approved plan and be available for use before the development is brought into use.

REASON: Vehicles reversing to and from the highway are a hazard to other road users and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Version).

9. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device above a height of 0.9 metres. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed driveway from the nearer edge of the carriageway of Knowsley Road to the points where the neighbouring property boundaries on either side of the plot meet the highway boundary.

REASON: To ensure adequate visibility at the site access and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Version).

10. The ground floor windows on the south elevation of the building, serving the kitchen and dining areas, and the first floor bedroom window on the east elevation of the building shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity and implemented prior to occupation of the dwelling.

REASON: In order to protect the residential amenities of No. 52 Knowsley Road as required by Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings” and Policies DMG1, DME2 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Version).

11. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected within the curtilage of the new dwelling unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Policies G1, ENV3 and H10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Version).

12. Notwithstanding the provisions of Class A Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking and re-enacting that Order, no gates, walls, fences or other means of enclosure shall be erected within the curtilage of the dwelling unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in

accordance with Policies G1, ENV3 and H10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Version).

13. Notwithstanding the provisions Schedule 2 Part 40 Classes A-I of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008, or any Order revoking and re-enacting that Order, no microgeneration equipment shall be attached to the new dwelling unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Policies G1, ENV3 and H10 of the Ribble Valley Districtwide Local Plan, the Supplementary Planning Guidance on Extensions and Alterations to Dwellings, and Policies DMG1, DME2 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Version).

14. The area of flat roof to the single storey element of the resulting dwelling shall at no time be used as a balcony/terrace area or the full height window at first floor level on the side or rear elevations be allowed to open in such a way so as to allow direct access to this flat roof area.

REASON: To preserve and protect the amenity of the adjoining properties in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan, the Supplementary Planning Guidance on Extensions and Alterations to Dwelling, and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Version).

NOTES

1. The site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/water course/surface water sewer and may require the consent of the Local Authority. If surface water is allowed to be discharged to the public surface water sewerage system United Utilities may require the flow to be attenuated to a maximum discharge rate determined by themselves.

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

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

United Utilities offer a fully supported mapping service at for their water mains and sewerage assets. This is a service, which is constantly updated by their Property Searches Team (Tel No: 0870 7510101). It is the applicant's responsibility to demonstrate the exact relationship between any assets that may cross the site and any proposed development

Please note, due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction, please contact a Building Control Body to discuss the matter further.

2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Ribble Valley District Highways Office, Lancashire County Council, Riddings Lane, Whalley BB7 9RW (tel. 0845 0530011) and quote the planning application number.

(Mr Hamer spoke in favour of the above application. Mrs Seddon spoke against the above application. Councillor Hirst also spoke in relation to the above application).

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

5. APPLICATION NO: 3/2013/0694/P (PA) & 3/2013/0695/P (LBC)
(GRID REF: SD 378477 444320)
PROPOSED IMPROVEMENTS TO TOILET FACILITIES INCLUDING A SINGLE STOREY REAR EXTENSION, EXTERNAL ALTERATIONS TO THE STAIRS TOWER, INTERNAL ALTERATIONS TO CREATE A DISABLED PERSONS TOILET AND ALTERATIONS TO CAR PARK TO IMPROVE OUTDOOR SEATING AREA AND CREATE BUS SHELTER/SEAT AT THE ASSHETON ARMS HOTEL, DOWNHAM

MINDED TO APPROVE and DEFERRED AND DELEGATED to Head of Planning Services for appropriate conditions.

(Mr Assheton spoke in favour of the above application. Councillor G Scott spoke in relation to the above application).

(Councillor Rogerson returned to the meeting)

6. APPLICATION NO: 3/2013/0768 (GRID REF: SD 374377 441859)
APPLICATION FOR THE RENEWAL OF PLANNING CONSENT 3/2010/0620P TO REDEVELOP AN EXISTING CAR PARK FOR PART RETAIL/PART OFFICE BUILDING AT LAND OFF KING LANE (TO REAR OF COWGILLS), CLITHEROE

That the application to extend the time limit for implementation be REFUSED for the following reasons:

1. The applicant has failed to provide statutory information as required by paragraph 128 of the National Planning Policy Framework and has therefore failed to demonstrate that the potential impact of the proposal on the significance of Clitheroe Conservation Area would be acceptable.
2. The proposal, by reason of its design, fails to respond to the individuality of the town centre, fails to take the opportunities available for improving the character and quality of the area and the way it functions and would therefore fail to preserve or enhance the character and appearance of Clitheroe Conservation Area. As such, the proposal is contrary to Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and EN5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft Post Submission Version Including Proposed Main Changes) the National Planning Policy Framework and the Clitheroe Town Centre Masterplan.

7. APPLICATION NO: 3/2013/0161/P (GRID REF: SD 383273 448990)
 OUTLINE APPLICATION FOR THE ERECTION OF 7NO OPEN MARKET DWELLINGS AND 4NO AFFORDABLE DWELLINGS AT STRAWBERRY FIELDS, MAIN STREET, GISBURN

The Head of Planning Services reported on Parish Council comments and also commented on a change to condition 3.

DEFERRED and DELEGATED to the Director of Community Services for approval following a satisfactory completion of a Legal Agreement within a period of 3 months from the date of this decision as outlined in the Section 106 Agreement sub-heading within this report and subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following date:
 - (a) The expiration of 3 years from the date of this permission; or
 - (b) the expiration of 2 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.

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 to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

2. No development shall begin until detailed plans indicating the appearance and landscaping of the site including a contoured site plan showing existing features, the proposed slab floor levels and road levels (hereinafter called the “Reserved Matters”) has been submitted to and approved in writing by the

Local Planning Authority. The development shall be implemented in accordance with the approved details.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

3. In relation to the matters of access, layout and scale, the development shall be carried out in accordance with the amended plan received by the Local Planning Authority on 22 October 2013 (drawing no HIN/17bDwg03A) and in accordance with a design and access statement dated January 2013.

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

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

REASON: To protect the water environment from contamination and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

5. Prior to the commencement of development, a strategy outlining the general system of drainage for foul and surface water flows arising from the entire site shall be submitted to the Local Planning Authority and approved in writing. This strategy shall include details of any necessary infrastructure and the provision of any necessary surface water regulation system which restricts surface water run-off to existing rates. Thereafter the detailed schemes for foul and surface water drainage for any phase of the development shall be submitted for approval in accordance with the strategy for the entire site approved under this condition.

REASON: To secure proper drainage and to reduce the risk of flooding and pollution and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

6. Prior to the commencement of any phase of the development, details for surface water drainage and means of disposal for that phase should be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, no surface water shall discharge into the public foul or

combined sewerage system, either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To secure proper drainage and to reduce the risk of flooding and pollution and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

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

REASON: To secure proper drainage and to reduce the risk of flooding and pollution and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

8. Prior to the commencement of any site works, including delivery of building materials and excavations or foundations or services all trees within or adjoining the site that are to be retained shall be protected in accordance with the PS5837 2012 (trees in relation to construction) the details of which shall be submitted to and agreed in writing by the Local Planning Authority. All protection measures shall be implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection monitoring schedule shall also be submitted and agreed and tree protection measures inspected by the Local Planning Authority before any site works are commenced.

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

During the building works no excavations or changes in ground level 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 the prior written permission of the Local Planning Authority which shall only be granted when the Authority is satisfied that it is necessary, is in accordance with BS3998 for tree work and is to be carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development considered being of visual, amenity value are afforded maximum physical protection from the potential adverse effects of development in order to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local

Plan and Policies DMG1 and DME2 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

9. The development hereby permitted in outline shall not be commenced until details of the landscaping of the site, including details of the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, have been submitted and approved in writing by the Local Planning Authority. The scheme shall include a substantial area of planting adjoining the northern boundary of the application site.

The approved landscaping scheme shall be implemented in the first planting season following the first occupation of the development whether in whole or in part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

10. Access to the adopted highway (Main Street, A59) is via the estate road within the adjoining housing development for which permission has been granted under reference 3/2012/0497/P. Construction of the 11 dwellings that are the subject of this application shall not be commenced until the estate road both within that adjoining site and within the application site has been constructed to at least base course level.

REASON: To ensure that satisfactory access is provided to the site in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

11. Prior to the commencement of construction works on site, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. The facilities shall remain in place and shall be used at all times during the construction of the development.

REASON: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

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

REASON: In order to encourage renewable energy and to comply with the requirements of the National Planning Policy Framework.

13. The dwellings hereby permitted in outline shall achieve a minimum Level of the Code for Sustainable Homes in force on the date of occupation. No dwellings shall be occupied until a final Code Certificate has been issued for it certifying that the appropriate code level has been achieved.

REASON: In order to encourage an energy efficient development in accordance with the requirements of the National Planning Policy Framework.

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

8. APPLICATION NO: 3/2013/0711/P (GRID REF: SD 373187 440761)
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 140 UNITS WITH PRIMARY ACCESS OFF HENTHORN ROAD WITH ALL OTHER MATTERS RESERVED (RE-SUBMISSION OF 3/2012/1092/P). LAND OFF HENTHORN ROAD, CLITHEROE, LANCASHIRE

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a legal agreement within a period of three months from the date of this decision in the terms outlined in the Section 106 Agreement sub-heading within this report and subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:
 - a. the expiration of 3 years from the date of this permission; or
 - b. the expiration of 2 years from final approval of the reserved matters, or
 - c. 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 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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

In relation to landscaping, the details shall include: the types and numbers of trees to be retained, the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or land form and the types and details of all fencing and screening.

The development shall not be carried out otherwise than in accordance with the approved details.

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

3. The submission of reserved matters in respect of layout, scale, appearance and landscaping shall be carried out in substantial accordance with the details contained within Sections 3 and 4 of the Design and Access Statement submitted by NJL Consulting in support of the application; and notwithstanding the wish to retain existing trees and hedgerows on site as part of the scheme, in substantial accordance with the submitted illustrative drawing 'Henthorn Road Landscape Framework'.

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

4. Prior to the submission of any reserved matters application, a phasing scheme for the site (including parcels of land which may/may not be the subject of separate reserved matters applications) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing scheme.

REASON: To ensure the satisfactory phasing of the development and to ensure that the development, including affordable housing, is delivered in a co-ordinated, planned way.

5. The development of the site hereby permitted shall not exceed 140 dwellings (use class C3) in accordance with the submitted application form, design and access statement and planning statement.

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

Landscaping and Levels

6. All landscaping schemes approved (pursuant to Condition 2 of this permission) for each parcel of development (as approved under Condition 4 of this permission) shall be fully implemented in the first complete planting and seeding season following the occupation of the dwellings within that parcel or the completion of the parcel to which they relate, whichever is the sooner. Any trees or plants which, within a period of five years from completion of the relevant development parcel die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

7. Applications for the approval of reserved matters (as required by Condition 2 of this permission) shall include details of existing and proposed site levels and the levels of the proposed roads. The development shall thereafter be carried out in accordance with the approved details.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

Design

8. Prior to the submission of any reserved matters, including those within a phase or parcel (as approved under Condition 4), a master plan and design code for that phase shall be submitted to and approved in writing by the Local Planning Authority. The master plan and design code shall substantially accord with the Design and Access Statement submitted with the application. The design code shall address the following matters:

- Architectural and sustainable construction principles.
- Character areas.
- Lifetime homes standards.
- Street types and street materials.
- Development block types and principles.
- Pedestrian and cycle links.
- Boundary treatments.
- Building types and uses.
- Building heights.
- Building materials.
- Sustainable drainage system.
- Public open spaces/Green Infrastructure.
- Parking and manoeuvring arrangements for vehicles.

Applications for approval of reserved matters within a phase shall thereafter be in accordance with the approved master plan and design code for that phase.

REASON: In order that a high standard of design is secured for the details to be submitted as part of the reserved matters as the application was made for outline permission 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.

Highways/Transport/Construction

9. No development approved by this permission shall commence within a phase until a detailed scheme (including a timetable for implementation and completion) for the construction of the relevant site access(es) and any temporary construction arrangements including pedestrian facilities to serve that phase and the associated off-site highway improvements to directly serve that phase have been submitted to and approved in writing by the Local Planning Authority. The scheme for the off-site highway improvements shall be in accordance with the details submitted within the Transport Assessment submitted by the Strategic Land Group unless otherwise agreed in writing.

REASON: In the interests of highway and pedestrian safety and sustainability 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 Regulations 22 Submission Draft.

10. Before the construction work commences facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

REASON: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

11. The proposed phasing of the construction and implementation of the development applied for shall be submitted to RVBC for approval before any construction work takes place. The details of the phasing shall include: numbers of dwellings to be included in each phase; a plan demarcating the phases; and a programme of delivery of the phases with the associated infrastructure.

REASON: In the interests of highway and pedestrian safety and sustainability 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 Regulations 22 Submission Draft.

12. The new estate roads shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative. 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 Regulations 22 Submission Draft.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2010 (or any order replacing this) there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.

The visibility splays to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed access roads from the continuation of the nearer edge of the carriageway of Henthorn Road to points measured 43m in each direction along the nearer edge of the carriageway of Henthorn Road from the centre line of the accesses, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the street junction or site access. 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 Regulations 22 Submission Draft.

14. Prior to the commencement of development, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall provide details of:

- i) sustainable travel options for journeys to and from work for the site operatives, including pedestrian routes, travel by bicycles, journeys by train, car sharing schemes and other opportunities to reduce journeys by motor car;
- ii) the parking of vehicles of site operatives and visitors;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in the construction of the development;
- v) the erection and maintenance of security fencing; including decorative displays and facilities for public viewing, where appropriate;
- vi) wheel washing facilities;
- vii) measures to control the emission of dust and dirt during construction;
- viii) a scheme for recycling/disposing of waste resulting from construction works;

- ix) Periods when plant and materials trips should not be made to and from the site (mainly peak hours, but the developer to suggest times when trips of this nature should not be made);
- x) routes to be used by vehicles carrying plant and materials to and from the site which shall have been constructed to base course level;
- xi) measures to ensure that construction vehicles do not impede adjoining accesses;
- xii) plans identifying the existing surface water and foul drainage systems both within the site and outside the site; measures for the protection of those systems; and a remediation strategy in respect of any damage that might be caused to any parts of the existing drainage system whether within or outside the application site;
- xiii) details of how existing habitat features, hedgerows/streams shall be retained and protected during the lifetime of the development from the adverse effects of development works by maintaining construction;
- xiv) exclusion zones the details of which shall have first been submitted to and approved in writing by the Local Planning Authority prior to commencement of each phase of development;
- xv) the routeing of heavy (HGV) construction;
- xvi) a scheme for recycling/disposing of waste resulting from construction works (there shall be no burning on site);
- xvii) a scheme to control noise during the construction phase;
- xviii) details of lighting to be used during the construction period which should be directional and screened wherever possible; and
- xix) A dust management plan.

15. The approved construction method statement shall be adhered to throughout the entire period of construction works.

REASON: In order to ensure safe working practices on or near the highway in the interests of safety and in the interests of the amenities of nearby residents in accordance with the requirements of 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.

16. No part of the development shall be commenced until all the highway works to facilitate construction traffic access have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

17. No phase or part of the development hereby approved shall be occupied or opened for trading until all the off-site highway works have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

18. Prior to the first occupation of any part or phase of the development hereby permitted, a Framework Travel Plan shall be prepared for the whole development and submitted to the Planning Authority for consideration and approval. The Framework Travel Plan shall include targets and commitments and details of the preparation of the Full Travel Plan related to the phasing of the development. Thereafter the Full Travel Plan shall be prepared, implemented, audited and updated within the timescale set out in the approved Framework Travel Plan.

REASON: To ensure a multimodal transport provision for the development and reduce the traffic impact on the local road network, in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

19. Notwithstanding the submitted plans, all garage doors shall be located at least 5.5m back from the highway boundary at all times and the garages and driveways thereafter kept clear for the parking of a private motor vehicle and cycle.

REASON: To ensure satisfactory off street parking arrangements are preserved at all times.

Biodiversity/Tree Protection

20. Prior to the commencement of any on site works there shall be a repeat survey for the presence of badgers. The report of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to Ribble Valley Borough Council for approval in consultation with specialist advisors. Any necessary and approved measures for the protection of badgers will be implemented in full.

REASON: To ensure the development will not unduly harm the habitat of species protected by the Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended) and The Natural Environment and Rural Communities Act 2006.

21. Tree felling, vegetation clearance works, development works or other works that may affect nesting birds shall not take place between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.

REASON: To ensure the development will not unduly harm the habitat of species protected by the Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended) and The Natural Environment and Rural Communities Act 2006.

22. If any plants listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) occur on the site, such as Japanese Knotweed or Himalayan Balsam, then they shall be eradicated from the site and working methods shall be adopted to prevent their spread. A detailed method statement for the removal or long-term management /eradication of Japanese knotweed (fallopian japonica) on the site shall be submitted to and approved in writing by the local planning authority. Development shall proceed in accordance with the approved method statement.

REASON: To ensure that Japanese knotweed is eradicated from the site and prevent further spread.

23. The detailed layout shall be informed by the updated Arboricultural Constraints Plan and tree survey dated 11th September 2013. The details submitted shall include the location of all hedgerows, individual trees, groups of trees and woodlands, their crown and root protection areas, location of services, lighting columns, roads, all surfacing and building plots. The protection/exclusion zones identified shall comply as a minimum specification with the most recent British Standard 5837.

REASON: In order to ensure that all existing trees have been given due consideration within the context of the proposed development

24. The findings and recommendations of the update Ecology Report (dated September 2013) shall inform the detailed proposals and include protection and mitigation measures as well as habitat improvement for protected species and species of conservation concern identified. The detail shall also include particulars and dates of any updated species and habitat specific surveys that may be required. The detail shall include particulars of the optimum period for such surveys as well as the methodology.

The results of any updated surveys shall be submitted to the Local Planning Authority if a use by a protected species of any part of the site included within the outline planning permission granted is established. A mitigation scheme including appropriate protected species licence details shall be submitted to and agreed in writing by Natural England and the Local Planning Authority.

REASON: To ensure that the detail of the proposal has been informed by the Ecology Report and that biodiversity has been given due consideration within the context of the proposed development. To allow adequate compensation for any losses and measures for the maintenance and enhancement of the biodiversity value of retained habitats, in accordance with guidance contained within the Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended) and The Natural Environment and Rural Communities Act 2006.

25. The findings of the Hedgerow Report (dated September 2013) shall inform the detailed proposals. A hedgerow management and improvement plan for all retained hedgerows shall be drawn up and submitted to and approved in

writing by the Local Planning Authority. This shall include details for short, medium and long-term management of hedgerows within the application site, and details of improvements to the aforementioned hedgerows for the benefit of local biodiversity and wildlife habitat.

REASON: To ensure the long-term retention of significant hedgerows on site, and to enable biodiversity improvements as an integral part of the proposed development.

26. No individual trees, groups of trees, woodlands, or hedgerows shall be topped, lopped, pruned, or felled without the express written consent of the Local Planning Authority except those outlined for removal within the updated Arboricultural Report (dated September 2013).

REASON: To ensure no unnecessary loss of natural features of the site prior to the acceptance of full planning permission.

27. No development shall begin until details of a lighting scheme has been submitted to and approved in writing by the LPA. External lighting associated with the development should be directional and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities within the site, the roof or eaves of the nearby buildings, or trees, streams or hedgerows in the area. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance *Bats and Lighting in the UK, 2008*).

REASON: In order to prevent undue impacts of habitats of protected species, in accordance with guidance contained within the Conservation of Habitats and Species Regulations 2010 (as amended), The Wildlife and Countryside Act 1981 (as amended) and The Natural Environment and Rural Communities Act 2006.

28. Any proposed boundary treatments should not be flush to the ground, or suitably sized gaps should be left at strategic points.

REASON: In order to retain habitat connectivity for Species of Principle Importance, such as amphibians and hedgehogs,

Archaeological

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

REASON: To ensure and safeguard the recording of any archaeological deposits

On-site Contamination

30. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:
1. 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.
 2. 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.
 3. 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 site.

31. Prior to the commencement of development, an intrusive ground investigation shall be carried out, as recommended and described in Section 6 (Conclusions and Recommendations) of the Preliminary Risk Assessment (Project 321124 – December 2012) Report by RSK submitted with the outline application; and a report of the findings of the investigation shall be submitted for the written approval of the Local Planning Authority. Any mitigation measures that are found to be necessary shall be carried out to the satisfaction of the Local Planning Authority prior to the commencement of development.

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

32. Prior to the commencement of development, samples of topsoil from a shallow depth shall be analysed to determine if contaminants are present, as recommended and described in Section 6 (Conclusions and Recommendations) of the Preliminary Risk Assessment (Project 321124 – December 2012) Report by RSK submitted with the outline application. A report of the findings of the investigation shall be submitted for the written approval of the Local Planning Authority, and any mitigation measures that are found to be necessary shall be carried out to the satisfaction of the Local Planning Authority prior to the commencement of development.

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

Amenity

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

REASON: To ensure a satisfactory level of amenity for the future occupiers of the proposed dwelling in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulations 22 Submission Draft.

Renewables

34. Before development begins within a phase, a scheme (including a timetable for implementation) to secure at least 10% of the energy supply of the development hereby permitted within that phase from renewable or low carbon energy sources, or by a 'building fabric-led' approach, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and retained as operational thereafter.

REASON: In order to encourage renewable energy and reduce on-site energy demand, and to comply with Key Statement EN3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulations 22 Submission Draft.

Drainage

35. 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 for the entire site 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 and 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: In order to ensure a satisfactory form of development and to prevent an undue increase in surface water run off 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 2008 to 2028 A Local Plan for Ribble Valley Regulations 22 Submission Draft.

36. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should be in accordance with the FRA prepared by RSK dated July reference 2013 880291 R1 (3) and demonstrate the surface water run-off generated up to an including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON: To prevent the increased risk of flooding, both on and off the site.

37. Prior to the commencement of any phase of development, details of the foul drainage scheme for that phase including any necessary infrastructure shall be submitted to and approved in writing by the LPA. No housing shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details. Unless otherwise agreed in writing, the approved foul drainage scheme shall only connect to the 1100 x 675mm combined sewer within the boundary of the site.

REASON: To secure proper drainage and to reduce the risk of flooding and pollution.

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.

No building shall be erected within 6.5 metres of any public sewer.

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.

United Utilities water mains will need extending to serve any development on this site. The applicant/developer, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 and 43 of the Water Industry Act 1991.

The provision of a mains water supply could be expensive.

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 reserves 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 Whalley Office, LCC Highways Area East, Riddings Lane, Whalley BB7 9RW (Tel: 08450 530011) in the first instance to ascertain the details of such an agreement and the information to be provided.

Before construction work commences, the developer should contact Eddie Mills, Ribble Valley District Highways Office, Lancashire County Council, Riddings Lane, Whalley BB7 9RW (tel. 0845 0530011) and quote the planning application number in order to discuss and agree the access for construction traffic and times of working.

(Mr Paul Smith spoke in favour of the above application. Councillor M Robinson spoke against the above application. Councillor A Knox spoke in relation to the above application.

A recorded vote called for, Members cast their vote:

Councillor S Bibby – For
Councillor B Hilton – For
Councillor S Carefoot – For
Councillor M Thomas – For
Councillor I Sayers – For
Councillor G Mirfin – Against
Councillor J White – For
Councillor D Taylor – For
Councillor I Brown – Against
Councillor J Rogerson – For
Councillor A Yearling – Against
Councillor S Knox – Against
Councillor T Hill – For

Vote in favour - 9 For and 4 Against

9. APPLICATION NO: 3/2013/0747/P (GRID REF: SD 372661 435732)
PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 56NO DWELLINGS INCLUDING 15NO AFFORDABLE HOUSING UNITS, TOGETHER WITH ALL ASSOCIATED INFRASTRUCTURE WORKS AT WILKINSON'S HAULAGE YARD AND ADJACENT LAND AT WHALLEY ROAD, BILLINGTON

The Head of Planning Services reported on a late item and an alteration to condition 6.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within a period of 3 months from the date of this decision as outlined in the Section 106 Agreement sub-heading within this report and subject to the following conditions:

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

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

2. This permission shall relate to the development as shown on drawing numbers L(90)02D, L(90)03D, L(90)04D, C-963-01, BRO1.7, LIC1.7, DOR1.7, NOR1.7, SHE1.7, GRE1.7, OAK1.7, MAY1.7 and HOL1.7.

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 Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

4. Precise details of the boundary treatment of all residential curtilages (walls, fences or hedges) shall be submitted to and approved in writing by the Local Planning Authority. No properties shall be occupied until a precise means of boundary treatment for that property have been implemented in accordance with the approved details.

REASON: In the interests of visual amenity and the amenities of adjoining residents and to comply with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

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

REASON: To protect the water environment from contamination and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including Proposed Main Changes).

6. A visibility splay at the junction of the site access on to Whalley Road shall be provided in accordance with the details shown on Drawing Number L(90)02D. This shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain within the visibility splay defined any building, wall, fence, hedge, tree, shrub or other device over the height of 0.6m from the channel level.

REASON: To ensure adequate visibility at the street junction or site access and in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post submission Version (including Proposed Main Changes)

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

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted is occupied in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post submission Version (including Proposed Main Changes).

8. No part of the development hereby approved shall commence until a scheme for the construction of the site access and off-site works of highway improvement has been submitted to and approved by the Local Planning Authority. No part of the development shall then be occupied until the scheme has been constructed and completed in accordance with the approved details.

REASON: To ensure that satisfactory access is provided to the site for both construction vehicles and general traffic following the completion of the development in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post submission Version (including Proposed Main Changes) .

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

REASON: To limit the number of access points and to maintain the proper construction of the highway in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post submission Version (including Proposed Main Changes) .

10. Prior to the commencement of development, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall provide details of:

- i) Sustainable travel options for journeys to and from work for the site operatives, including pedestrian routes, travel by bicycles, journeys by train, car sharing schemes and other opportunities to reduce journeys by motor car.
- ii) the parking of vehicles of site operatives and visitors;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in the construction of the development;
- v) the erection and maintenance of security fencing;
- vi) wheel washing facilities;
- vii) measures to control the emission of dust and dirt during construction; and
- viii) a scheme for recycling/disposing of waste resulting from construction works.
- ix) Periods when plant and materials trips should not be made to and from the site (mainly peak hours, but the developer to suggest times when trips of this nature should not be made).
- x) Routes to be used by vehicles carrying plant and materials to and from the site which shall have been constructed to base course level.
- xi) Measures to ensure that construction vehicles do not impede adjoining accesses.

The approved construction method statement shall be adhered to throughout the entire period of construction works.

REASON: In order to ensure safe working practices on or near the highway in the interests of safety and in the interests of the amenities of nearby residents in accordance with the requirements of Policy G1 of the Ribble Valley

Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post submission Version (including Proposed Main Changes).

11. The dwellings hereby approved shall be constructed in accordance with the details and methods outlined within the Carbon and Energy Analysis Report submitted with the application dated March 2013 unless otherwise agreed in writing by the Local Planning Authority.

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

12. The development hereby permitted shall not be commenced until such time a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority, The scheme shall be fully implemented in accordance with the approved details.

REASON: In order to ensure satisfactory drainage of the site and prevent the risk of flooding and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post submission Version (including Proposed Main Changes) .

13. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected within the curtilage of the dwellings on Plot numbers 42-56 inclusive unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Policies G1, ENV3 and H10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH5 of the Core Strategy Regulation 22 Submission Draft - Post Submission Version (including Proposed Main Changes).

14. The development shall be carried out in accordance with the requirements and advice in the Arboricultural Development Report dated March 2013 by Tree Check Ltd. that was submitted with the application. Prior to commencement of any development works including delivery of building materials and excavations for foundations or services, all trees identified for retention in that Arboricultural Development Report shall be protected with a root protection area in accordance with the BS5837 [Trees in Relation to Construction]. Details of a tree protection monitoring schedule shall also be submitted to and agreed in writing by the Local Planning Authority before any site works are begun. The monitoring schedule shall then be implemented in accordance with the agreed details.

The root protection area shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble. During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone. In addition no impermeable surfacing shall be constructed within the protection zone.

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

REASON: In order to ensure that the trees within the site that are to be retained are afforded maximum physical protection from the adverse effects of development in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft - Post Submission Version (including Proposed Main Changes).

NOTES:

1. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act.
2. The grant of planning permission will require the applicants to enter into an appropriate Legal Agreement with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes the design, procurement of the work by contract and the supervision of the works. For the avoidance of doubt, the highway works relate to the repositioning of the kerbed build-out on Whalley Road opposite the proposed site entrance, provision of "quality bus" standard bus stops on Whalley Road and the provision of vehicle activated signs on Whalley Road.

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

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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>
3/2010/0582/P	Application to discharge details relating to condition no. 4 (method statement/plan) and condition no. 6 (landscaping) of planning consent 3/2010/0185/P in relation to an approved pumping station	on the outskirts of Slaidburn adjacent to Baite Laithe
3/2012/0669/P	Full application for the proposed erection of an industrial unit and alterations to parking provision on land	Lincoln Way Clitheroe
3/2013/0059/P	Extension of existing caravan park to allow for the creation of 31 timber lodges	Rimington Caravan Park Crosshill Lane Rimington
3/2013/0488/P	To form two residential dwellings	Higher Jud Falls Knowles Brow Stonyhurst
3/2013/0692/P	Discharge of condition 3 of APP/T2350/A/12/2188887 dated 27 June 2013 (3/2012/0637/P)	Land at Mitton Road Whalley
3/2013/0171/P	Application for discharge of condition number 5 (verification completion report) of planning permission 3/2010/0568/P	Barrow Brook Barrow Clitheroe
3/2012/1072/P (LBC) & 3/2012/1073/P (PP)	Proposed conversion of barns at Causeway Farm into three dwellings, to include change of use of the small area to the South West of the barns (units 2 & 3. The area adjacent to unit 2 to accommodate a new garage and a small amenity area, whilst the area adjacent to unit 3 will be for car parking and amenity use	Causeway Farm Longsight Road Osbaldeston
3/2013/0174/P	Application to discharge condition No.3 (Tree Protection Measures), Condition No.4 (Surface Water Regulation) and Condition No.5 (Car Park Materials) of planning permission 3/2012/0760P	The Homestead Whalley Road Wilpshire
3/2013/0279/P 3/2013/0280/P 3/2013/0281/P	Proposed erection of a lean-to agricultural building to provide a covered feed passage (Building 3), application 3/2013/0279/P Proposed erection of a steel portal frame agricultural building for use as a covered manure store	Old Buckley Farm Stoneygate Lane Ribchester
Cont ...		

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont'd	(Building 1), Application 3/2013/0280P) Proposed erection of a steel portal frame agricultural building to house beef cattle (Building 2), Application 3/2013/0281/P	
3/2013/0319/P	Application for the removal of condition no.10 (occupancy period) of planning permission 3/2002/0905P, to allow the holiday cottages to be used as permanent residential accommodation	Orchard Cottages off Clitheroe Road Waddington
3/2013/0374/P	Construction of a roof garden	Lee Carter House Castlegate, Clitheroe
3/2013/0485/P	Two storey detached dwelling with integral garage	Roadside Farm Preston Road Longridge
3/2013/0552/P	Proposed extension to form a double Garage	Siddows Hall Henthorn Road Clitheroe
3/2013/0554/P	Application for the partial discharge (relating to plots 1 to 6) of condition no. 4 (affordable housing commitment), condition no. 5 (external materials), condition no. 6 (removal of non-native species), condition no. 8 (landscaping proposals), condition no. 9 (tree protection), condition no. 12 (Provision for building dependant species) and condition no. 18 (street lighting) of planning permission 3/2012/1011/P	Land at 14 Church Raikie Chipping
3/2013/0561/P	Application for approval of details relating to condition no's 3 (materials), 4 (bat survey), 5 (bird boxes), 9 (eastern first floor window glazing), 10 (tree protection measures) and 11 (disposal of foul and surface water) of planning permission 3/2013/0212/P	Shay Cross Old Back Lane Wiswell
3/2013/0592/P	Outline application for the construction of two no detached houses and garages	Longsight House Longsight Road Langho
3/2013/0608/P	Proposed creation of decking area to the rear of the flats above	31 & 33 Shawbridge Street Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0612/P	Proposed change of use of existing detached stable block to a retirement bungalow for applicant. The present stable building has the visual appearance of a bungalow (See letter of intent)	Tythe Barn House Whins Lane Simonstone
3/2013/0624/P	Proposed first floor extension to increase production space. Proposed single storey covered loading area and storage area. Additional car parking. Solar panels	Country Cakes Orchard Park Stoneygate Lane Ribchester
3/2013/0625/P	Conversion of barn to three open market dwellings	New Barn Stonyhurst
3/2013/0626/P	Conversion of barn to two open market dwellings	Woodfield Barn Woodfields, Stonyhurst
3/2013/0657/P	Proposed double sided non-illuminated sign board 1.5m from the ground measuring 2m(h) x 1m(w)	The Civic Hall/Gym Calder Avenue Longridge
3/2013/0659/P	Proposed new extension to side of premises with matching slate roof and painted render finish to match existing, new door opening be formed to allow access to the proposed extension from outside, mock sash windows to match existing	Wagon and Horses Inn Pimlico Road Clitheroe
3/2013/0673/P	Demolition of existing garage to be replaced with an annex ancillary to the main dwelling	Hougher Fall Farm Old Clitheroe Road Dutton
3/2013/0688/P	Change of use of outbuildings to annex accommodation for an elderly relative with bedsit accommodation for a carer including the installation of 12no 1650 x 1000 pv panels and external alterations including bay window to south elevation	Winckley Hall Whalley Road Hurst Green
3/2013/0693/P	Removal of Condition 5 of planning consent 3/2010/0070/P	Halsteads Farm Rimington Clitheroe
3/2013/0710/P	Dormer extensions and alterations	57 Preston Road Longridge
3/2013/0718/P	Erection of small outbuilding for the storage of gardening equipment	St Leonard's Church Commons Lane Balderstone

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0720/P	Installation of 1.no new air conditioning condenser unit to the rear of the property	Barclays Bank plc 67 King Street, Whalley
3/2013/0727/P	Application to discharge details relating to condition no's 8 (Velux rooflights), 11 (Bird/Bat habitat), 17 (Building recording and analysis) and 18 (foul/surface water disposal) of planning permission 3/2013/0051/P	Cottages at Top Row Sabden, Clitheroe
3/2013/0731/P	Proposed demolition of existing side and rear extensions and construction of new single storey side and rear extension	20 George Lane Read
3/2013/0732/P	Demolition of existing side and rear extensions and construction of new two storey side and rear extensions and incorporate loft conversion	20 George Lane Read
3/2013/0735/P	New detached garage	Seven Acre Cottage Forty Acre Lane Longridge
3/2013/0743/P	Replace 7 timber windows with new timber windows to match existing. Windows to be painted white. All the windows are situated on the front elevation facing Church Brow	Wade House 2 Church Brow Clitheroe
3/2013/0745/P	Proposed erection of a new entrance porch and internal remodelling	Pleasington Court Brewery Street Longridge
3/2013/0750/P	Amendments to the approved planning application 3/2012/0753 to include a rear extension to form a plant and equipment room for renewable energy heating equipment	Chorley House Back Commons Lane Clitheroe
3/2013/0751/P	Application to remove condition No.2 of Planning Permission 3/2013/0852P	The Field, Old Hive Chipping
3/2013/0756/P	Conversion of Existing dwelling to form 2No residential Units	14 Inglewhite Road Longridge
3/2013/0757/P	Renewal of planning permission 3/2010/0569/P for the proposed conversion of a barn to one residential dwelling at barn adjacent	Shays Cottage Tosside

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0762/P	Two Storey Extension to the front elevation, Two storey/single storey extension to the rear elevation and conversion of roof space and new roof lights	2 Glendene Park Wilpshire
3/2013/0778/P	Single storey rear extension	Leagram Lodge Chipping
3/2013/0780/P	Proposed detached outbuilding within residential curtilage to be used as ancillary study/art studio	Countess Hey Barn Elmridge Lane Chipping
3/2013/0784/P	Installation of internal stairlift	15 Old Well Hall Main Street, Downham
3/2013/0791/P	Redecorate external stained timber components (window frames, glazed screen frames, doors and door frames, fascia's and soffits in paint finish	Parlick Cottage Moss Lane Chipping
3/2013/0807/P	Application to discharge condition no. 4 (materials) of planning permission 3/2010/0763/P	Severn Street Longridge
3/2013/0813/P	Application to discharge condition no. 3 (materials) of planning permission 3/2012/0734/P	Ashwood Brockhall Village Old Langho
3/2013/0873/P	Application to discharge details relating to condition no. 5 (materials) and no. 18 (car park surfacing materials) of planning permission 3/2010/0113/P at land adjacent	Whalley Road Sabden

424

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0349P	Proposed alterations to form new entrance into dwelling as well as relocating window to front elevation. The proposal also included first floor extension above new entrance to form new bathroom. Material to match existing dwelling	2 Chapel Fold Wiswell	DWLP – G1, ENV16, H10, SPG, CS (Sub.Dr) – DMG1, DME4, DMH5, NPPF – Sections 7 and 12 – incongruous and dominant extension seriously harmful to the Building of Townscape Merit and Wiswell Conservation Area

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0497/P	Application to vary condition on. 4 (hours of opening) of planning permission 3/2004/0824P, to allow the nursery to open from 7 am - 7pm Monday – Saturday	54 West View Clitheroe	G1 and DMG1 – harmful to residential amenity G1 and DMG1 - insufficient information to assess the parking provision and traffic
3/2013/0663/P	Proposed demolition of an existing small study extension and erection of green oak frame garden room	4 Horton Lodge Horton	Policies G1, H10, SPG (DWLP) and Policies DMG1 and DMH5 (CS Sub.Dr.) – odour and nuisance from chimney to neighbouring amenity. Policies G1, H10, H17 and SPG (DWLP) and Policies DMG1, DMH5, and DME4 (CS Sub.Dr.) – design and materials harmful to character and appearance of building.
3/2013/0719/P	Remove current dwarf sandstone garden wall to highway (Church Lane). Rebuild wall in local sandstone, mortar bedded to new height of 1.5-1.8m in keeping with the local stone walls. Position and line of the new wall remains the same as current wall. Garden	20A The Hollies Church Lane Mellor	Contrary to policy G1 of DWLP and Policy DMG1 of CS
Cont ...			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont'd	hedge/plants remove to allow construction		
3/2012/0749/P	Two storey extensions	Tenement Farm Thornley	G1, ENV1, H10, SPG (DWLP)/ DMG1. DME2, DME3 and DMH5 (Reg 22 Submission Draft C.S.) and Sections 11 of NPPF – incongruous and dominant extensions harmful to property itself and visual amenity.
3/2013/0765/P 3/2013/0766/P	Demolition and rebuilding of single storey rear lean-to extension and repositioning of internal ground floor staircase	6 The Old Tannery Shawbridge Street Clitheroe	Harmful to character of listed building and character and appearance of Clitheroe Conservation Area because of loss of important historic fabric (historic stair removal and new stair installation), the distortion of room shapes and obscuring of important plan form elements (new stair and wall) and erection of prominent and incongruous fencing. Contrary to ENV20, ENV19, ENV16 and G1, NPPF paragraph 17, 131 and 132 and CS Reg.22SD DME4 and DMG1.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0780/P	Demolition of existing garage and erection of 2 bed house in vacant garden area	10 Fairsnape Avenue Longridge	NPPF, Policy G1 of DWLP and Policy DMG1 of the RVCS (Post Submission Version) - cramped, incongruous and visually intrusive, overbearing to adjoining occupants and inadequate level of privacy for the future occupants of the dwelling.

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0819/P	Lawful Development Certificate for a proposed extension to existing garage to give extra floor space. Materials to be similar to existing	7 Church Brow Gardens Clitheroe

426 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>
3/2013/0849/P	Prior Notification for a proposed portal frame building 22.9m (Length) x 17.5m (breadth) x 5.9m (height to ridge)	Clerk Laithe Barn Newton in Bowland

427 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0193/P	Change of use of a single storey brick shippoon to one residential dwelling	Wheatley Farm Four Acre Lane Longridge
3/2013/0339/P	Change of use of an existing industrial unit to a sports injury clinic	2 Hall Street Clitheroe
3/2013/0582/P	To build internally on metal studded walls which will be approximately 100mm in depth and will rise to the ceiling. Within the	Clitheroe Castle Museum Castlegate Clitheroe
Cont ...		

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont'd	metal wall shall be insulation and on the outside will be 1 skin of plasterboard with a skim finish, 2 coats of emulsion paint to match existing. The wall shall be set 100mm from the existing stone wall.	
3/2013/0704/P	Alterations to increase the width of the existing site entrance	Land between 91 & 93 Ribchester Road Clayton le Dale
3/2013/0772/P	Change of use of existing industrial storage premises to sports injury and rehabilitation clinic class D1	Unit 7, Hawthorn Industrial Estate Lincoln Way, Clitheroe
3/2013/0733/P	Single storey extension to the kitchen with additional accommodation in the roof space and relocation of 'means of escape' steps	Holden Clough Nursery Holden
3/2013/0855/P	LDC for a proposed use to create a new access to land on to an unadopted lane	Land at Hothersall Lodge Hothersall Lane Hothersall

428

SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0065	Land off Dale View Billington	24/5/12	12	Section 106 now signed
3/2012/0014	Land adj Greenfield Avenue Low Moor, Clitheroe	19/7/12 18/7/13	30	Awaiting return of agreement
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	Signed
3/2012/0738	Dale View Billington	6/12/12	10	Signed
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	With Lancashire County Council
3/2012/0964	Land to the north of Whalley Road Hurst Green	14/3/13	30	With applicants Solicitors

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
Non Housing 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>
3/2013/0137	Land east of Clitheroe Road (Lawsonsteads) Whalley	18/7/13	13	260	Decision 16/10/13

429 APPEALS UPDATE

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2012/0630 Undetermined	22/01/13	land SW of Barrow and W of Whalley Road, Barrow	Inquiry	11/09/13 (up to 2 days)	Awaiting decision
3/2012/0526 R	01/02/13	Laneside Farm Pendleton	Changed to Hearing, then back to written reps		Awaiting decision
3/2012/0526 R	27/03/2013	Laneside Farm Pendleton	Costs		Awaiting decision
3/2012/0402 R	18//2/13	Mason House Fm Clitheroe Road Bashall Eaves	WR		Awaiting decision
3/2012/1088 R	28/03/13	8 Church Brow, Clitheroe	LB		Awaiting decision
3/2012/0913 R	28/03/13	land off Waddington Road Clitheroe	Inquiry	19/09/13 (1 day)	Awaiting decision
3/2012/0792 R	30/04/13	Hodder Bank Stonyhurst	WR		Awaiting decision
3/2012/1079 R	26/04/13	79 King Street Whalley	WR		Appeal dismissed 04/09/13

<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>
3/2012/0972 R	23/04/13	Shays Farm Tosside	WR		Awaiting decision
3/2012/0539 R	25/04/13	Carr Hall Home and Garden Centre, Whalley Road, Wilpshire	Hearing	20/08/13 1.5 days	Awaiting decision
3/2013/0099 Undetermined	20/05/13	land to the west of Whalley Road, Barrow	changed to Hearing	05/11/13 2 days	Waiting for hearing to take place
3/2012/1040 R	15/07/13	Carr Meadow Barn, Carr Lane Balderstone	WR		Awaiting decision
3/2013/0126 R	29/07/13	3 Horton Lodge Horton	HH		Appeal allowed 18/09/13
3/2013/0419 R	08/08/13	Wolfen Mill	WR		Awaiting decision
3/2012/1092 R	Awaiting validation by PINS	land off Henthorn Road			
3/2013/0447 R	21/10/13	Bleak House Kemple End Stonyhurst	WR		Notification sent Questionnaire due 4/11/13 Statement due 2/12/13 Final comments due 23/12/13
3/2013/0448 invalid	Awaiting validation by PINS	Oakfield Longsight Road Clayton le Dale			

430 NON-DETERMINATION APPEAL FOR POULTRY FARM AT OAKFIELD, LONGSIGHT ROAD, CLAYTON-LE-DALE

The Head of Planning Services referred to his report which advised Committee in relation to the recently received non-validation and non-determination appeal and requested guidance on the issues relating to the Council's reasons for not validating the application and the proposed refusal of the scheme.

The application had initially been made on 29 April 2013. During the statutory consultation process, the Council had visited the site and considered there to be serious misgivings on the application. The agent had been contacted and advised of the information needed to assess the application. The application had subsequently been made invalid whilst awaiting the information. The Council still considered the application to be invalid and for this reason the application had not been determined.

Members were reminded in cases for non-determination it was important to gauge the views of Planning and Development Committee in order that Committee Members were satisfied with the officer report and were in agreement with its content and conclusions. On the basis of the planning merits of the case at this particular point in time, it was considered that it should be a formal recommendation that should be made to this Committee. It would have been one of refusal for the following reasons:

1. Insufficient information has been made available to enable a comprehensive assessment to be made of the likely impacts of the application on the amenities of local neighbours in respect of noise, odour and air quality.
2. Insufficient information has been made available to enable a comprehensive assessment to be made on the likely impacts of the application on highway safety.
3. Insufficient information has been made available to enable a comprehensive assessment to be made on the likely impacts of the application on the boundary trees and hedgerow and the subsequent impact on local wildlife.

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

(Councillors N Walsh and S Brunskill spoke in relation to the next item)

431 SAMLESBURY ENTERPRISE ZONE PROPOSED LOCAL DEVELOPMENT ORDER

The Head of Planning Services informed Committee of the ongoing work in relation to the proposed Local Development Order at Samlesbury and requested authorisation of the eventual submission of the final document to the Secretary of State.

He reminded Members that the first Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury) Local Development Order No 1 (2012) was adopted by this Council on 27 March 2012 and by South Ribble Borough Council on 29 March 2012. The LDO was active for a period of three years following the date of its adoption unless it was revoked within that period.

Ribble Valley, South Ribble and Lancashire County Council had been working together to ensure delivery of the subsequent Local Development Orders following the designation of the Samlesbury Enterprise Zone. The boundary between Ribble Valley Borough Council and South Ribble Borough Council ran through the LDO area. Ribble Valley Borough Council and South Ribble Borough Council intended to jointly undertake a public consultation for four weeks on the draft LDO. The LDO would be finalised having regard to the adopted masterplan and representations received during that consultation period.

Members were informed that in order to safeguard possible concerns, the relevant parties had agreed specific conditions which would effectively control the scale of the development including height restrictions, use of materials, parking, access and other environmental regulation measures.

A Local Development Order would automatically grant planning permission for the types of development specified in a LDO subject to conditions and in doing so remove the need for a planning application to be made. The Head of Planning Services stated that he was satisfied that the proposed LDO would still ensure that adequate measures were put in place to prevent inappropriate development occurring.

RESOLVED: That Committee

1. endorse the current consultation procedure in relation to the proposed Local Development Order and support the designation of the Local Development Order; and
2. defer and delegate the agreement of the final version of the Local Development Order and authorise any changes deemed appropriate as a result of the consultation process to the Director of Community Services and the Head of Planning Services in conjunction with the Chairman and Vice Chairman of Planning and Development Committee.

432 OBSERVATIONS TO COUNTY COUNCIL – CREATE NEW SIGNALISED JUNCTION AT A59 SAMLESBURY ENTERPRISE ZONE 3/2013/0852/P

County Councillor Alan Schofield was given permission to speak on this item and referred to a suggested alternative access for the site. Committee's views were requested in relation to a recent request for observations from Lancashire County Council with regards to the proposed creation of a signalised junction on the A59 along with an access road to form an entrance to Samlesbury Enterprise Zone.

A Local Development Order had been adopted in March 2012 as part of this enterprise zone. Work was underway to prepare and adopt a further LDO for the entire site. The Samlesbury Enterprise Zone masterplan had been prepared on behalf of the Lancashire Enterprise Partnership to establish a framework for the long term strategic objectives of Samlesbury Enterprise Zone. The masterplan considered a number of key matters in terms of access, transport, travel, utilities, design, landscape and ecology.

The masterplan was currently out to public consultation from 17 October until 28 November 2013. The consultation included a public meeting to be held on Tuesday, 12 November. Following the expiry of that consultation period and consideration of responses received, it was anticipated that Ribble Valley Borough Council and South Ribble Borough Council would adopt the masterplan in December 2013.

Two of the 11 key objectives of the masterplan related to provision and co-ordination of transport infrastructure within and beyond the enterprise zone

boundary and access to the enterprise zone and its integration with the existing public highway network along with proposals for on and off site works required as a result of the development.

The enterprise zone would be adjacent to the existing BAE systems site. However, the two sites would need to remain separate in order to maintain the required security of the existing BAE Systems operations. The new access was therefore proposed from the A59 between the existing BAE Systems access and Mellor Brook roundabout. This would be a signalised junction including separated right and left turn lanes to the access.

The works were anticipated to commence with the widening of the carriageway on the south side of the A59 including the spur to join Myerscough Smithy Road. The supporting statement accompanying the planning application was produced by Lancashire County Council and stated that the construction programme would be determined by the appointed contractor but would be delivered in the most efficient, economic and least destructive manner.

Ribble Valley Borough Council were hopeful that Lancashire County Council would closely monitor the construction programme to minimise disruption to local residents during the construction period. Members then discussed this matter in some detail.

RESOLVED: That Committee

1. advise Lancashire County Council that Ribble Valley Borough Council support the proposed enabling works and therefore raise no objection to the proposal;
2. request that Lancashire County Council closely monitor the construction programme to minimise disruption to local residents; and
3. ask Lancashire County Council to examine the possibility of examining improvements to the proposed access to reduce the impact on Carr Fold and Sykes Holt.

433 PRESTON LOCAL PLAN 2012-2026 PUBLICATION VERSION

The Head of Planning Services asked Committee to consider the Preston Local Plan publication version and its implications for this Council's Core Strategy and determine an appropriate response.

The Preston Local Plan was issued in consultation in September 2013. It comprised site allocations and development management policies. It represented an advanced stage in the plans preparation process, proceeding submission to the Secretary of State for Examination. The central Lancashire Core Strategy prepared jointly by Preston City Council., Chorley and South Ribble Councils and adopted by Preston City Council in July 2012 provided the strategic planning policy context. This Council's views were being sought as part of the consultation process which closed on Monday, 25 November 2013. The

two Councils had undertaken due co-operation in preparing their respective plans through officer and Member meetings, ongoing discussion and dialogue. Of key relevance, had been cross boundary issues at Longridge that were recognised in both Core Strategies.

The report highlighted a number of areas which the Head of Planning Services was unhappy with in relation to the impact that these would have on Longridge's housing allocation under the Ribble Valley Core Strategy, in particular around the Whittingham Road/Halfpenny Lane boundary.

Members then discussed this matter in some detail.

RESOLVED: That the Council submit an objection to the housing allocation and area of separation on land at Whittingham Road, Longridge due to its impacts on the Ribble Valley Core Strategy, namely the spatial distribution of housing and its relation to the role of Longridge as a key service centre. The precise form of wording is to be delegated to the Head of Planning Services in consultation with the Chairman, to take account of any issues which may arise from the meeting between officers of both Councils week commencing 28 October 2013.

434 REVIEW OF FEES AND CHARGES

Committee considered a report seeking approval to increase Committee's fees and charges with effect from 1 April 2014.

Members were reminded that in September 2013 a report had been taken to the Budget Working Group on the review of the Council's fees and charges for 2014-2015. At that meeting the Budget Working Group had agreed with the proposals to increase the Council's fees and charges by 2.75% allowing for roundings to the nearest 5p which may result in higher increases.

RESOLVED: That Committee agree to the proposed fees and charges which would be implemented with effect from 1 April 2014.

435 CONSULTATION DOCUMENT – EXTENDED PERMITTED DEVELOPMENT RIGHTS FOR HOME OWNERS AND BUSINESSES

Committee were informed of a consultation document which related to greater flexibilities for changes in use. Members were also informed that there had been significant changes in legislation to allow more permitted development rights to free up certain uses from requiring planning permission. The proposals in the document continued the momentum of previous changes advocated in May 2013; these were in particular new homes from shops, financial services to shops, redundant agricultural buildings to dwellings, change of use to child care and permitted development rights and change of use of agricultural buildings to educational purposes.

RESOLVED: That the report be noted.

436 CAPITAL MONITORING 2013/2014

Committee considered a report on the progress of the approved capital programme for the period April to September 2013 with regards to schemes which fell within the responsibility of this Committee.

RESOLVED: That the report be noted.

437 REVENUE MONITORING 2013/2014

Committee considered a report on the first six months of this year's revenue budget as far as this Committee was concerned.

RESOLVED: That the report be noted.

438 HOUSING LAND AVAILABILITY

Committee received a report on the results of the most recent housing land availability survey on the base date of 30 September 2013.

RESOLVED: That the report be noted.

The meeting closed at 9.22pm.

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

Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 12 November 2013 starting at 6,30pm
Present: Councillor S Hirst (Chairman)

Councillors:

R Elms	A Knox
J Hill	G Mirfin
T Hill	J Rogerson
K Hind (7.10pm)	D T Smith
B Hilton	R J Thompson
S Hore	A Yearing
K Horkin	

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

439 APOLOGIES

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

440 MINUTES

The minutes of the meeting held on 10 September 2013 were approved as a correct record and signed by the Chairman. Councillor Yearing included both as being present and in apologies.

441 DECLARATIONS OF INTEREST

Councillor K Horkin commented that as he had a number of business interests in the area, there may well be need to declare an interest.

442 PUBLIC PARTICIPATION

There was no public participation.

443 LOCALISATION OF COUNCIL TAX SUPPORT

The Director of Resources referred to Minute 448 of Committee dated 20 November 2011 and now updated Members on the implementation of our local Council Tax Support scheme. She asked Committee to agree minor amendments to the Council's local Council Tax Support scheme for 2014/2015 and recommend this to Full Council on 10 December 2013.

Committee were reminded that as part of the package of welfare reform measures, the government decided to abolish Council tax benefit from 1 April 2013 and replace it with locally determined schemes of Council Tax support. In doing so, the government reduced the funding available to local Councils to pay

for this support from 100% subsidy to a grant of only 90%. This grant had now been rolled into the main local authority funding and will therefore be further reduced for 2014/2015 in line with the reduction applicable to each Council.

The scheme applied by this Council matched the previous Council Tax benefit scheme but with a 12% reduction to entitlement for those of working age.

Transitional funding was made available by the government for one year only for 2013/2014 for Councils who limited the reduction in entitlement to 8.5%. This Council decided to accept the funding and limited the reduction to 8.5% but for 2013/2014 only.

She further commented that given the experience that we had had in implementing the scheme this year and changes to funding occurring in 2014/2015, it was sensible that we continue with our scheme based on the previous Council Tax benefit with a 12% reduction to apply for working age claimants as previously approved in December 2012. However, in order to ensure that our scheme continued to mirror the housing benefit scheme and the scheme applicable to pensioners, it was necessary to uprate it in the same way as those schemes.

*** RESOLVED: That Committee recommend to Full Council approval of our local Council Tax Support scheme for 2014/2015 as set out in the report. ***

444 REVIEW OF FEES AND CHARGES

The Director of Resources sought Committee's approval to increase Committee's fees and charges with effect from 1 April 2014.

The Council's latest budget forecast allowed for a 2.75% increase in the level of income raised from fees and charges. The Budget Working Group had agreed with the proposals to increase the Council's fees and charges by 2.75% for 2014/2015 allowing the roundings to the nearest 5p which may result in higher increases.

RESOLVED: That Committee agree the implementation of the fees and charges with effect from 1 April 2014 as attached to the report.

445 GRANTS TO VOLUNTARY ORGANISATIONS

Committee were asked to ratify the payment of grants to the Little Green Bus and to the Clitheroe Community Bonfire.

a) Little Green Bus – following the recent purchase of a replacement minibus by the Little Green Bus, a request had been made for the release of the grant funding set aside for this purpose.

Voluntary organisation grant scheme monies of £3,700 had been released together with a Local Strategic Partnership grant allocation of £2,500 giving a total grant payment of £6,200. These amounts had

previously been approved but were held until the purchase had been made.

- b) Clitheroe Community Bonfire (through the Rotary Club of Clitheroe) – following the loss of other sponsorship for the provision of fireworks at the Clitheroe Community Bonfire, a request had recently been received for a sponsorship of £500 towards the fireworks for this year’s event. Due to the timing of the request, the event and the next meeting of this Committee, the request had been agreed by the Chairman and Vice Chairman of this Committee. Payment of the grant had been made from the unallocated balance that was available for voluntary organisation grant scheme budgets.

RESOLVED: That the payment of the grants to Little Green Bus and Clitheroe Community Bonfire be ratified.

446 FINANCIAL REGULATIONS

Committee were requested to accept revised financial regulations. The Director of Resources commented that there had been just one change in the section on budgetary control which clarified that ‘virements from direct employee cost budgets will not normally be approved and virements from income budgets will only be considered if the full year budget had already been achieved’.

*** RESOLVED: That it be recommended to Full Council that the Council’s revised financial regulations be approved. ***

447 MONITORING REPORT ON VILLAGE AMENITY GRANTS

Committee received a report which gave a progress detail on the projects approved through the Village Amenity Grant scheme to allow further consideration of any underspend that may occur.

Committee were reminded that a report had been considered by Committee on 25 September 2013 to provide information on the allocation of village amenity grants made available through the Council Tax income on second homes/performance reward grant monies. 21 applications had been approved totalling £108,724. On 26 March 2013 Members received an update on the progress of these projects and agreed that where projects were making progress but were likely to complete beyond April 2013, an additional six month period be granted with a new deadline of 31 October 2013.

To date of the £108,724 offered, two projects totalling £97,622 had been claimed leaving an underspend of £11,102. One issue had arisen in relation to a large capital project at Queen Elizabeth II Playing Fields, Whalley. This grant had been approved for £10,000 towards the cost of a new multi-use games area, youth shelter and green gym. The Trust were currently in the process of completing an application to become Ntrust registered which would enable them to draw down the necessary match funding to enable the project to proceed. This in turn had delayed the project start date. Details were also given of two

other projects where there had been delays at Dinckley and Bolton-by-Bowland village halls.

RESOLVED: That

1. Committee confirm the large capital project at QEII Playing Fields charitable trust be given an additional five month period beyond October 2013 in which to claim their grant funding due to the size of the project and its significance to Whalley; and
2. apart from that project, agree that any funding unclaimed by 31 October 2013 would no longer be eligible for payment.

448 STRATEGIC PARTNERSHIP – COMMUNITY STRATEGY

Members were asked to consider a refresh of the Community Strategy and delivering partnership priorities.

Committee were reminded of the recent history of the Local Strategic Partnership and its development of a sustainable community strategy. The current strategy runs to 2013 and consideration needed to be given to a mechanism to identify and provide a clear focus for partnership working going forward to reflect Council and community priorities.

Members were provided with a summary review of the current position of activities in the adopted strategy. The summary identified the key themes against which actions and priorities had been taken forward. Significant funding had been generated through the countryside partnership enabling performance reward grant monies to be drawn down and the availability of second home Council Tax income, both of which were directed towards activities to deliver the Community Strategy.

A review of delivery against the agreed themes and objectives was included within the report and given that there were 65 outcomes identified with only three showing as red, in fact demonstrated the high level of success in delivering against the Community Strategy.

Members then discussed this matter in some detail.

RESOLVED: That Committee support the preparation of a revised focused Community Strategy.

449 EAST LANCASHIRE TRANSPORT MASTERPLAN – CONSULTATION

Committee were asked to consider the draft East Lancashire Transport Masterplan.

Lancashire County Council had published for consultation a draft Transport Masterplan for East Lancashire and as highway authority they were aiming to produce a series of masterplans that would provide coverage for the whole of Lancashire.

One of the main purposes of the masterplans was to identify issues and opportunities that would have an impact on the highway network and public transport systems operating in the area and to help provide a co-ordinated approach to investment planning and delivery of a transport system that would support the long term needs of the area.

The Masterplan would take into account the anticipated development proposals across East Lancashire and in particular would take account of proposals contained in the submitted Ribble Valley Core Strategy. Some key areas of investment were already identified such as improvements to the Clitheroe to Manchester rail corridor through Transport for Lancashire which was an initiative being taken forward by Lancashire Enterprise Partnership.

In summary the approach in the Masterplan was to be welcomed in particular the recognition of the need for work at the strategic level highlighting key route infrastructure that was necessary for the long term economic wellbeing of the borough. Some work had already been undertaken by the County and its partners or was due to commence shortly as funding had become confirmed. Other work was subject to programing, however as presented the timeframe for work relating to Ribble Valley was not considered to be an issue.

RESOLVED: That

1. Committee authorise the Chief Executive in consultation with the Chairman to submit a response to the consultation informed by a full briefing to be held with all Councillors and Lancashire County Council advising Lancashire County Council of Committee's general support for the measures and proposals set out in the draft Masterplan but the concerns expressed regarding the need for greater recognition of the role of bus services in rural areas to support local communities be made together with any other relevant matters arising from the briefing; and
2. the Head of Regeneration and Housing arranges a briefing with Lancashire County Council to ensure the submission deadline of 6 December to be met and that progress with the masterplan is reported to the Economic Development Working Group.

450

COUNCIL TAX BASE 2014/2015

The Director of Resources informed Committee of the latest position regarding the calculation of the Council's Council Tax Base for the next financial year. She asked that Committee consider changes to our current Council Tax discounts on long term empty properties.

She reminded Members that the Council Tax Base was the measure of the number of dwellings to which Council Tax is chargeable in an area that was used for the purposes of calculating a billing authority and major precepting authorities Band D Council Tax. The relevant amounts calculated are the number of chargeable dwellings in each band shown on the valuation list on a specified day of the previous year and the adjusted for the number of discounts and reductions for disability that apply to those dwellings. She further commented that

significant changes had taken place since last year which would affect the need to calculate our tax base; these were the introduction of local Council Tax support scheme and the introduction of new flexibilities under the technical changes to Council Tax.

The Head of Revenues and Benefits then informed Members that from 1 April 2013, second homes may be charged 100% of the normal rate of Council Tax instead of the previous maximum of 90%. Unoccupied and substantially unfurnished properties were subject to a discount of anything between 0-100% of their Council Tax at the discretion of the billing authority. Properties undergoing (major repair works) or 'structural alteration' which are vacant can be subject to a discount of any amount between 0-100% for a maximum of 12 months. The full 50% discount must be retained on a second home where the liable person is required as part of his/her employment to live in job related accommodation.

From 1 April 2013 local authorities could also set an empty homes premium for long term empty properties. Properties which had been unoccupied and substantially unfurnished for over two years may be charged up to 150% of the normal liability.

Members then discussed the implications of these changes in some detail.

*** RESOLVED: That Committee

1. recommend to Full Council that a discount of 50% on long term empty properties is removed from the 1 April 2013; and
2. recommend to Full Council that an empty homes premium of 50% is charged for properties empty for more than two years.

451 NATIONAL NON DOMESTIC RATES WRITE OFF

The Head of Revenues and Benefits sought Committee's approval to write off National Non Domestic Rate debts. In particular where the company had gone into administration or liquidation and therefore there was a need to write off NNDR debts.

Members then asked a number of questions in relation to the Council's ability to chase these bad debts. The Head of Revenues and Benefits and Director of Resources gave their comments on the questions raised.

RESOLVED: That Committee approve the writing off of £34,692.76 of NNDR debts where it had not possible to collect the amounts due.

452 REFERENCES FROM COMMITTEE - ADDITIONAL CAPITAL SCHEME

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

Community Services Committee considered a report submitted by the Director of Resources which gave details of a request for an addition to the capital programme for 2013/2014. The scheme relates to the installation of a replacement piece of play equipment at John Smith's Playing Fields at a total scheme cost of £24,420. The scheme was part funded from a grant approved through the SITA Trust of £20,230. The balance of the scheme of £4,190 can be funded from the existing capital approval for play area improvements.

RESOLVED: That Committee agree to the request for the addition of the John Smith's play area scheme of £20,230 and the transfer of budget from the play area improvements capital scheme of £4,190 giving a total scheme cost of £24,420.

453 RIBBLE VALLEY COMMUNITY SAFETY PARTNERSHIP – UPDATE

Committee received a report for information on recent work and initiatives undertaken by the Ribble Valley Community Safety Partnership.

RESOLVED: That the report be noted.

454 TREASURY MANAGEMENT MONITORING 2014/2015

Committee received a monitoring report on our treasury management activities for the period 1 April 2013 to 31 October 2013.

The report included the following:

- borrowing requirements
- investments
- prudential indicators
- approved organisations
- recent events

RESOLVED: that the report be noted.

455 REVENUES AND BENEFITS GENERAL REPORT

Committee received a report which covered the following areas:

- National Non Domestic Rates
- Council Tax
- Sundry debtors
- Housing benefit performance
- Housing benefit/Council Tax fraud
- Housing benefit overpayments

RESOLVED: That the report be noted.

456 RIBBLE VALLEY STRATEGIC PARTNERSHIP PERFORMANCE REWARD GRANT PROJECTS

Committee received a report which gave an update on existing projects.

The report indicated that there was still £123,457 of funding still unallocated.

Members discussed the question of how to allocate this funding in the future.

RESOLVED: That

1. the report be noted; and
2. a report be considered by the Budget Working Group on suggestions of how to allocate this funding.

457 REVENUE MONITORING 2013/2014

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

RESOLVED: That the report be noted.

458 OVERALL REVENUE MONITORING 2013/2014

Committee considered a report on the position of the revenue budget for the first six months of the current financial year.

RESOLVED: That the report be noted.

459 CAPITAL MONITORING REPORT 2013/2014

Members received a report on the progress of the approved capital programme for the period April to September 2013 with regard to schemes which fell within the responsibility of this Committee.

RESOLVED: That the report be noted.

460 OVERALL CAPITAL MONITORING REPORT 2013/2014

Members received a report relating to the progress of the approved capital programme for the period April to September 2013.

RESOLVED: That the report be noted.

461 ECONOMIC DEVELOPMENT WORKING GROUP

Committee received the notes of the Economic Development Working Group dated 20 August 2013.

462 BUDGET WORKING GROUP

Committee received the minutes of the Budget Working Group held on 24 September 2013.

463 EXCLUSION OF PRESS AND PUBLIC

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

464 COUNCIL TAX NNDR AND COUNCIL TAX BENEFIT WRITE OFFS

The Head of Revenues and Benefits sought Committee approval to write off certain Council Tax, National Non Domestic Rate and Council Tax benefit debts relating to individuals or sole traders. He commented that there were now a number of cases where the debtor had been declared bankrupt or gone away and it had not been possible to trace them and therefore the Council needed to write off these debts. Members again made a number of comments on the report.

RESOLVED: That

1. Committee approve the writing off of £1,679.31 Council Tax; £10,213.95 NNDR and £2,373.13 Council Tax benefit debts where it had not been possible to collect the amounts due; and
2. the Chief Executive invite a representative of the Valuation Office to attend a future meeting of this Committee.

465 ECONOMIC DEVELOPMENT INITIATIVES

Committee received a report which gave information and an opportunity to discuss current economic development initiatives.

RESOLVED: That the report be noted.

The meeting closed at 8.02pm.

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

Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 14 November 2013, starting at 6.30pm
Present: P Young (Chairman)

Councillors:

P Ainsworth	C Ross
I Brown	I Sayers
R Hargreaves	G Scott
R Newmark	D Taylor
L Rimmer	

Parish Representatives:

P Tyson	Aighton Bailey & Chaigley
M Hincks	Billington & Langho
B Dowles	Bolton-by-Bowland, Gisburn Forest & Sawley
J Walmsley	Bolton-by-Bowland, Gisburn Forest & Sawley
C Astin	Bowland Forest (Higher)
H Douglas	Chatburn
B Redhead	Clayton-le-Dale
A Schofield	Clayton-le-Dale
A Yearling	Clitheroe
K Hutton	Grindleton
P Entwistle	Grindleton
F Priest	Longridge
S Rosthorn	Newsholme & Paythorne
A Steer	Osbaldeston
G Nichols	Read
A Davies	Read
A Ormand	Ribchester
J Shorter	Sabden
G Meloy	Simonstone
R K Jackson	Waddington
D Parker	Waddington
C Cherry	West Bradford
M J Highton	Whalley
J Bremner	Wilpshire
J G Strong	Wiswell

In attendance: Chief Executive, Head of Legal and Democratic Services, Head of Regeneration and Housing, Head of Engineering Services and Partnership Officer.

465

APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Borough Councillors M Robinson, N Walsh and R Swarbrick and from the following Parish Representatives:

E Miller	Bowland Forest (Lower)
F Havard	Billington
J Porter	Bolton-by-Bowland, Gisburn Forest & Sawley
J Shervey	Clitheroe
R Assheton	Downham
J Cowling	Grindleton
L Bateman	Hothersall
B Whittaker	Rimington & Middop
T Haworth	Sabden
I R Hirst	Simonstone
C Ansbro	Thornley with Wheatley
T Gaffney	Wilpshire

466 MINUTES

The minutes of the meeting held on 5 September 2013 were approved as a correct record and signed by the Chairman. There were no matters arising.

467 DECLARATIONS OF INTERESTS

There were no declarations of interests.

468 VILLAGE HUB INITIATIVES

The Chairman introduced Dilys Day who was the Council's new part-time Partnership Officer. Dilys gave a brief talk on her role and background and in particular gave details of the village hub initiative and how it was proposed they would work.

She commented that many communities had assets whether they were organisational or people and her job was to provide connectivity to ensure that every village got the best out of its many and varied community elements. The main focus for most villages was the village hall and she would work with all communities to improve what villages already had.

She would produce a report on each village once that audit work had been concluded. She also commented on an idea in relation to parish newsletters which could be brought together in one document.

Members then asked a number of questions and were generally interested in the idea of village hubs.

RESOLVED: That Dilys be thanked for her informative presentation.

469 CONCURRENT FUNCTIONS

The Chief Executive referred to the report on concurrent functions which highlighted how the scheme had operated for the past 5 years. He was particularly concerned that currently only half the number of Parish Councils had

accessed the scheme which provided a 25% contribution towards revenue costs over a range of services which included burial grounds, footpaths, footway lighting, dog waste bins and parks and plays areas.

He urged parishes to look again at the scheme and to take advantage if they felt it was in their particular villages interests.

RESOLVED: That the report be noted.

470 EAST LANCASHIRE TRANSPORT MASTERPLAN

The Head of Regeneration and Housing informed Committee that Lancashire County Council were developing a series of sub-regional transport masterplans which would look at the highway network and public transport infrastructure. A report had been considered by Policy and Finance Committee earlier in the week and they had agreed to meet with representatives of Lancashire County Council to find out more information and make their views known. The consultation period would end of 6 December 2013 and all parishes were therefore urged to make their own views known.

Members in particular discussed the state of highways and the lack of bus services in certain rural areas. Whilst it was true that Ribble Valley had the highest level transport subsidy in Lancashire, that was reflected in the very rural nature of our area. Comment was also made about the Clitheroe to Manchester rail corridor and the possibility of improvements to rolling stock timetables and extending the service north beyond Clitheroe.

Attention was also drawn to the recent notification from LCC about changes to bus services at Tosside.

RESOLVED: That

1. the report be noted; and
2. that Parish Councils be urged to make their views known to the Lancashire County Council before the deadline of 6 December.

471 REQUEST FOR HIGHWAY SCHEMES

The Head of Engineering Services referred to Minute 135 dated 20 June 2013 when Committee had received two officers from the County Council Environment Directorate who had discussed concerns about the state of the County's roads. They had informed Committee of the financial pressures on the County Council. Discussions had continued on this matter at the Three Tier Forum meeting of 16 September 2013. As a result, the County Council subsequently invited all Parish Councils to select their top 3 priority road improvement schemes, which the County would consider for inclusion in the Draft Commissioning Plan.

The Head of Engineering Services pointed out that whilst there was no evidence of any extra funding being made available for such schemes he nevertheless felt

it was a worthwhile exercise for parishes to respond with their ideas. These could then be considered at a future meeting of the Three Tier Forum. Members raised individual roads within their parishes which were of concern.

RESOLVED: That

1. the report be noted; and
2. Parish Councils be urged to respond to the Lancashire County Council with their top 3 choices.

472

MATTERS BROUGHT FORWARD BY PARISH COUNCILS

a) Sabden Parish Council – Satnav

Committee considered a response from the Department of Transport to the question of large vehicles using inappropriate shortcut routes which were not originally designed to carry such traffic.

The representative from Sabden explained the damage such activities were causing to the roads over the Nick O’Pendle. Other Members indicated that it was not solely a problem which affected Sabden in particular there were issues at Wilpshire and West Bradford.

The Head of Engineering Services informed Committee that he was now a member of a District Road Safety Officers’ Group and this was a matter which could be discussed at a future meeting.

RESOLVED: That

1. the reply from the Department of Transport be noted;
2. the Head of Engineering Services raise the matter at the next District Road Safety Officers’ Group; and
3. any Parish Council which had a problem with a particular road should contact the Community Development Officer with their details which he would then collate and pass on to the Lancashire County Council for their action.

b) Chatburn – Lack of Engagement by Lancashire County Council

The representative from Chatburn that Chatburn Parish Council had set up a meeting with both the Police and the County Council to look at Chatburn Parish Council’s issues on car parking. This meeting had subsequently been cancelled with Lancashire County Council explaining that such matters should only be raised at the Three Tier Forum. He did not feel that this was an appropriate forum to discuss such issues as the members of that forum were not always aware of local issues.

The Head of Engineering Services again suggested that this was a matter which could be taken forward by the District Road Safety Officers' Group. Committee felt however that it would be useful to invite Andy Ashcroft, the Public Realm Manager for Ribble Valley to attend the next meeting to discuss this matter in more detail. The Chairman also offered to raise the matter at the next Three Tier Forum.

RESOLVED: That

1. the matter be noted;
 2. Andy Ashcroft be invited to attend the next meeting of this Committee to discuss the concerns of Chatburn Parish Council;
 3. the issue of non-engagement be raised at the next Three Tier Forum; and
 4. an item be placed on the agenda for the next meeting in relation to Lancashire County Council's relationship with Parish Councils.
- c) Wilpshire Parish Council – Unauthorised Adverts

The Head of Legal and Democratic Services presented her report on the growing problem of unauthorised adverts in the Ribble Valley. She reminded Committee that enforcement was a discretionary power. Complaints received about this issue were divided into two different types, firstly where the adverts were displayed on business or private premises and secondly where adverts which were displayed some distance away from the business eg on the A59.

Her report dealt with the latter issue. Such adverts must have the express consent of the landowner and in the event of the A59 that would generally be the Lancashire County Council as Highway Authority.

Lancashire County Council officers had informed this Council that they objected to such adverts but did not have the necessary resources to carry out enforcement. The Council had been to some of the owners of unauthorised adverts on the A59, and had also started to address the use of 'A' boards to promote businesses on pavements and signs on lampposts and railings in Whalley. She stressed that the Council was always keen to work alongside businesses to inform and assist by providing advice about alternative signage such as the Lancashire County Council brown signs.

The next step would be to use the Council's powers to remove those adverts. This required the Council serving notice on the person responsible for the advert. She did point out that the Council could seek recovery of any costs incurred in this particular process.

There was a very full and frank discussion on the subject of unauthorised adverts. The Head of Legal and Democratic Services reminded Members

of the workload of the Enforcement Officer and the need to prioritise any action taken. Some Members were also concerned that shopkeepers should not be treated unfairly. The Head of Legal and Democratic Services recognised that as always there was a balance to be struck by what could be achieved and people's demands and perceptions.

RESOLVED: That the report be noted.

d) Bolton-by-Bowland, Gisburn Forest and Sawley – Neighbourhood Plans

The representative for Bolton-by-Bowland referred to his report which had been discussed recently at his Parish Council meeting.

He explained that by developing a neighbourhood plan this would make a real difference for his parish. He acknowledged the help already given by Borough Council officers and recognised that work on a neighbourhood plan was very time consuming.

He was more than willing to share with other Parish Councils their views on best practice on how such a plan could be developed. The Head of Regeneration and Housing acknowledged that neighbourhood plans placed a demand on the level of resource which the Borough Council may not be able to easily match in future but the issue would be kept under review with any reports being submitted to Planning and Development Committee.

RESOLVED: That the matter be noted.

473 DATE AND TIME OF NEXT MEETING

The Chairman announced that the next meeting of this Committee would be held on Thursday, 30 January 2014 starting at 6.30pm.

The meeting closed at 8.07pm.

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

Accounts & Audit Committee

Meeting Date: Wednesday, 20 November 2013, starting at 6.30pm
Present: Councillor J Hill (Chairman)

Councillors:

I Brown
G Mirfin
N C Walsh

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

Also in attendance: Karen Palmer and Andrew Cook (Grant Thornton).

The meeting was not quorate and therefore did not officially proceed.

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