



# 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, 4 MARCH 2014** at **6.30PM**.

CHIEF EXECUTIVE  
20 February 2014

## **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 **10 December 2013**.
5. Mayoral Communications.
6. To consider a report on Budget Consultation with Non Domestic Rate Payer Representatives and Voluntary Organisations – report of Director of Resources – copy enclosed.
7. To consider the recommendations of the Special Policy and Finance Committee relating to the Council's Revenue Budget and Capital Programme for 2014/15 and to set the category of dwelling in the Council's area for 2014/15 – report of Director of Resources – copy enclosed.
8. Leader's Report and Question Time.
9. To receive and consider, where appropriate, the minutes of the following Committee meetings now circulated (items marked \*\*\* are referred to Council for decision).

<b>COMMITTEE MEETINGS: 10 DECEMBER 2013 TO 13 FEBRUARY 2014</b>			
<b>COMMITTEES</b>	<b>DATE OF MEETING</b>	<b>PAGE</b>	<b>MINUTE NO'S</b>
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<b>COMMITTEES</b>	<b>DATE OF MEETING</b>	<b>PAGE</b>	<b>MINUTE NO'S</b>
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HEALTH & HOUSING COMMITTEE	23 JANUARY	88 – 92	554 – 567
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PLANNING & DEVELOPMENT COMMITTEE	13 FEBRUARY	108 – 142	603 – 118

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

None.

**NOTES:**

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

## Minutes of Meeting of the Council

Meeting Date: Tuesday, 10 December 2013, starting at 6.30pm  
Present: Councillor R Sherras (Chairman)

### Councillors:

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

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

Councillors observed a minutes silence in remembrance of John Travis, a former Councillor and Mayor, who had recently died.

#### 474 PRAYERS

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

#### 475 APOLOGIES

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

#### 476 DECLARATIONS OF INTEREST

Councillor K Horkin declared a potential interest in respect of property and businesses that he owned within Clitheroe.

#### 477 PUBLIC PARTICIPATION

There were no items of public participation.

478 COUNCIL MINUTES

The minutes of the meeting of the Council held on 1 October 2013 were confirmed as a correct record and signed by the Chairman.

479 MAYORAL COMMUNICATIONS

The Mayor reported on some 56 engagements that he and the Mayoress had attended since the last meeting. These included a range of civic events, award ceremonies, openings, concerts, fund raising events and remembrance services.

He also reported that he had attended the recent funeral of former Mayor, John Travis. In addition he had attended a visit of HRH Duke of Kent at Fort Vale to open a new research and development suite and had attended the consecration of the new Bishop of Blackburn at York Minster.

The Mayor thanked all those who had attended the Mayor's Ball and who had helped organise a successful event.

480 LEADER'S REPORT

The Leader began by confirming that, with the agreement of Members, the flag would fly at half-mast on Wednesday, 11 December as a mark of respect for Nelson Mandela. Members supported the proposal.

The Leader went on to focus on the two priorities that he had highlighted at the beginning of the municipal year, namely Planning and Finance.

He reported that the Core Strategy was now officially at the examination stage. The Leader confirmed that the objective therefore in 2014 was to move swiftly on from the inspection to the allocation stage and then to full adoption in order to give the Council the ability to control over-development in the borough. The Leader expressed his thanks to all officers and staff for their hard work in a difficult and turbulent time and gave particular thanks to Councillor Terry Hill for his continuing leadership and efforts as Chair of Planning Committee and his Vice Chair, Councillor Sue Bibby.

Next the Leader turned to financial objectives and confirmed that the budget process continued to move forward and that the Government grant settlement figure was due soon. He believed there would be challenges ahead, as Government funding continued to be reduced, but noted that the Council's prudent housekeeping over many years had provided a degree of resilience to the Council, and as such he remained confident that the Council would be able to balance its books with no reduction in service levels.

Finally the Leader thanked all Members for their work throughout the year and wished everyone a happy and peaceful Christmas.

481 LEADER'S QUESTION TIME

The Leader of the Opposition, Councillor A Knox, asked if the Leader could confirm how many residents had been affected by the so-called "bedroom tax" and of those how many had received discretionary housing payments and for what period of time.

The Leader thanked Councillor Knox for his question and confirmed that on 1 April 2013, 137 residents who were claiming housing benefit were affected by the Social Sector Size Criteria (SSSC) Regulations, referred to as the "bedroom tax". The current figure was now 122.

The Leader also confirmed that in respect of those affected since the 1 April change, the Council had granted 77 Discretionary Housing Payments and the length of time varied depending upon the circumstances of the applicant but generally most were granted for 26 weeks, with the exception of cases where a property had undergone disabled adaptations, in which case it would be granted for 52 weeks.

482 COMMITTEE MINUTES

(i) Planning and Development Committee – 26 September 2013

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

(ii) Planning and Development Committee – 10 October 2013.

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

(iii) Community Committee – 22 October 2013

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

Minute 385 – Councillor White asked Members to inform him of any activities/events that were to be held in Members wards to commemorate The Great War in 2014.

(iv) Personnel Committee – 23 October 2013

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

(v) Health and Housing Committee – 31 October 2013

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

(vi) Planning and Development Committee – 7 November 2013

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

(vii) Policy and Finance Committee – 12 December 2013

RESOLVED: That the minutes of the above meeting be received with the exception of Minute numbers 443, 446 and 450.

Minute 443 – Localisation of Council Tax Support

Members were asked to approve the local Council Tax Support Scheme for 2014/15.

RESOLVED: That the Local Council Tax Support Scheme for 2014/15 be approved.

Minute 446 – Financial Regulations

The Leader, Councillor S Hirst, asked Members to approve the revised Financial Regulations.

RESOLVED: That the revised Financial Regulations be accepted.

Minute 450 – Council Tax Base 2014/15

Members were asked to approve that the discount of 50% on long-term empty properties was removed with effect from 1 April 2013 and that an empty homes premium of 50% was to be charged for properties that are empty for more than 2 years.

RESOLVED: That

- i) the discount of 50% on long-term empty properties be removed from 1 April 2013; and
- ii) an empty homes premium of 50% be charged for properties that are empty for 2 years or more.

(viii) Parish Council Liaison Committee – 14 November 2013

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

The meeting closed at 7.10pm.

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

## Minutes of Planning and Development Committee

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

Councillors:

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

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

Also in attendance: Councillors S Hore, S Hirst, K Horkin, G Scott and J Shervey.

### 483 APOLOGIES

There were no apologies for absence from the meeting.

### 484 MINUTES

The minutes of the meeting held on 7 November 2013 were approved as a correct record and signed by the Chairman.

### 485 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 486 PUBLIC PARTICIPATION

There was no public participation.

### 487 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2013/0888/P (GRID REF: SD 368309 431205)  
PROPOSED CHANGE OF USE OF FOUR AGRICULTURAL BUILDINGS AND PART OF A FARMYARD FOR THE STORAGE OF CARAVANS (UP TO 70 CARAVANS IN TOTAL) AT BROADHEAD FARM, RAMSGREAVE

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the development as shown on drawing numbers WOR/024/1635/02 and WOR/024/1635/03 Rev.A (amended plan received by the Local Planning Authority on 18 November 2013).

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

3. The number of caravans stored on the site at any one time shall not exceed 70, and the caravans shall only be stored within the buildings and yard areas as shown on drawing no WOR/024/1635/02.

REASON: To comply with the terms of the application and to prevent caravans from being stored on other parts of the farm which could be detrimental to visual amenity contrary to 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. Prior to the first outside storage of any caravans, screen fencing shall have been erected in accordance with precise details of its position, height and “design” that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved fencing shall be permanently retained to the satisfaction of the Local Planning Authority.

REASON: In the interests of visual amenity 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. All vehicular access and egress in association with the caravan storage use hereby permitted, shall be via the existing farm track between Pleckgate Road and the farm buildings and yard area to which the application relates. The existing access between the application site and Whalley New Road shall not at any time be used in association with the development hereby permitted.

REASON: For the avoidance of doubt 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).

6. Prior to the first use of the site for the storage of caravans as hereby permitted, the farm access track to the site shall have been improved in the form of widening at its junction with Pleckgate Road and the provision of 2 passing places in accordance with the details shown on drawing no WOR/024/1635/03 Rev.A. Thereafter the widened junction and passing



places shall be permanently retained to the satisfaction of the Local Planning Authority.

REASON: For the avoidance of doubt 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. Prior to the first use of the site for the storage of caravans as hereby permitted, that part of the access track extending from the highway boundary of Pleckgate Road for a minimum distance of 20m into the site shall be appropriately paved in tarmacadam, concrete, block pavements or other approved materials.

REASON: To prevent loose 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 Core Strategy Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

8. All vehicle and caravan combinations shall enter the site by means of a left turn from Pleckgate Road and shall exit the site by means of a right turn onto Pleckgate Road. Prior to the first use of the site for the storage of caravans as hereby permitted, appropriate signs shall be displayed (in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority) to inform drivers that they must enter and exit the site in accordance with these directions. Thereafter the approved signs shall be permanently retained to the satisfaction of the Local Planning Authority.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

9. Caravans shall not be brought to the site or taken away from the site outside the hours of 8.00am to 6.00pm on any day.

REASON: In the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

NOTE(S):

1. The applicant is informed that Lancashire Constabulary has recommended that a lockable gate or barrier be erected and external lighting be installed for security purposes. The applicant is, however, further advised that no such barriers or gates shall be erected, nor shall any external lighting be installed, unless precise details thereof have first been submitted to and approved in writing by the Local Planning Authority. This is necessary to establish whether the proposed security measures require a separate planning

permission and to ensure that any external lighting, in particular, it does not cause inappropriate and unacceptable light pollution.

2. APPLICATION NO: 3/2013/0915/P (GRID REF: SD 375867 445456)  
INSTALLATION OF SOLAR PANEL TO THE SOUTH EAST (FRONT) ROOF  
PITCH AT 3 PENDLE VIEW GRINDLETON BB7 4QU

The Head of Planning Services informed Committee that a note be added to the decision notice that in accordance with condition 3, visitors to the site should be encouraged to access from the rear of the property.

GRANTED for a limited period expiring 12 months from the date of the decision, subject to the following conditions:

1. This planning permission is granted for a limited period expiring 12 months from the date of the decision. On or before the expiry of this permission, the solar panel shall be removed from the site and the roof shall be reinstated to its former condition in accordance with a scheme that shall first be submitted to and approved in writing by the Local Planning Authority.

REASON: There are public benefits arising from the proposal that would justify the harm that would arise to the significance of the conservation area for a temporary period of 12 months, having regard to the National Planning Policy Framework and Policies ENV1, ENV16, ENV24 and ENV25 of the Ribble Valley Districtwide Local Plan. The retention of the proposal beyond this period would result in significant harm to the conservation area at would not be in the public interest once the property is no longer used for the purpose of providing the public benefit.

2. The development hereby permitted shall be carried out in complete accordance with the details shown on the submitted plans entitled 'Front Elevation' and 'Roof Detail'.

REASON: To clarify the permission.

3. Prior to the commencement of the development, a management scheme for the public to access the property shall be submitted to and approved in writing by the local planning authority. The management scheme shall be implemented in accordance with the approved details for the duration of the temporary consent unless otherwise agreed in writing by the Local planning authority.

REASON: To enable the local planning authority to control public access to the property to protect the amenity of the occupants of neighbouring residential properties and to ensure the public benefits of the proposal are maintained for the duration of the consent in accordance with the National Planning Policy Framework.

(Mr Eastwood spoke against the above application).

3. APPLICATION NO: 3/2013/0916/P (GRID REF: SD 375867 445456)  
AIR SOURCE HEAT PUMP TO REAR ELEVATION AT 3 PENDLE VIEW  
GRINDLETON BB7 4QU

The Head of Planning Services informed Committee that a late representation regarding a landownership issue had been received that would need to be resolved.

MINDED TO APPROVE but DEFERRED AND DELEGATED to the Director of Community Services subject to new issues following consultation.

(Mr Eastwood spoke against 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

The Head of Planning Services informed Committee of a late representation received regarding a revised financial situation.

DEFERRED to enable further negotiation in the light of revised comments from Rural Estates.

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

5. APPLICATION NO: 3/2012/0942/P (GRID REF: SD 374918 440647)  
PROPOSED 1040 RESIDENTIAL DWELLINGS COMPRISING: 728 MARKET  
HOMES; 312 AFFORDABLE HOMES; 156 OF THE TOTAL (1040) WOULD BE  
FOR ELDERLY PEOPLE (IE OVER 55 YEARS OF AGE) OF WHICH 78  
WOULD BE AFFORDABLE; 0.8 HECTARE TO BE RESERVED FOR  
RETIREMENT LIVING WITHIN THE TOTAL OF 1040 HOMES; 0.5 HECTARE  
FOR LOCAL RETAIL, SERVICE AND COMMUNITY FACILITIES (CLASSES A1  
– A4, B1 AND D1); 2.25 HECTARE FOR EMPLOYMENT (CLASS B1)  
ACCOMMODATING UP TO A MAXIMUM GROSS OF FLOOR SPACE OF  
5,575M<sup>2</sup>; 2.1 HECTARE OF LAND FOR A PRIMARY SCHOOL; PUBLIC OPEN  
SPACE INCLUDING GREEN CORRIDORS AND AREAS FOR TREE  
PLANTING AND LANDSCAPING; AN IMPROVED (ROUNDAABOUT) JUNCTION  
BETWEEN PENDLE ROAD AND THE A59; NEW VEHICULAR, PEDESTRIAN

AND CYCLE ACCESSES ONTO PENDLE ROAD AND LITTLEMOOR; NEW PEDESTRIAN AND CYCLE ACCESSES ONTO WORSTON OLD ROAD; NEW PEDESTRIAN AND CYCLE ACCESS FROM THE END OF SHAYS DRIVE; ROADS, SEWERS, FOOTPATHS, CYCLEWAYS, SERVICES AND INFRASTRUCTURE INCLUDING A SUSTAINABLE URBAN DRAINAGE SYSTEM; NEW SERVICES SUCH AS GAS, ELECTRICITY, WATER AND TELECOMMUNICATIONS AT LAND AT HIGHER STANDEN FARM AND PART LITTLEMOOR FARM, CLITHEROE

The Head of Planning Services reported that a petition containing 341 signatures, 3 letters from developer's agents and a rebuttal statement from the applicants had been received.

DEFERRED and DELEGATED to the Director of Community Services for approval following the conclusion of departure procedures, the satisfactory completion of a Legal Agreement within 3 months from the date of this decision and subject to the following conditions:

#### **Details**

1. The development hereby permitted shall not be carried out except in substantial accordance with the principles and parameters described and identified in the Design and Access Statement dated October 2012 and Parameters Plan drawing number SP(90)14D.

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

2. The following drawings are authorised by this planning permission:  
Site Boundary Application Plan Drawing SP(90)15D  
Parameters Plan Drawing SP(90)14D

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

#### **Phasing**

3. Prior to the submission of any reserved matters application, a phasing plan including the parcels which shall be the subject of separate reserved matters applications shall be submitted to and approved in writing by the Local Planning Authority. The phasing plan shall include details of the maximum number of dwellings other land use types and other supporting infrastructure developments (within and external to the site) to be implemented in each phase of development. The development shall be carried out in accordance with the approved phasing plan.

REASON: To ensure the satisfactory phasing of the development and to ensure that the development, including affordable housing, open space, employment and community uses is delivered with supporting infrastructure in a co-ordinated, planned way.

## Design Codes

4. Prior to the submission of the first reserved matters application for each phase, a detailed Design Code for that phase shall have been submitted to and approved in writing by the Local Planning Authority. The detailed Design Code shall demonstrate how the objectives of the Design and Access Statement will be met, including the Character Areas, Landscape Framework and Building in Context principles set out in Appendix 1 thereto, and shall take account of the drawings referred to in Condition 2 above. The development hereby permitted shall be carried out in accordance with the approved Design Code. The Design Code shall include the following:
  - a) principles for determining quality, colour and texture of external materials and facing finishes for roofing and walls of buildings and structures including opportunities for using locally sourced and recycled construction materials;
  - b) accessibility to buildings and public spaces for the disabled and physically impaired;
  - c) sustainable design and construction, in order to achieve a minimum Code for Sustainable Homes Level 3 (or other such equivalent sustainability standard as may be agreed in writing by the Local Planning Authority) for residential buildings and a 'very good' Building Research Establishment Environmental Assessment Method (BREEAM) rating for non-residential buildings, maximising passive solar gains, natural ventilation, water efficiency measures and the potential for home composting and food production;
  - d) measures which show how energy efficiency is being addressed to reflect policy and climate change, and show the on-site measures to be taken to produce at least 10% of the total energy requirements of the development hereby permitted by means of renewable energy sources;
  - e) built-form strategies to include architectural principles, lifetime homes standards, character areas, density and massing, street grain and permeability, street enclosure and active frontages, type and form of buildings including relationship to plot and landmarks and vistas;
  - f) principles for hard and soft landscaping including the inclusion of important trees and hedgerows;
  - g) structures (including street lighting, floodlighting and boundary treatments for commercial premises, street furniture and play equipment);
  - h) design of the public realm, including layout and design of squares, areas of public open space, areas for play and boundary treatments;
  - i) open space needs including sustainable urban drainage;
  - j) conservation of flora and fauna interests;
  - k) provision to be made for art;
  - l) a strategy for a hierarchy of streets and spaces;
  - m) alignment, width, and surface materials (quality, colour and texture) proposed for all footways, cycleways, bridleways, roads and vehicular accesses to and within the site (where relevant) and individual properties;

- n) on-street and off-street residential and commercial vehicular parking and/or loading areas;
- o) cycle parking and storage;
- p) means to discourage casual parking and to encourage parking only in designated spaces;
- q) integration of strategic utility requirements, landscaping and highway design.

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– Post Submission Version (including proposed main changes).

5. No more than 1040 dwellings shall be constructed on the site pursuant to this planning permission.

REASON: The development was supported by an Environmental Statement which took account of the particulars of the application.

#### **Reserved Matters and Implementation**

6. Approval of the details of the access, layout, scale, design and external appearance of any part of the residential development within each phase of the development hereby permitted and the landscaping associated with it ('the residential reserved matters') shall be obtained in writing from the Local Planning Authority before that part of the residential development is commenced within that phase. The development shall not be carried out otherwise than 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 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

7. Approval of the details of the access, layout, scale, design and external appearance of any part of the non-residential development within each phase of the development hereby permitted and the landscaping associated with it ('the non-residential reserved matters') shall be obtained in writing from the Local Planning Authority before that part of the non-residential development is commenced within that phase. The development shall not be carried out otherwise than 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 2008 to 2028 A Local Plan for Ribble

Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

8. Application for approval of the residential reserved matters and non-residential reserved matters in respect of Phase 1 of the development hereby permitted on the Pendle Road frontage (including the ancillary retail and community uses and access by any mode) shall be made to the Local Planning Authority before the expiration of 2 years from the date of this permission.

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 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

9. Phase 1 of the development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 1 year from the date of approval of the last of the residential reserved matters or the non-residential reserved matters (as the case may be) to be approved in respect of that phase, whichever is the later.

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 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

10. Application for approval of the residential reserved matters and non-residential reserved matters in respect of each subsequent phase of the development hereby permitted shall be made to the Local Planning Authority before the expiration of 8 years from the date of this permission.

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 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

11. Subsequent phases of the development hereby permitted shall be begun either before the expiration of 9 years from the date of this permission, or before the expiration of 1 year from the date of approval of the last of the residential reserved matters or the non-residential reserved matters (as the case may be) to be approved in respect of that phase, whichever is the later.

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 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

12. Plans and particulars submitted pursuant to Conditions 6 and 7 above shall include the following details:

- a) the existing and proposed ground levels on the development site and on neighbouring land, and the slab levels of neighbouring buildings and proposed buildings;
- b) any proposed access road(s) detailing the levels of the proposed roads including details of horizontal, vertical alignment and drainage (to an adoptable standard);
- c) layout, specification (including drainage) to an adoptable standard and construction programme for (1) any internal roads not covered by (b) above, (2) footway and cycle way links to the existing built up area, footpaths and cycleways beyond the site, (3) vehicle parking, turning and loading/unloading areas within the site (including visibility splays), (4) secure and sheltered cycle facilities including cycle parking areas and storage facilities (5) access facilities for the disabled, (6) individual accesses, (7) car parking and (8) school drop off and pick up;
- d) the positions, design, materials and type of boundary treatment (including all fences, walls and other means of enclosure) to be provided;
- e) details for all hard landscaped areas, footpaths and similar areas, including details of finished ground levels, all surfacing materials, and street furniture, signs, lighting, refuse storage units and other minor structures to be installed thereon;
- f) contours for all landscaping areas, together with planting plans and schedules of plants, noting species, sizes and numbers/densities, details of all trees, bushes and hedges which are to be retained and a written specification for the landscape works (including a programme for implementation, cultivation and other operations associated with plant and grass establishment);
- g) details of compliance with the principles set out in the Design Code as approved pursuant to Condition 4;
- h) lighting to roads, footpaths and other public areas;
- i) provision for buses so that they can circulate through each completed part or phase of the development and ultimately between Pendle Road and Littlemoor when all phases have been completed;
- j) a Waste Minimisation Statement;
- k) full details of water butts to serve each dwelling; and
- l) a scheme for the provision of fire hydrants, to be served by mains water supply, and a timetable for their installation;
- m) public open space / play facilities
- n) a heritage impact assessment

REASON: To ensure that the development integrates with the locality and In order that the Local Planning Authority shall be satisfied as to the details 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 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

### **Parameters**

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order and subsequent re-enactments and amendments with regard to permitted development rights for dwellings, no buildings (other than those ancillary outbuildings allowed by the above Order without an express consent) shall be erected within 15 metres of the boundaries of properties in the following streets: -

- Lingfield Avenue
- Hillside Close
- Shays Drive
- Brett Close
- Pagefield Crescent
- Gills Croft

REASON: To reduce the impact on existing properties in the interests of residential amenity 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 Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

14. No buildings above 6 metres in height (1.5 storeys) shall be located within 21 metres of the boundaries of properties in the following streets: -

- Lingfield Avenue
- Hillside Close
- Shays Drive
- Brett Close
- Pagefield Crescent
- Gills Croft

REASON: To reduce the impact on existing properties in the interests of residential amenity 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 Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

15. The school building(s) hereby permitted shall not exceed 9 metres in height and shall be located a minimum of 21 metres from the rear boundary to properties in:

- Lingfield Avenue
- Hillside Close
- Shays Drive

- Brett Close
- Pagefield Crescent
- Gills Croft

REASON: To reduce the impact on existing properties in the interests of residential amenity 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 Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

16. None of the other non-residential buildings on the site (ie those not affected by the above condition) shall exceed 9 metres in height in respect of the retail and community buildings or 12m in height for the employment buildings.

REASON: To reduce the impact on visual amenity and in the interests of residential amenity 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 Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

### **Commercial and Community Uses**

17. The Ancillary Retail and Community buildings hereby permitted shall not exceed 1500m<sup>2</sup> gross floorspace in total.

REASON: The development was supported by an Environmental Statement, which took account of the particulars of the application

18. The Employment (Class B1) buildings hereby permitted shall not exceed 5575m<sup>2</sup> gross floorspace in total.

REASON: The development was supported by an Environmental Statement, which took account of the particulars of the application

19. The primary school hereby permitted shall not exceed 1285m<sup>2</sup> gross floorspace.

REASON: The development was supported by an Environmental Statement, which took account of the particulars of the application.

### **Heritage and Archaeology**

20. A buffer of land shall be kept clear of any buildings or vehicular highways for a distance of 15 metres from the deer fence which marks the north boundary of the new woodland known as Jubilee Wood. For the avoidance of doubt, the surface water drainage system is not affected by this condition.

REASON: To reinforce the screening between the application site, Standen Hall, listed buildings in accordance with Policies G1 and ENV19 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policies DMG1 and

DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

21. Notwithstanding the Green Buffer Zone to the east of 1 – 15 (odd) Littlemoor and to the north of The Old Bothy shown on the Parameters Plan (IBI Taylor Young Drawing SP(90) 14D) submitted with the application, there shall be no buildings or vehicular highways for a distance of 10 metres and 20 metres respectively from the boundary of the application site which abuts those Buffer Zones. For the avoidance of doubt, the surface water drainage system is not affected by this condition.

REASON: To mitigate the impact of the development on the setting of no's 1 – 15 (odd) Littlemoor and The Old Bothy, a listed buildings in accordance with Policies G1 and ENV19 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policies DMG1 and DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft– Post Submission Version (including proposed main changes).

22. Notwithstanding conditions 4, 20 and 21 above or those under the heading 'Landscaping' below (conditions 27-30) for the whole site, no development shall commence until full details of the planting of the buffer in condition 20 and buffer zones in condition 21 have been submitted to and approved by the Local Planning Authority in writing.

The details shall include:

- planting details (including species, numbers, planting distances/densities and plant sizes);
- within the planting details - express identification of all supplementary and compensatory planting of native trees and hedgerows which shall be over a greater area than any trees or hedges to be lost (as a minimum of ratio of 3:1);
- boundary treatments;
- a programme for the implementation of the landscaping works including all boundary treatments.

The development shall be implemented in accordance with the approved details. The planting thereby approved shall be implemented within the first planting season after the start date of the first phase or any part of the development.

REASON: To reinforce the screening between the application site and Standen Hall, a listed building and to mitigate the impact of the development on the setting of The Old Bothy, a listed building in accordance with Policies G1 and ENV19 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policies DMG1 and DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

23. Any grassed areas, plants or trees forming part of the landscape works approved under Condition 22 above (for the avoidance of doubt, this includes retained trees and grassed areas) which with a period of 5 years from the completion of the approved landscaping scheme for that part of the site, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season. Replacement trees and plants shall be of a similar size and species to those lost, unless the LPA gives written approval of any variation.

REASON: To ensure the effectiveness of screening between the application site and Standen Hall and The Old Bothy, listed buildings in accordance with Policies G1 and ENV19 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policies DMG1 and DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

24. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To enable the appropriate archaeological recording, excavation and analysis of any surviving upstanding earthworks and buried below-ground archaeological remains of interest in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policy DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

- 25: No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To enable appropriate records to be made of the historic farm buildings at Higher Standen Farm in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policy DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

26. No part or phase of the development hereby permitted shall begin until a scheme for screening the site during construction relating to such part or phase has been submitted and approved by the LPA in writing

REASON: To minimise the impact on heritage assets in accordance with Policies G1 and ENV19 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policies DMG1 and DME4 of the Core Strategy 2008 to

2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

## **Landscape and Open Space Strategy/Play Space**

### ***Landscaping***

27. Notwithstanding the provision of Condition 4 above no development shall take place on any part or phase of the development until full details of both hard and soft landscaping works relating to such part or phase have been submitted to and approved by the LPA in writing.

These details shall include:

- planting details (including species, numbers, planting distances/densities and plant sizes);
- within the planting details - express identification of all supplementary and compensatory planting of native trees and hedgerows which shall be over a greater area than any trees or hedges to be lost (as a minimum of ratio of 3:1);
- surfacing;
- street furniture;
- signage;
- boundary treatments;
- a programme for the implementation of the landscaping works including all boundary treatments.

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

REASON: To enhance the appearance of the development 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 – Post Submission Version (including proposed main changes).

28. All landscaping schemes approved (pursuant to conditions 6 & 7 of this permission) for each phase of development (as approved under condition 3 of this permission) shall be fully implemented in the first complete planting and seeding season following the occupation of the dwellings, or non-residential uses within that phase or the completion of the phase to which they relate, whichever is the sooner.

Any grassed areas, trees or plants (for the avoidance of doubt, this includes retained trees and grassed areas) which, within a period of five years from completion of the relevant development phase die, are removed or become seriously damaged or diseased shall be replaced in the next planting season. Replacement trees and plants shall be of a similar size and species to those lost, unless the LPA gives written approval of any variation.

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– Post Submission Version (including proposed main changes).

29. No more than one bridge shall cross the unnamed watercourse on the site.

REASON: To minimise the impact on local biodiversity to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

30. Prior to commencement of development within a phase a Play Space Management Plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for the play areas within that phase, shall be submitted to and approved in writing by the Local Planning Authority. The Play Space Management Plan shall also provide precise details of all play equipment in that phase and its maintenance and indicate a timescale when the play spaces shall be provided and made available for use within that phase. The Play Space Management Plan shall be carried out in accordance with the details so approved.

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policies G1 and RT8 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMB4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

### **Ecology and Biodiversity**

31. No site clearance, site preparation or development work shall take place within a phase until a Long Term Landscape and Ecological Management Plan to include long term design objectives post completion management responsibilities and maintenance schedules for all landscaped/habitat areas (other than privately-owned domestic gardens) including any areas of public open space not covered by condition 30 and the buffer zones in conditions 20 and 21 such as grasslands, hedges, trees, swales, reed beds and other sustainable drainage features within that phase has been submitted to and approved in writing by the Local Planning Authority. The Long Term Landscape and Ecological Management Plan shall include (but not be limited to):

- monitoring of the establishment of all landscape planting and habitat planting;
- aftercare of all landscape planting and habitat enhancement in accordance with conservation and biodiversity objectives;
- monitoring and treatment of invasive species;

- monitoring of condition of and maintenance of footpaths to encourage use and avoid the creation of informal footpaths that may damage other habitats;
- monitoring and maintenance of bat and bird boxes;
- maintenance of SUDS; and
- appropriate timings of management works to ensure avoidance of bird nesting seasons etc.

The Long Term Landscape and Ecological Management Plan shall be informed by the details contained within Chapter 7 Volume 1 of the Environmental Statement (October 2012) lodged with the planning application prepared by Amec. The Long Term Landscape and Ecological Management Plan shall be carried out as approved.

REASON: To minimise the impact on ecology and the enhancement of ecology post development in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

32. No part or phase of the development shall begin until full details of the following have been submitted to and approved in writing by the Local Planning Authority:
- 1) A vegetated buffer zone no less than 8 metres wide between Pendleton Brook and any construction activities.
  - 2) A vegetated zone no less than 5 metres wide between any other watercourse or ditch to be retained.

The width of the buffer zones shall be measured from the top of the banks of the watercourses and shall be kept free of structures, hard standings and fences and shall be planted with locally native plant species of UK generic provenance.

REASON: To protect local biodiversity to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

33. No part of the zones referred to in condition 32 shall contain the curtilages to any buildings.

REASON: To maintain the character of the watercourses and provide undisturbed refuges for wildlife using the corridors thereby protecting local biodiversity to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

34. No development shall commence on any part of a bridge over the unnamed watercourse on the site until full details have been submitted to and approved in writing by the Local Planning Authority. The crossing shall comprise a single clear span structure. The details shall demonstrate that the location of the structure would be sited as far away from Pendleton Brook as possible. In addition, the details shall demonstrate that the structure has been designed to be as narrow as possible.

REASON: To minimise the impact on local biodiversity to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

35. No development shall take place within a phase until details of the provisions to be made for bat roosts on suitable trees, plots and building elevations within that phase and details of artificial bird (species) nesting sites/boxes on suitable trees, plots and building elevations within that phase have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be implemented before the development in that phase is first brought into use.

REASON: In the interests of enhancing local biodiversity to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

### **Construction Environmental Management Scheme**

36. No part or phase of the development shall begin until a Construction Environmental Management Scheme relating to such part or phase has been submitted to and approved in writing by the Local Planning Authority.

Where relevant, the Construction Environmental Management Scheme for each Phase shall contain (but not be limited to): -

- i. Tree and hedgerow protection measures in accordance with BS5837:2012;
- ii. Measures to be applied to protect nesting birds during tree felling/vegetation clearance works, or other works that may affect nesting birds (including buildings or other suitable breeding bird habitat which are to be removed as part of the proposals;
- iii. Watercourse and ditch protection measures including location and type of protective demarcation fencing along Pendleton Brook (and the calcareous grassland) and other important habitats identified in Volume 3 of the Environmental Statement (October 2012) lodged with the planning application such as Ditch 1;



- iv. A method statement for the protection of bats at the trees and buildings identified in Volume 3 of the Environmental Statement (October 2012) lodged with the planning application including licensing requirements;
- v. Construction lighting scheme;
- vi. A method statement for the protection of Brown Hare (particularly during the breeding season);
- vii. Pollution Prevention Guidelines (PPG) and protocol including surface water monitoring along the Ditches and Pendleton Brook; and
- viii. Eradication Management Plan for Japanese Knotweed

The Construction Environmental Management Scheme shall be carried out as approved.

REASON: To ensure that the environmental impact is minimised in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

### **Tree Protection**

37. No part or phase of the development shall begin until an Arboricultural Method Statement, Tree Protection Plan and Tree Protection Monitoring Schedule relating to such part or phase has been submitted to and approved in writing by the Local Planning Authority before the site works are begun within that phase.

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

REASON: In order to ensure that any trees/hedgerow affected by the development considered as 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 Districtwide Local Plan and Key Statement EN2 and Policies DMG1 and DME2 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

38. The particulars submitted pursuant to Condition 36(i) and 37 above shall include:
  - a) a plan showing the location of, and allocating a reference number to, each existing tree on the site identifying which trees are to be retained and the crown spread of each retained tree;
  - b) details of the species, diameter, approximate height and an assessment of the health and stability of each retained tree;
  - c) details of any proposed topping or lopping of any retained tree;

- d) details of any proposed alterations in existing ground levels and of the position of any proposed excavation within the crown spread of any retained tree;
- e) The root protection zone for each tree which shall be agreed in writing by the Local Planning Authority before the development begins in that phase and the agreed tree protection measures shall remain in place until all the approved works have been completed within that phase and all excess materials have been removed from the site including soil/spoil and rubble;
- f) 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;
- g) No tree as identified to be retained in (a) above shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work);
- h) If any tree identified to be retained at (h) is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

REASON: In order to ensure that any trees/hedgerow affected by the development considered as 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 Districtwide Local Plan and Key Statement EN2 and Policies DMG1 and DME2 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

### **Construction Management**

39. Before each phase of development hereby permitted is commenced a Construction Method Statement/Management Plan in respect of that phase shall have been submitted to and approved in writing by the Local Planning Authority. Construction of each phase of the development shall not be carried out otherwise than in accordance with each approved Construction Management Plan. Each Construction Management Plan shall include the following matters:
- a) the routing of construction and delivery vehicles using restricted routes thereby avoiding minor lanes/roads and the centre of Clitheroe;
  - b) programme of works (including measures for traffic management and operating hours) parking and turning for vehicles of site personnel, operatives and visitors;
  - c) loading and unloading of plant and materials;
  - d) storage of plant and materials used in constructing the development;

- e) erection and maintenance of security hoarding and lighting;
- f) wheel washing facilities and a programme for cleaning;
- g) a Management Plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- h) a scheme for recycling/disposing of waste resulting from construction works (there shall be no burning on site;)
- i) a Management Plan to control noise and vibration during the construction phase (in accordance with BS : 5228 : 2009 code of Practice titled 'Noise and Vibration Control on Construction and Open Sites') The Noise Management Plan for each part or phase of the development shall include details of acoustic heavy duty fencing and locations; location of site offices, compounds and storage and operation of the wheel wash;
- j) details of lighting to be used during the construction period which should be directional and screened wherever possible

REASON: In the interests of protecting the residential amenities of the locality and 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 – Post Submission Version (including proposed main changes).

### **Energy/Sustainability**

40. 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 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 to comply the with Key Statement EN3 and Policy DME5 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

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

REASON: In order to reduce carbon emissions and to comply with Key Statement EN3 and Policies DMG1 and DME5 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

42. The non-residential buildings hereby permitted shall achieve a BREEAM “very good” rating or above. No part of any non-residential building hereby permitted shall be occupied until a copy of a post-construction completion

certificate, verifying that that building has achieved a “very good” rating, has been submitted to the Local Planning Authority.

REASON: Reason: In order to reduce carbon emissions and to comply with Key Statement EN3 and Policy DME5 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

## Noise

43. No part or phase of the development shall begin until a scheme to mitigate noise during construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that noise levels during periods of construction will not exceed 65dB LAeq.12hr at any properties beyond the site. The works shall thereafter be carried out in accordance with the details so approved.

REASON: To minimise the impact of noise during construction phases in the interests of residential amenity 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 Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

44. No part or phase of the development involving non-residential buildings hereby permitted shall begin until details of any fixed noise sources have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the details so approved and thereafter retained.

REASON: To minimise the impact of noise post construction in the interests of amenity 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 Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

45. No part or phase of the development shall begin until a suitable scheme of glazing/ventilation for buildings within that phase has been submitted to and approved in writing by the Local Planning Authority. The buildings shall be constructed in accordance with the details so approved with the glazing/ventilation thereafter retained.

REASON: In the interests of amenity 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 Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

46. Construction on any part or phase of the development shall be restricted to the following hours:

- Monday to Friday 0800 – 1800

- Saturday 0900 – 1300

For the avoidance of doubt, no construction shall take place on Sundays or public holidays.

REASON: In the interests of protecting residential amenity whilst construction works are in progress 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 Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

47. No deliveries or vehicles involved in construction shall arrive or depart from the site other than between the hours set out in condition 46 above.

REASON: In the interests of protecting residential amenity whilst construction works are in progress 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 Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

48. Construction on any part or phase of the development shall be undertaken in accordance with the mitigation measures as described in Section 10.5.1 of the Environmental Statement dated October 2012.

REASON: In the interest of environmental health to protect amenity whilst construction works are in progress 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 Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

49. All parts or phases of the development shall achieve a noise rating level for fixed items of plant of no more than 5 dB below existing background noise levels as indicated in 10.8.1 of the Environmental Statement of October 2012.

REASON: In the interests of protecting residential amenity whilst construction works are in progress 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 Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

## **Highways and Parking**

### ***Construction access***

50. No development shall take place until full details of the access onto Pendle Road have been submitted to and approved in writing by the Local Planning Authority which is in accordance with the final junction layout (with development). Furthermore no construction activities shall take place until that access has been constructed to base course standard (to an adoptable standard and in accordance with the approved plans) for a distance of 30

metres beyond the current access point into the site or up to the first internal junction whichever is the greater.

REASON: In the interests of road safety to ensure that a proper site access has been created for construction traffic in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

### ***Transport and highways***

51. No development shall be commenced until a scheme of off-site works of highway improvement has first been submitted to, agreed in writing by the Local Planning Authority and delivered in line with agreed trigger points. To include A59/Whalley Road roundabout, junctions around and served by either Waterloo Road and Pendle Road.

REASON: In the interest of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

52. No part or phase of the development comprising the non-residential buildings hereby permitted shall begin until a Travel Plan Framework relating to such part or phase has been submitted to and approved in writing by the Local Planning Authority.

REASON: To promote sustainable travel patterns and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

53. Prior to the occupation of the first dwelling within a phase (as approved under Condition 3) a Travel Plan based upon the submitted Framework Travel Plan to improve accessibility by sustainable modes for residents of dwellings within that phase shall have been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include:

- a) appointment of a named Travel Plan Co-ordinator;
- b) details of initiatives to encourage sustainable travel patterns and a mechanism to ensure they can be fully delivered/funded;
- c) a scheme for the management and implementation of the Travel Plan;
- d) targets for modal shift;
- e) implementation timescales;
- f) a strategy for marketing and proposed incentives;
- g) arrangements for monitoring and review.

The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the approved Travel Plan for development within that phase for a period of time not less than 5 years following completion of the final parcel of development in that phase (as approved under Condition 3).

REASON: In the interests of sustainability and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft– Post Submission Version (including proposed main changes).

54. The new estate roads within a phase of the development hereby permitted shall be constructed in accordance with a detailed scheme (including a timetable for implementation) which shall be submitted to and approved in writing by the Local Planning Authority before development commences within that phase. The estate roads shall be constructed to adoptable standards in accordance with the Lancashire County Council Specification for Construction of Estate Roads and the scheme shall be implemented in accordance with the approved details and timetable.

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 Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

55. No part or phase of the development shall begin until full details of the footpath and cycle way accesses from beyond the site (including a timetable for implementation) relating to such part have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details and timetable.

REASON: To minimise the environmental impact of the development and integrate it with the existing built up area to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

56. Means of vehicular access shall be from Pendle Road and Littlemoor. In the case of Littlemoor the access shall only be used for buses and emergency vehicles.

REASON: To minimise the environmental impact of the development and integrate it with the existing built up area to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

57. No part or phase of the development shall begin until full details of the vehicular access from Pendle Road up to such part or phase have been submitted to and approved by the LPA in writing and the access and road has been constructed to base course standard.

REASON: In the interests of road safety and to ensure those roads to an acceptable standard are provided within the development in line with the construction of buildings and use of the site to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

58. No part or phase of the development to the south and west of the unnamed water course within the site shall begin until full details of the emergency and bus only vehicular access from Littlemoor relating to such part or phase have been submitted to and approved by the LPA in writing and the access and road has been constructed to base course standard.

REASON: To enhance permeability for buses, cyclists and pedestrians and enhance the sustainability of the development as a whole to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

59. No part or phase of the development shall begin until full details of all footpath and cycle linkages relating to such part or phase (including a timetable for implementation) have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details and timetable.

REASON: To ensure that the development integrates with the local area in a sustainable manner to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

60. Development shall not be commenced for any part or phase until full details of the proposed bus stops have been submitted to and approved in writing by the Local Planning Authority.

REASON: To promote sustainable travel to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).



61. No dwellings to be built in any part or phase of development shall be occupied until all of the bus stops shown on the plans to be submitted have been constructed are available for use within that phase.

REASON: To promote sustainable travel to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

62. Not more than 50% of the dwellings to be built shall be occupied until the employment site hereby permitted has been provided with vehicle, pedestrian and cycling accesses to adoptable standard and all three are available for public use.

REASON: To promote sustainable travel to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

63. No more than 200 dwellings shall be occupied until the local retail centre hereby permitted has been provided with vehicle, pedestrian and cycling accesses to adoptable standard and all three are available for public use.

REASON: to promote sustainable travel to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

64. No part of phase of the development hereby permitted shall commence, including site preparation works, until the proposed roundabout at the junction of the A59 and Pendle Road has been constructed and is open for use as part of the public (adopted) highways.

REASON: To enhance accessibility between the site and the principal road network to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

### **Lighting**

65. Prior to commencement of development within a phase (approved pursuant to Condition 3) details of a scheme for artificial public street/road/footway lighting for that phase shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include details to demonstrate how artificial illumination of important wildlife habitats (boundary vegetation of the site and bat commuting routes identified across the site) is

minimised. The approved lighting scheme shall be implemented in accordance with the approved details.

REASON: In the interests of the amenities of nearby residents, ecology and to avoid light pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

## **Drainage and Flooding**

### ***General***

66. At the same time as the submission of the first Reserved Matters application for a phase or part of a phase of the development hereby permitted a Foul and Surface Water Drainage Strategy shall be submitted to the Local Planning Authority for approval in writing. Such strategy to include the following details as a minimum:

- i. the proposed foul connection points to existing public sewerage infrastructure for the entire site. This shall clearly show the points of connection for the foul flows into the existing public sewerage network from all phases of development defined under condition 3;
- ii. the details of any additional off-site drainage infrastructure required as a result of the entire development; and
- iii. any drainage infrastructure connections (foul and surface water) between the different phases of the development defined by condition 3. Where drainage infrastructure connects development from different phases, it will be necessary to show how much development will be served by the connecting drainage infrastructure.
- iv. The existing Greenfield surface water run-off rate for the entire site and details demonstrating how the combined phases of development discharging to Pendleton Brook and its tributary within the site will not exceed the existing Greenfield rate as identified.

At the same time as the submission of each subsequent Reserved Matters application for a phase or part of a phase, an updated Foul and Surface Water Drainage Strategy shall be submitted to the Local Planning Authority for approval. (Such Strategy to include as a minimum the details listed above.

Unless otherwise agreed in writing with the Local Planning Authority there shall be no foul and surface water connections between phases of development defined (and as may be amended from time to time) by condition 3 other than in accordance with the connections identified and approved under item (iii) above. The detailed drainage schemes for each phase of development required by conditions 67, 68 and 69 shall be submitted for approval in writing in accordance with the foul and surface water drainage details approved under this condition.

No development shall be commenced on any phase or part of any phase of the development hereby permitted unless and until the Foul and Surface Water Drainage Strategy submitted with the relevant Reserved Matters application has been approved in writing by the Local Planning Authority.

REASON: To ensure a holistic approach to the construction of the detailed drainage infrastructure for the site so that the drainage infrastructure which is constructed is able to cope with the foul and surface water discharges from the entire development site to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Key Statement DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

67. For the avoidance of doubt, surface water shall drain separately from the foul. Unless otherwise agreed in writing, no surface water shall discharge directly or indirectly into the public foul, combined or surface water sewerage systems in accordance with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition 65 above and with the details contained in the submitted application form, Flood Risk Assessment prepared by Amec Environment and Infrastructure dated October 2012, and the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013.

REASON: To reduce the risk of flooding & pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

### ***Foul Drainage***

68. Prior to commencement of any phase or part of any phase of the development hereby permitted, full details of the foul drainage scheme for that phase including full details of any connections to the foul sewer network and any necessary infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The details for each part or phase must be consistent with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition 65 above and with the principles of the Flood Risk Assessment prepared by Amec Environment and Infrastructure dated October 2012 and the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013. No housing or other development shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details and written notice of this fact has been sent to the Local Planning Authority.

REASON: To promote sustainable development, secure proper drainage and to reduce the risk of flooding & pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22

Submission Draft – Post Submission Version (including proposed main changes).

***Surface Water Drainage***

69. Prior to the commencement of each phase or part of the development hereby permitted, full details for a surface water regulation system and means of disposal for that phase or part phase, based wholly on sustainable drainage principles and evidence of an assessment of the hydrological and hydrogeological context of the development for that phase (inclusive of how the scheme shall be maintained and managed after completion and any necessary infrastructure) shall be submitted to and approved by the Local Planning Authority in writing. The drainage scheme shall demonstrate that the surface water run off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the existing undeveloped site and following the corresponding rainfall event. The details for each phase must be consistent with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition 65 above and with the principles of the Flood Risk Assessment prepared by Amec Environment and Infrastructure dated October 2012 and the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To promote sustainable development, secure proper drainage and to reduce the risk of flooding & pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft– Post Submission Version (including proposed main changes).

70. No part of phase of the development shall begin until full details of the method to delay and control surface water discharged from that part or phase of the development; and the measures taken to prevent pollution of the receiving ground waters have been submitted to and approved in writing by the Local Planning Authority.

REASON: To prevent pollution and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

71. Prior to the commencement of each phase or part phase of the development hereby permitted, a Sustainable Drainage, Construction, Maintenance and Management Plan (CMP) for the lifetime of that phase or part phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include arrangements for permanent adoption by a SuDs approving body (SAB), Statutory Authority or other relevant party of any sustainable drainage features including any outfalls into

local water courses, structures, ponds and bridges. Each phase shall be completed maintained and managed in accordance with the approved details.

REASON: To prevent flooding and pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

72. The discharge of surface water into Pendleton Brook and its tributary within the site shall not exceed the Greenfield run-off rate as identified in the Foul and Surface Water Drainage Strategy.

REASON: To prevent flooding and pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft– Post Submission Version (including proposed main changes).

73. The development hereby permitted shall conform in its entirety to the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition 65 above and to the recommendations in the Flood Risk Assessment produced by Amec in October 2012 as updated by the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013. More particularly where not referred to elsewhere in this decision notice:

In submitting the full details of the sustainable surface water drainage systems for each phase of the development they shall include some re-profiling of the site to remove local low points and ensure that all run-off from the site enters the proposed SuDS drainage system and does not concentrate temporarily along overland flow paths.

All finished floor levels (FFLs) shall be at least 150mm above the local ground level at each development plot.

A 10 metre wide access corridor shall be kept clear at all times along the lower 800 metres of the unnamed on site water course from its confluence with Pendleton Brook.

All surface water run-offs from the entire development shall be managed and attenuated on site using a combination of underground surface water storage devices and sustainable urban drainage (SuDS) structures such as geocellular structures beneath roads, attenuation ponds, swales and filter drains.

REASON: To prevent flooding and pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22

Submission Draft – Post Submission Version (including proposed main changes).

## INFORMATIVES

1. This permission shall be read in conjunction with the accompanying legal agreement which for the avoidance of doubt covers matters associated with affordable housing (mechanisms for its delivery); education (contributions towards local education facilities; the provision of a new primary school on the site and provisions for adjusted contributions); sports and recreation (contributions towards the provision of facilities at Ribblesdale School, Clitheroe or otherwise as agreed); Jubilee Wood (management) and transport (contributions towards the provision of public transport and a Travel Plan)
2. Dwellings should achieve the water credits required to meet Code level 3 of the Code for Sustainable Homes.
3. For non-residential development where the development is being assessed against BREEAM the Environment Agency suggests that buildings should achieve the maximum number of water credits in accordance with the requirements of the relevant BREEAM scheme with the exceptions of credits awarded for grey water/rainwater systems. These systems should be installed where cost effective and the system is designed to ensure that energy user and carbon emissions are minimised.
4. Developers should consider:
  - Water management in the development including dealing with grey water;
  - Using sustainable forms of construction including the recycling of materials;
  - Energy efficient buildings.
5. Any waste to be used on site requires an appropriate waste exemption or permit from the Agency.
6. The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable for any off-site movements of wastes. Developer as waste producers therefore have a duty of care to ensure that all materials removed go to an appropriate permitted facility and all relevant documentation is completed and kept in line with regulations.
7. Developers are advised to contact the Environment Management Team in the Agency's Preston office; 01772 7614198  
[www.environment-agency.gov.uk/subject/waste](http://www.environment-agency.gov.uk/subject/waste)
8. Consideration should be given to opening up of any piped or culverted watercourses and the removal of weirs.
9. Flood Defence Consents (FDCs) will be required for the outfall structures draining any SuDS ponds into the local watercourses and for any bridges.
10. Only FDCs for necessary and appropriately designed structures will be approved.
11. Attention is drawn to the law with regard to the sensitivities of breeding birds.
12. 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.
13. The applicant should contact United Utilities Service Enquiries on 0845 746 2200 regarding connection to the water mains/public sewers. The provision of a mains water supply could be expensive.

14. Water mains will need extending to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991.
15. United Utilities offer a fully supported mapping service at a modest cost for our water mains and sewerage assets. This is a service, which is constantly updated by our 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.
16. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpaths 11 and 14 in the parish of Clitheroe affects the site.
17. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

(Councillor Robinson, on behalf of Clitheroe Town Council, spoke against the above application. Councillor Shervey was given permission to speak on the above application. Councillor Horkin was given permission to speak on the above application).

6. APPLICATION NO: 3/2013/0782/P (GRID REF: SD 360283 436019)  
 DEVELOPMENT OF 32 DWELLINGS INCLUDING AFFORDABLE HOUSING AND ALTERATIONS TO EXISTING ACCESS FOLLOWING SITE CLEARANCE AT SPOUT FARM PRESTON ROAD LONGRIDGE PR3 3BE

The Head of Planning Services reported that in consultation with the Strategic Housing Officer, a change of tenure had been made to this application.

DEFERRED for approval to the Director of Community Services subject to the satisfactory completion of a legal agreement within 3 months from the date of this decision unless an agreed extension of time has been approved by the Head of Planning Services and 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 submission of Reserved Matters in respect of layout, scale, appearance and landscaping and implementation shall be carried out in substantial accordance with the design principles and parameters contained within the Design & Access Statement (August 2013) and in substantial accordance with the submitted Site Layout (2623 Dwg:02 Rev D) and Outline Landscaping Proposals (1304-L-01 Rev 1A).

REASON: For the avoidance of doubt to ensure there is no ambiguity in the decision notice over what amount of development has been approved. In accordance with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft ensuring a satisfactory standard of appearance and scale given its location.

3. No more than 32 dwellings (Use Class C3) are hereby permitted within the application site.

REASON: For the avoidance of doubt to ensure there is no ambiguity in the decision notice over what amount of development has been approved. In accordance with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft ensuring a satisfactory standard of appearance and scale given its location

4. 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 splay to be the subject of this condition shall be that land in front of a line drawn from a point measured 2.4 metres measured along the centreline of the access from the continuation of the nearer edge of the carriageway of Preston Road to points measured 90metres in each direction along the nearer edge of the carriageway of Preston Road from the centreline of the access, and shall be constructed and maintained in accordance with the approved plan

REASON: To ensure adequate visibility splays are maintained at all times. In accordance with Policy T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

5. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to and approved by the planning authority in consultation with the highway authority.



REASON: To ensure adequate visibility splays are maintained at all times and to ensure the proposed Highways works are acceptable prior to the commencement of the development. In accordance with Policy T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

6. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 5. has been constructed and completed in accordance with the scheme details.

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. In accordance with Policy T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

7. No development shall take place until a construction method statement has been submitted to and approved by the local planning authority in consultation with the highway authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- i the parking of site operatives and visitors
- ii the loading and unloading of plant and materials
- iii the storage of plant and materials used in the construction of the development
- iv the erection and maintenance of security hoarding
- v wheel washing facilities
- vi measures to control the emission of dust and dirt during construction.
- vii the highway routing of plant and material deliveries to and from the site.

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

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 hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 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 site. In accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

9. The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure a satisfactory means of drainage and that the development will not increase the risk of pollution to controlled water. In accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

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

- 1) A 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 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 local planning authority. The scheme shall be implemented as approved.

REASON: To ensure that the development does not pose a risk of pollution to controlled waters. In accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

11. The reserved matters application(s) shall include details of the provision of a bus stop to Lancashire County Council Bus Stop Quality Standard within the site in accordance with such details as have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The bus stop shall be implemented in accordance with the approved details and be capable of being brought into use by a public bus service operator prior to the occupation of any dwelling on site.

REASON: To ensure that occupants of the development have adequate access to public and sustainable transport methods. In accordance with Policy T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

12. Prior to the commencement of development, details of the proposed mitigation measures as identified in the submitted Extended Phase 1 Habitat Survey & Baseline Ecological Impact Assessment shall be submitted to and approved by the Local Planning Authority.

REASON: To ensure that the development does not pose a threat or undermine the existing ecological value of the site or the Alston Wetland Nature Reserve. In accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

## 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 Walton spoke in favour of the above application).

7. APPLICATION NO: 3/2013/0851/P (GRID REF: SD 377133 435013)  
PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF 16  
DWELLINGS WITH ASSOCIATED ACCESS AND ANCILLARY WORKS AT THE  
WHINS, WHINS LANE, READ BB12 7QY

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 in the terms 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 proposal as shown on drawing Nos 104.24.P02RevA, 104.F.01, 104.F.02, 104.SD.G.01, 104.SD.G.02, 104.24.S.01, 104.24.S.02, 6338.P06RevC, 2B.811S, 3B.915S, 4B.1249, 4B.1280, 4B.1425 and 5B.1648.

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

3. 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 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).

4. 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 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 Whins Lane to points measured 43m in each direction along the nearer edge of the carriageway of Whins Lane, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the street junction or site access 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 Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall provide details of:
  1. the parking of vehicles of site operatives and visitors;
  2. loading and unloading of plant and materials;
  3. storage of plant and materials used in the construction of the development;
  4. the erection and maintenance of security fencing;
  5. wheel washing facilities;
  6. measures to control the emission of dust and dirt during construction;
  7. a scheme for recycling/disposing of waste resulting from construction works.
  8. 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);
  9. 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).

6. 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 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. No 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 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. All garage doors shall be located at least 5.5m back from the highway boundary at all times and the garages and driveways shall thereafter be kept clear and used only for the parking of private motor vehicles and bicycles.

REASON: to ensure satisfactory off street parking arrangements are preserved at all times 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 development hereby permitted shall only be carried out in accordance with the approved Flood Risk and Drainage Assessment – The Whins, Read, (Ref 880302R1 [02] October 2012). The mitigation measures shall be fully implemented prior to occupation and/or in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

REASON: To prevent and mitigate the risk of flooding both on and off site by ensuring the satisfactory storage/disposal of surface water from the site in accordance with the requirements of the National Planning Policy Framework.

10. No development shall take place until the 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 shall demonstrate that the surface water un-off generated up to and including the 1:100 year plus climate change critical storm will not exceed the run-off from the developed site following the corresponding rainfall event. The drainage scheme shall subsequently be implemented in accordance with the approved details prior to the buildings being occupied.

REASON: To prevent and mitigate the risk of flooding both on and off site by ensuring the satisfactory storage/disposal of surface water from the site in accordance with the requirements of the National Planning Policy Framework.

11. The development shall be carried out in compliance with all the mitigation and tree protection measures detailed in the submitted Ecological Survey and Evaluation Report by Pennine Ecological dated August 2013 and the Arboricultural Impact Assessment by Bowland Tree Consultancy Ltd (BTC344 dated 27 August 2013).

REASON: In order to reduce the impact of the development on biodiversity, and protect those trees that are to be retained from the potential adverse effects of development, and to safeguard the natural habitats of those species of conservation concern, in accordance with Policies G1, ENV1 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN2 of the Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

12. The development hereby permitted shall not be commenced until details of the landscaping of the site (including the retention and protection of existing trees as required by condition no. 11 above) have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform. The scheme shall also include a detailed 5 year landscape maintenance plan.

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 in accordance with the approved landscape maintenance plan. 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).

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

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

14. The external materials to be used in the development hereby permitted shall comprise Marshalls Cromwell fine faced pitched buff reconstituted stone, blue/black Marley Rivendale roof tiles or natural slates and white or cream uPVC window frames (unless any alternative materials are agreed in writing by the Local Planning Authority) prior to their use in the approved development.

REASON: To ensure that the external materials are appropriate for the locality in the interests of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy

## NOTES

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby 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 Ribble Valley District Highways 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.
2. Before construction work commences, the developer should contact Eddie Mills, Ribble Valley District Highways Office, LCC Highways Area East, 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.
3. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Ribble Valley District Highways Office, Lancashire County Council, Riddings Lane, Whalley BB7 9RW (tel. 0845 0530011) and quote the planning application number.

8. APPLICATION NO: 3/2013/0927/P (GRID REF: SD 377753 437392)  
PROPOSED ERECTION OF BARRIER TO MAIN ENTRANCE AT ST MARYS CHURCH, WHALLEY ROAD, SABDEN BB7 9DZ

The Head of Planning Services reported that he had now received the observations of Sabden Parish Council who objected to the application.

DEFER and DELEGATE to Director of Community Services Minded to Approve subject to the expiration of 21 day notification period 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. The development hereby permitted shall be carried out in complete accordance with the details shown on the submitted plans, drawing reference number 2988/2 'Proposed Plan and Barrier Elevation'.

REASON: To clarify the permission.

3. The car park barrier shall be powder coated black (RAL 9005) on installation and shall be thereafter maintained in that colour at all times unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the character and appearance of Sabden Conservation Area in accordance with Policy G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Key Statements DMG1, DME4 and EN5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft Post Submission Version Including Proposed Main Changes).

4. Prior to the commencement of the development, a scheme for the management and operation of the car park barrier shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details upon the first installation of the car park barrier and shall thereafter be operated in accordance with the scheme at all times unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety and the safety of other users of the highway, having regard to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft Post Submission Version Including Proposed Main Changes).

488 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:

489 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2011/0908/P	Retrospective application for stone wall with stone arch	Carr Meadow Barn Carr Lane, Balderstone
3/2013/0325/P	Application for the modification or discharge of condition no 3 (occupancy restriction) of planning permission 3/1988/0859/P	Higher Elker Farm Whalley Road Billington
3/2013/0413/P	Application to vary condition No.15 (occupancy period) of planning permission 3/2006/0836P, to allow the accommodation to be used as permanent affordable residential dwelling	Butchers Laithe Knotts Lane Tosside

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0597/P	Proposed demolition of existing timber frame rear extension; new single storey rear extension in materials to match existing building; internal reduction in public house size and change of use of (part) to residential; new first floor side extension and single storey rear extension to newly formed residential portion of the building	The Black Bull Hotel Rimington Lane Rimington
3/2013/0607/P	Application to discharge condition 3 (materials) of planning permission 3/2010/0586/P	The Chalet Lower Newhouse Farm Cross Lane Waddington
3/2013/0708/P	Proposed first floor bedroom extension and garden store	24 Hornby Road Longridge
3/2013/0734/P	Proposed replacement dwelling	Brookfield Stoneygate Lane Ribchester
3/2013/0779/P	Retrospective application for a single storey rear sun lounge extension	Pennine View Bleasdale
3/2013/0786/P	Proposed attached garage to side of existing dwelling	Fairlawns Lower Lane, Longridge
3/2013/0788/P	Resubmission of approved amendments to approved application 3/2012/0318/P - alterations to single storey rear extension incorporating a three car garage and alteration to the associated approved conservatory, alterations to the fenestration of the main house and outbuilding, the general re-slating of the main house	Holden Clough Holden
3/2013/0789/P	Construction of earth bank slurry lagoon	Horton Grange Farm Horton
3/2013/0790/P	Garage conversion to residential property. The proposal is to create an internal living space with access internally to the new existing internal garage	1 Ash Lane Longridge
3/2013/0792/P	Alterations to domestic dwelling and erection of garage building	Millwood Manor Brockhall Village
3/2013/0796/P	Renewal of planning permission 3/2010/0626 – Conversion of former coach house to a two-bedroom residential dwelling	Coach House Trapp Lane Simonstone

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0798/P	Material amendment to planning permission 3/2013/0421/P – provision of first floor window to west gable of the barn	Jacksons Barn Bolton-by-Bowland Road Sawley
3/2013/0800/P	Proposed 2 no first floor window openings to North East stone gable elevation	Parlick Cottage Moss Lane, Chipping
3/2013/0801/P	Discharge of condition No. 4 of planning consent 3/2013/0345	18 Ribblesdale Road Ribchester
3/2013/0814/P	Erect boundary treatments of gates to enclose the perimeter	Huntroyde Hall West Whins Lane Simonstone
3/2013/0817/P	Retrospective application for the installation of 1.No Air Source Heat Pump in rear garden of property	6 King Henry Mews Bolton by Bowland
3/2013/0821/P	Construction of earth banked slurry lagoon	Demesne Farm Newsholme Gisburn
3/2013/0825/P	Proposed rear extension to detached dwelling	Rosslaire, Salthill Road Clitheroe
3/2013/0833/P	Proposed demolition of existing rear extensions and erection of a two-storey rear extension and single storey side extension	Fernside Cottage Smithy Fold Lane Twiston
3/2013/0838/P	Alterations to front entrance doorway	5 Rogersfield Langho
3/2013/0839/P	Proposed entrance porch to front elevation. Retrospective application for erection of single storey rear extension and shed/workshop	16 The Crescent Whalley
3/2013/0844/P	Resubmission of approved application 3/2013/0323. Clearance of previous bowling green and gardens for the erection of one detached 2.5 storey property with detached garage and one 2.5 storey property with integral garage. This application seeks to alter the smaller property (Plot 2 – with integral garage) by removing the quoin detail and modifying the pitch of the main roof and front elevation gable roofs to 45 degrees	The Bowling Green Brockhall Village Old Langho
3/2013/0847/P	Proposed single storey side bedroom/bathroom/utility room extension for disabled use	13 Brookside Old Langho

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0848/P	Small extension to front of garage, bedroom, en-suite and study extension above garage, small extension to utility room, extension to lounge to bring it to front of house, replacement of a wooden outbuilding with a brick outbuilding	7 Church Close Mellor
3/2013/0850/P	Proposed alterations to the front elevation	Copely Cottage Martin Top Lane Rimington
3/2013/0857/P	Proposed first floor bedroom and bathroom extension over existing utility/study rooms	88 Branch Road Mellor
3/2013/0858/P	Front porch	Sycamore Lovely Hall Lane Salesbury
3/2013/0861/P	Proposed two storey extension (resubmission)	Mill House Clitheroe Road West Bradford
3/2013/0881/P	Discharge of condition 3 (landscaping), 4 (tree protection), 6 (drainage), 7 (fencing) and 9 (caravan colour) of planning permission 3/2012/0910/P at	Bridge Heywood Caravan Park Dunkirk Farm Whalley Road, Read
3/2013/0899/P	Non material amendment application for alterations to the north-west elevation including the removal of a central roller shutter door to be replaced with 2 doors and an extra personnel door	Altham Pumping Station Burnley Road Simonstone
3/2013/0911/P	Non-material amendment to planning permission 3/2012/0277 for alterations to a sports hall development to allow enlargement of storage area	Clitheroe Royal Grammar School Chatburn Road Clitheroe

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**APPLICATIONS REFUSED**

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
3/2013/0793/P	New car port, boundary wall and external landscaping	Great Mitton Hall Mitton Road Mitton	Harmful to setting of listed buildings and character of area immediately adjacent to AONB (conspicuous, incongruous and visually intrusive).
Cont .....			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont'd			<p>Policies ENV19, G1 and ENV2, NPPF paragraph 17, 131 and 132 and CSReg.22 SDPSV Policies DME4, DMG1 and DMG2.</p> <p>Detrimental to highway safety (1.6m high walling - inadequate visibility). Policy G1 and CSReg.22 SDPSV Policy DMG1</p>
3/2013/0827/P	Proposed widening of driveway entrance by 3.5 metres to improve visibility to the north and facilitate ease of access	<i>Orchard House Slaidburn Road Grindleton</i>	<p>Contrary to Local Plan Policies, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990. Approval of this proposal would have an adverse visual impact on highway safety and the character and appearance of the street scene, Grindleton conservation area and the AONB.</p>

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CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0822/P	Lawful Development Certificate to operate private hire taxi for two cars. The second car will be used to pick school contracts from the hours between 8-9am and pick up times 3-4pm	67 Peel Street Clitheroe

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## APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0270/P	Change of use of garage compound and domestic curtilage to form four apartments	Land adjacent to 15 Princess Avenue Clitheroe
3/2013/0388/P	Proposed two storey side extension, single storey extension to the rear and the demolition and rebuild of the front porch	Ellenthorpe Farmhouse Gisburn Road Gisburn
3/2013/0391/P	Proposed two storey extension and replacement of the flat roof at the rear of the property with a tiled pitched roof	Ellenthorpe Cottage Gisburn Road Gisburn
3/2013/0613/P	Outline application for a proposed housing scheme at land to the rear of Highfield, Chipping – 9 residential units (8 x 1½ storey dwellings and a three storey dwelling).	Land rear of Highfield Garstang Road Chipping
3/2013/0777/P	Discharge of condition No 6 of planning consent 3/2010/092	Land accessed between 36 & 38 Henthorn Road Clitheroe
3/2013/0913/P	Outline application for nine dwellings including three affordable units following demolition of existing dwellings	32 Hall Street Clitheroe

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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>
3/2012/0379	Primrose Mill Woone Lane, Clitheroe	16/8/12	14	Deed of Variation Applicants solicitor
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 Lancashire County Council
3/2013/0161	Strawberry Fields Main Street Gisburn	7/11/13	11	With Planning
3/2013/0711	Land off Henthorn Road Clitheroe	7/11/13	140	With Planning
3/2013/0747	Land at Whalley Road Billington	7/11/13	56	With Planning

**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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<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0497	Strawberry Fields Main Street Gisburn	11/10/12	55 weeks	21	Decision 1/11/13
3/2012/0738	Dale View Billington	6/12/12	47 weeks	10	Decision 1/11/13
3/2012/0065	Land off Dale View Billington	24/5/12	75 weeks	12	Decision 5/11/13
3/2012/0014	Land adj Greenfield Avenue Low Moor Clitheroe	19/7/12 18/7/13	69 weeks	30	Decision 14/11/13

## 494 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	WR		Appeal allowed 5/11/13
3/2012/0526 R	27/03/13	Laneside Farm Pendleton	Costs		Costs application refused 5/11/13
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 Rd Clitheroe	Inquiry	19/09/13 (1 day)	Awaiting decision
3/2012/0792 R	30/04/13	Hodder Bank Stonyhurst	WR		Awaiting decision
3/2012/0972 R	23/04/13	Shays Farm Tosside	WR		Awaiting decision

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2012/0539 R	25/04/13	Carr Hall Home and Garden Centre, Whalley Road, Wilpshire	Hearing	20/08/13 1.5 days	Appeal allowed 7/11/13
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 decision
3/2012/1040 R	15/07/13	Carr Meadow Barn, Carr Lane, Balderstone	WR		Appeal allowed 1/11/13
3/2013/0419 R	08/08/13	Wolfen Mill	WR		Awaiting decision
3/2012/1092 R	Awaiting validation by PINS	land off Henthorn Road			Out of time
3/2013/0447 R	21/10/13	Bleak House, Kemple End, Stonyhurst	WR		Notification sent Questionnaire sent 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			
3/2013/0643 R	13/11/13	8 Whitewell Drive Clitheroe	HH		Notification sent 15/11/13 Questionnaire sent 15/11/13 Awaiting decision
3/2013/0378 R	Awaiting validation by PINS	1 2 and 3 Greendale View, Grindleton			

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#### APPEALS

- a) 3/2012/1040 – Equine storage building at Carr Meadow Barn, Carr Lane, Balderstone – appeal allowed with conditions.
- b & c) 3/2012/0526 – 20kw micro wind turbine on a 18m monopole for business use at Laneside Farm, Pendleton – appeal allowed on reduced height and capacity – cost application refused.
- d) 3/2012/0539 – Installation of three endurance 50kw wind turbines 46m in overall height at Carr Hall Garden Centre, Whalley Road, Wilpshire – appeal allowed with conditions.



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## REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on Outside Bodies.

The meeting closed at 8.28pm.

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

## Minutes of Community Services Committee

Meeting Date: Tuesday, 14 January 2014, starting at 6.30pm  
Present: Councillor R J Thompson (Chairman)

Councillors:

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

In attendance: Director of Community Services, Head of Engineering Services, Director of Resources, Head of Environmental Health Services, Solicitor.

### 498 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors G Mirfin, and L Rimmer.

### 499 MINUTES

The minutes of the meeting held on 22 October 2013 were approved as a correct record and signed by the Chairman.

### 500 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

### 501 PUBLIC PARTICIPATION

There was no public participation.

### 502 REVISED CAPITAL PROGRAMME 2013/14

The Director of Resources submitted a report requesting Committee's approval of the revised capital programme for the current financial year for this Committee. The original capital programme for 2013/14 had been approved by Policy and Finance Committee in February 2013 and since then regular reports had been presented quarterly to this Committee on progress with the capital programme. The original capital programme had included schemes at a total estimated cost of £593,000. In addition there had been slippage totalling £56,390 and further approvals of £254,230. Each of the schemes in the capital programme had been discussed in detail with budget holders and a revised programme had been formulated to reflect the likely expenditure this year. All capital evaluation forms had been completed by the responsible officers. There had been a slight decrease to the revised estimate from the previously approved capital budget for

this Committee and it was anticipated that all the capital schemes would be completed by the end of the financial year.

RESOLVED: That Committee approve the revised capital programme for 2013/14 as set out in the report.

503 PROPOSED CAPITAL PROGRAMME 2014/17

The Director of Resources submitted a report seeking Committee's approval for the proposed future 3 year capital programme (2014/15 to 2016/17) for this Committee. The report reviewed the draft programme of schemes to be carried out in the following 3 years based on the bids that has been received from Heads of Service. The scheme bids for this Committee were outlined in detail showing how each particular scheme linked to the Council's ambitions. It was noted that at this stage these were only potential bids that would require further consideration by the Budget Working Group and by Policy and Finance Committee who would want to ensure that the budget was affordable both in capital and revenue terms. It was also noted that the bids contained in this report only represented those submitted with regard to this Committee's services and that they would be considered alongside other bids received from other Committees.

RESOLVED: That Committee

1. approve the future 3 year programme for 2014/15 to 2016/17 as outlined in the report; and
2. recommend to Policy and Finance Committee the programme as outlined for this Committee's services.

504 REVISED REVENUE BUDGET 2013/14

The Director of Resources submitted a report asking Committee to agree a revised revenue budget for 2013/14 for consideration at Special Policy and Finance Committee. The original estimate for this current financial year had been set in March 2013. To allow a better comparison of the budget to the revised estimate the original budget had now been restated and was outlined in table format for Committee's information.

The Director of Resources highlighted the main changes to the budget which included a supplementary estimate to facilitate the provision of the collection of waste paper and card in-house and virements with regard to community safety and sports and recreation.

All the reasons for variations were outlined for Committee's information. The conclusion being that the difference between the revised and restated original estimate was decrease in net expenditure of £6,070 after allowing for transfers to and from earmarked reserves.

RESOLVED: That Committee approve the revised revenue budget for 2013/14 and submit it to the Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

#### 505 ORIGINAL REVENUE BUDGET 2014/15

The Director of Resources submitted a report asking Committee to agree the draft revenue budget for 2014/15 for consideration at Special Policy and Finance Committee. She reminded Committee that the three year forecast to Policy and Finance Committee in September showed that significant reductions to the budget would be necessary based on our indicative grant allocation from the Government. A provisional settlement funding assessment had now been received and this represented a reduction of 12% and 26% respectively for 2014/15 and 2015/16. However the Government compare spending power which includes income from Council Tax payers, new homes bonus and other grants when quoting our funding allocations, so according to the Government, we would only face a reduction of 2.3% and 3.6% respectively.

The Budget Working Group had been meeting regularly to consider the Council's budget and had suggested four options to address any shortfall:

- Whether the Council Tax should be increased for 2014/15.
- Examination in detail of underspends and overspends to ensure the base budget is accurate.
- Consider increasing the amount of new homes bonus used to finance the revenue budget.
- Examination of how much business rates growth can realistically expect to be relied upon.

With regard to the draft revenue budget for 2014/15 the estimates had been prepared on the current levels of service allowing for price increases of 2.75%. A provision for a 1% pay award had also been included.

Individual budget areas for this Committee were shown in detail including reasons for main variances. The Director of Resources highlighted some of these.

The report also showed the draft budget summarised both objectively and subjectively for Committee's information as well as giving the reasons why net costs for this Committee would increase by £163,930. A list of subscriptions for which Committee was responsible was also included for Committee's information.

The Director of Resources reminded Committee that they had agreed the increase of fees and charges by an average of 2.75% with the exception of car park charges which would be maintained at their current level. These would be applicable from 1 April 2014.

RESOLVED: That Committee agree the revenue budget for 2014/15 to be submitted to the Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

506 DOG CONTROL ORDERS

The Director of Community Services submitted a report asking Committee to consider the Dog Control Orders proposed for consultation under the Clean Neighbourhoods and Environment Act 2005.

The report included specific wording with regard to five Dog Control Orders and the draft Notice of Proposed Order. The Dog Control Orders included were the:

- Fouling of Land by Dogs (Ribble Valley) Order 2014;
- Dogs on Leads (Ribble Valley) Order 2014;
- Dogs on Leads by Direction (Ribble Valley) Order 2014;
- Dogs Exclusion (Ribble Valley) Order 2014;
- Dogs (Specified Maximum) (Ribble Valley) Order 2014.

Committee considered the wording in each of the Orders and made various amendments.

RESOLVED: That Committee

1. approve the introduction of the five Dog Control Orders as follows:
  - a) the Fouling of Land by Dogs (Ribble Valley) Order 2014: approved as outlined in the report.
  - b) the Dogs on Leads (Ribble Valley) Order 2014: approved as outlined in the report with the deletion of "Clitheroe Castle Grounds and the reference to any other land in the Schedule";
  - c) the Dogs on Leads by Direction (Ribble Valley) Order 2014: approved as outlined in the report;
  - d) the Dogs Exclusion (Ribble Valley) Order 2014: approved as in the report, with the Schedule to read as follows: "This Order applies to any land within the administrative area of Ribble Valley which comprises of any enclosed children's play area, skate park, tennis court, basketball court, bowling green, putting green, sports pitch(es) and/or any other recreational facility"; and
  - e) the Dogs (Specified Maximum) (Ribble Valley) Order 2014: as outlined in the report.
2. Approve the Notice of Proposed Order as set out in the report and to reflect the wording of the Orders approved by Committee with the inclusion that maps can be inspected free of charge.

3. Authorise the Head of Environmental Health Services to carry out a consultation on the Dog Control Orders as required by the Order.
4. Request that the outcome of the consultation be reported back to Committee in due course.

507 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 management and culture and leisure activities. Guidance on weekly rubbish collections recently produced by the Department for Communities and Local Government was also circulated for Committee's information as it outlined Ribble Valley Borough Council as a good example.

RESOLVED: That the report be noted.

508 EXCLUSION OF PRESS AND PUBLIC

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

509 REVIEW OF WASTE PAPER COLLECTION

The Director of Community Services submitted a report for Committee's consideration on the performance and future direction of the in-house paper and cardboard collection service.

Committee were reminded that in May 2013 they had resolved that the operation of the paper and cardboard collection service, which at the time was operated by an external contractor on behalf of the Council, should be taken in-house. The report outlined the issues surrounding this service having been taken in-house with regard to collection tonnages, staffing and waste management issues with Lancashire County Council. The report also outlined options for the service in the future which included how to develop the in-house collection in order to improve the success of the service.

RESOLVED: That Committee

1. approve the continued operation and development of the in-house paper and cardboard collection service, including the round synchronisation; and
2. request that a further report on the operation be presented to Committee in 12 months' time, unless circumstances change.

The meeting closed at 8.05pm.

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

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 16 January 2014 starting at 6.30pm  
Present: Councillor T Hill (Chairman)

Councillors:

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

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

Also in attendance: Councillors S Brunskill, P Dowson, R Newmark, M Ranson and N Walsh.

### 510 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Knox and J Rogerson.

### 511 MINUTES

The minutes of the meeting held on 12 December 2013 were approved as a correct record with the following clarification in relation to Minute number 487(5) planning application 3/2012/0942. The minute to now read 'deferred and delegated to the Director of Community Services for approval following the conclusion of departure procedures, the completion of a legal agreement which would be three months from the date of the notification of that departure decision being made known to the Council. With that amendment to the minutes, the minutes were approved.

### 512 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 513 PUBLIC PARTICIPATION

There was no public participation.

### 514 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2013/0595/P (GRID REF: SD 383561 447984)  
INSTALLATION AND OPERATION OF A SINGLE 500KW WIND TURBINE ON AGRICULTURAL LAND AT SHUTTLEWORTH HALL FARM, WITH A HUB HEIGHT OF UP TO 50M AND OVERALL BLADE TIP HEIGHT OF UP TO 74M AND ASSOCIATED EQUIPMENT  
SHUTTLEWORTH HALL FARM, BURNLEY ROAD, GISBURN

The Head of Planning Services referred to a late submission which had been received from English Heritage.

REFUSED for the following reasons:

1. The proposed turbine, by reason of its siting, height, scale and design will result in a prominent and visually intrusive feature in the rural landscape to the detriment of the visual amenities of the open countryside and the enjoyment of users of nearby public footpaths. Furthermore, the proposed turbine will detract from the setting of the Bomber Camp Scheduled Ancient Monument, the Forest of Bowland Area of Outstanding Natural Beauty, Gisburne Hall (Grade I Listed) and Gisburne Park Historic Park and Gardens (Grade II listed). The proposal is therefore considered to be contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990, the Ancient Monuments and Archaeological Areas Act 1979, the NPPF, Policies G1, ENV1, ENV2, ENV3, ENV4, ENV13, ENV19, ENV24, ENV25 and ENV26 of the Ribble Valley Districtwide Local Plan and Key Statements/Policies EN2, EN3, EN5, DS2, DMG1, DME2, DME4 and DME5 of the Core Strategy (Regulation 22 Submission Draft Post Submission Version Including Proposed Main Changes).
2. The proposed turbine would be visually intrusive and overbearing to the occupants of Moor Laithe, to the detriment of the amenity that the occupants should reasonably expect to enjoy. The applicant has also failed to demonstrate that the proposal would not have an unacceptable detrimental impact on the amenity of the occupants of nearby residential properties by virtue of potential noise disturbance. As such, the proposal is contrary to the NPPF, Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft Post Submission Version Including Proposed Main Changes).
3. The applicant has failed to demonstrate that the proposal would not have an unacceptable detrimental impact on protected species, contrary to the NPPF and Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DME3 and DME5 and Key Statement EN4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft Post Submission Version Including Proposed Main Changes), 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.

(Mr Wyatt spoke against the above application).

2. APPLICATION NO: 3/2013/0920/P (GRID REF: SD 375015 441982)  
RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM B1 LIGHT  
INDUSTRY TO FITNESS STUDIO (SUI GENERIS) AT UNIT 6 UPBROOKS,  
BROOKSIDE INDUSTRIAL UNITS, TAYLOR STREET, CLITHEROE, BB7 1NL



RECOMMENDATION 1: That planning permission be REFUSED for the following reason:

1. The use, by reason of noise disturbance, is resulting in serious harm to the amenity that the occupants of neighbouring residential properties should reasonably expect to enjoy and this harm is having a significant adverse impact on the health and quality of life of these occupants. The proposal is therefore contrary to the NPPF, Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft Post Submission Version Including Proposed Main Changes).

RECOMMENDATION 2: That the Council authorise appropriate enforcement action to be taken.

(Mr Rose spoke against the above application. Councillor Dowson was given permission to speak in relation the above application).

3. APPLICATION NO: 3/2013/0440/P (GRID REF: SD 377818 437230)  
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF LAND FOR 14 HOUSES, 3 BUNGALOWS AND A NEW ACCESS ROAD AT LAND AT PENDLE STREET EAST, SABDEN

The Head of Planning Services reported receipt of a petition signed by 620 people in relation to this application.

Deferred pending further discussions with Lancashire County Council in relation to highway safety concerns and a further report be submitted to a future meeting of this Committee.

(Mrs Douglas spoke in favour of the above application. Mr Edwards spoke against the above application. Councillor R Newmark was given permission to speak in relation to the above application).

4. APPLICATION NO: 3/2013/0853/P (GRID REF: SD 377824 446781)  
CONSTRUCTION OF A NEW GATEWAY AND GATEHOUSE LODGE, REINSTATMENT OF ORIGINAL DRIVEWAY ROUTE AND PROVISION OF CAR PARKING FACILITY FOR ANGLERS. LAND TO THE FOOT OF SAWLEY BROW, SAWLEY

The Head of Planning Services reported receipt of a response from the Environment Agency.

APPROVED 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 development hereby permitted shall be carried out in complete accordance with the submitted plans:  
Drawings reference: 2392.13 Revision B – As amended 2<sup>nd</sup> December 2013

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and to clarify which plans are relevant.

3. Precise specifications or samples of walling, roofing, surrounds 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. Precise details of all proposed boundary treatments including their materials shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the boundary treatments proposed 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.

5. The development hereby permitted shall not be commenced until full details of the proposed landscaping have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, their maturity at the time of planting, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform including details of any engineering works required to form retaining structures associated with any proposed alterations in land levels.

The approved landscaping scheme shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter for a period of not less than 15 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, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan

and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

6. No part of the development hereby granted consent shall be commenced until details of all external artificial lighting has been submitted to and agreed by the Local Planning Authority, the details of which shall include the location, intensity of lighting, type of application and direction.

The details shall include the light mitigation measures designed to reduce the impact of artificial lighting on protected species/species of conservation concern identified and/or other named species.

REASON: In order to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected/species of conservation concern and to comply with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

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

REASON: To ensure that bird and bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 and in accordance with policies G1, ENV9 and ENV10 of the Ribble Valley Districtwide Local Plan and policies DMG1, EN4 and DME3 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

8. Prior to commencement of the development or any site works including delivery of building materials and excavations for foundations or services, all trees identified to be retained on the submitted tree removal plan and within the Arboricultural Report 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 Countryside/Tree Officer. A tree protection - monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun. The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

REASON: In order to ensure that all retained trees affected by development are afforded maximum physical protection from the potential adverse affects of development in accordance with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

9. The proposed development shall only be occupied by a person solely or mainly employed by the occupants of, and shall remain ancillary to, the building known as Sawley Lodge or any other subsequent replacement dwelling(s).

REASON: In order to comply with Policies G1 and H9 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DMH3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft. The creation of a separate dwelling could be injurious to the amenities of the neighbouring occupiers and to the character of the area and would require further consideration by the Local Planning Authority.

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

REASON: To ensure a satisfactory means of drainage in accordance with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

11. Surface water run off from as a result of the development should be restricted to existing rates in order that the proposed development does not contribute to an increased risk of flooding.

REASON: To reduce the increased risk of flooding in accordance with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

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 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 Submission Draft).

(Mr Ellis spoke in favour of the above application. Councillor Ranson was given permission to speak on the above application).

5. APPLICATION NO: 3/2013/0854/P (GRID REF: SD 377928 447082)  
ERECTION OF REPLACEMENT DWELLING, SAWLEY LODGE, SAWLEY BB7 4LF

The Head of Planning Services reported on late notifications.

DEFER AND DELEGATE to the Director of Community Services awaiting further formal consultation responses from Lancashire County Council Ecology and subject to no new adverse issues arising and 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 development hereby permitted shall be carried out in complete accordance with the submitted plans:

Drawings Reference:

2392.7 Revision B – As amended 02 December 2013

2392.8 Revision B - As amended 02 December 2013

2392.10 Revision A - As amended 02 December 2013

2392.14 Revision B - As amended 02 December 2013

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and to clarify which plans are relevant.

3. Precise specifications or samples of walling, roofing, surrounds 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. Precise details of all proposed boundary treatments including their materials shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the boundary treatments proposed 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.

5. The development hereby permitted shall not be commenced until full details of the proposed landscaping have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, their maturity at the time of planting, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform including details of any engineering works required to form retaining structures associated with any proposed alterations in land levels.

The approved landscaping scheme shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter for a period of not less than 15 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, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

6. No part of the development hereby granted consent shall be commenced until details of all external artificial lighting has been submitted to and agreed by the Local Planning Authority, the details of which shall include the location, intensity of lighting, type of application and direction.

The details shall include the light mitigation measures designed to reduce the impact of artificial lighting on protected species/species of conservation concern identified and/or other named species.

REASON: In order to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected/species of conservation concern and to comply with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

7. The development hereby permitted shall not be commenced until full details of the proposed refurbishment of the existing Hydro building including any internal and external alterations has been submitted to and agreed by the Local Planning Authority.

REASON: In the interests of the visual amenity of the area and to comply with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

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

REASON: To ensure that bird and bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 and in accordance with policies G1, ENV9 and ENV10 of the Ribble Valley Districtwide Local Plan and policies DMG1, EN4 and DME3 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

9. Prior to commencement of the development or any site works including delivery of building materials and excavations for foundations or services, all

trees identified to be retained on the submitted tree removal plan and within the Arboricultural Report 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 Countryside/Tree Officer.

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

REASON: In order to ensure that all retained trees affected by development are afforded maximum physical protection from the potential adverse affects of development in accordance with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

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

REASON: To ensure a satisfactory means of drainage in accordance with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

11. Surface water run off from as a result of the development should be restricted to existing rates in order that the proposed development does not contribute to an increased risk of flooding.

REASON: To reduce the increased risk of flooding in accordance with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

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 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 Submission Draft).

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

515 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:

516 APPLICATIONS APPROVED

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2012/0811/P	Application for the discharge of condition no.3 (materials – walling, roofing and surface), condition no.6 (programme of archaeological work), condition no.8 (highways works), condition no.10 (access treatment) and condition no.12 (tree constraints plan) and part discharge of condition no.7 (visibility splays) of permission 3/2012/0052P	41 Dilworth Lane Longridge
3/2013/0775/P (LBC)	Internal ground floor alterations to existing dwelling	36 Chapel Brow Downham
3/2013/0799/P	Discharge of conditions; 3,4,5,6,7 & 11 of planning consent 3/2012/1049	Jones Stroud Insulations Queen Street Longridge
3/2013/0824/P	Fabric repairs to external masonry including cleaning/repointing/repairs to well; redecoration of external joinery; removal of modern tubular handrail and replacement with new handrails either side of stair	Stydd Almshouses Stydd Lane Ribchester
3/2013/0872/P	Discharge of conditions 3, 5, 6, 7, 9, 10 and 11 of consent 3/2012/0277/P which relates to a new sports hall	Clitheroe Royal Grammar School Chatburn Road Clitheroe
3/2013/0877/P	Change of house type to the previously approved under 3/2010/0973 from a 4 bedroom detached house to a 1 bedroom detached bungalow	2 Parlick Avenue Longridge
3/2013/0878/P	Proposed first floor side extension over the attached double garage	11 Holme Hill Clitheroe
3/2013/0885/P	External wall insulation. Rendering to match	6 Kirklands Chipping
3/2013/0907/P	External wall insulation. Rendering to match	5 Kirklands Chipping
3/2013/0910/P	Erection of first floor side and rear extension	14 The Hawthorns Wilpshire



<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0912/P	Minor material amendment to substitute plans and elevations on approved drawing 09-1411-PO6 for the revised plans on drawing 09-1441-W04E and elevations on drawing 09-1441-W05G showing the incorporation of PV panels	Land adj 14 Church Raikie Chipping
3/2013/0917/P	Removal of planning condition 4 of permission 3/1003/0356	Nuffield House Eaves Hall Lane West Bradford
3/2013/0918/P	Application for the renewal of planning consent 3/2010/0891P for the demolition of an existing cabin and carport and the erection of a detached workshop, store and carport	Sunnyhurst Lambing Clough Lane Hurst Green
3/2013/0922/P	Raise the roof to create two additional bedrooms and en suite bathroom in the roof space. Re-roof the rear conservatory and reconstruct the front porch	8 Church Close Waddington
3/2013/0931/P	Single storey extension to side	Stump Cross Cottage West Stump Cross Lane Bolton-by-Bowland
3/2013/0935/P	Change of use of first floor rooms from showroom (A1) to tattoo and piercing studio (sui generis)	68/70 Whalley Road Clitheroe
3/2013/0954/P	Construction of dormer window to the rear elevation and the alteration of the attic space to form a new bedroom	25 Longworth Road Billington
3/2013/0955/P	Discharge of condition 16 (visibility splay) from planning permission 3/2010/0113/P on land adjacent	Whalley Road Sabden
3/2013/0972/P	Request to discharge conditions 10 (desk study) and 12 (historic recording) of planning permission 3/2013/0421/P	Jacksons Barn Bolton-by-Bowland Road Sawley
3/2013/0985/P	Demolition and reconstruction of two storey extension to south elevation. Removal of existing conservatory and greenhouse and kennels. Rebuild existing garage and first floor bedrooms and re-clad barn in timber and various other minor alterations	Cob House Green Lane Grindleton

## APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0509/P	Proposed two-storey extension to the side of the house a detached garage and extension of curtilage	1 Brookside Old Langho	Contrary to Policies G1 and H10 of the DWLP, Policies DMG1 and DMH5 of the CS and the Adopted SPG and Extensions and Alterations to Dwellings.
3/2013/0868/P	Internal alterations	12 Church Street Clitheroe	The proposals have an unduly harmful impact upon the character and significance of the listed building because of the loss and alteration of important historic fabric and plan form. This is contrary to the National Planning Policy Framework Paragraph 17 (conserve heritage assets in a manner appropriate to their significance), Paragraph 131 (development sustaining and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness) and Paragraph 132 (great weight to conservation), Ribble Valley Districtwide Local Plan Policy ENV20 and Core Strategy Regulation 22 Submission Draft Post Submission Revision (including proposed main changes) Policy DME4.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0875/P	Proposed first floor extension	5 Limefield Avenue Whalley	Contrary to Policies G1, H10 and T7 of DWLP and Policies DMG1, DMH5, DMG3 of the CS and adopted SPG on Extensions and Alterations to Dwellings.
3/2013/0914/P	Proposed conservatory rear elevation	to 26 Goose Lane Cottages Goose Lane Chipping	<p>1. Policies G1, ENV1, and H17 of the DWLP, the SPG: Extensions and Alterations to Dwellings, Policies DMG1, DME2, EN2, DME4 of the Core Strategy (Post Submission Draft) and Sections 7, 11 and 12 of the NPPF - visually discordant feature to the detriment of the character and appearance of the traditional converted rural building and the AONB in which it is set.</p> <p>2. Policies G1 and H10 of the DWLP and the SPG on alterations and extensions to dwellings and Policies DMG1 and DMH5 of the Core Strategy (Reg. 22 Post Submission Draft) - It would overshadow neighbouring windows resulting in a significant loss of light to habitable rooms.</p> <p>3. The proposal if approved would set a dangerous precedent for the acceptance of other similar proposals which would cause visual harm to the landscape as well as the amenity of nearby</p>

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			residents, and render more difficult the implementation of the established planning principles of the Local Planning Authority.
3/2013/0924/P	Proposed conversion of agricultural barn to residential dwelling	Duddle House Farm Clitheroe Road Dutton	Contrary to policies G1, G5, ENV3, H2, H15, H16 and H17 of DWLP and policies DMG1, DMg2, DME2 and DMH4 of the CS.

518 OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0993/P	Consultation on LCC application for the retention of demountable units to provide additional two classrooms and link corridor	Hillside Special School Ribchester Road Hothersall

519 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0942/P	Certificate of Lawfulness for a proposed single storey rear extension to existing dwelling	35 Lindale Road Longridge
3/2013/0951/P	Lawful Development Certificate for extension into existing roof void to provide additional bedroom and shower room including construction of two dormer window extensions, insertion of a roof light, and alterations to existing kitchen/dining room including replacement of two bay windows with one	6 Hollowhead Lane Wilpshire

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0671/P	Application for a Lawful Development Certificate for proposed single storey extensions to increase the room sizes	Blue Trees Copster Green

## 521 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0736/P	Erection of one dwelling house	Cherry Hall, Main Street Grindleton
3/2013/0787/P	Single storey garage to side	Rylstone 47 Edisford Road, Clitheroe
3/2013/0962/P	Variation of condition 2 of planning permission 3/2011/0222 to substitute amended plans for those originally approved	Calder Vale Park Simonstone Lane Simonstone
3/2013/0969/P	Proposed agricultural building for livestock, storage and garaging	Chapel House Barn Chaigley

## 522 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0379	Primrose Mill Woone Lane, Clitheroe	16/8/12	14	Deed of Variation Applicants solicitor
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	Ongoing issues may refer back to committee
3/2012/0964	Land to the north of Whalley Road Hurst Green	14/3/13	30	Ongoing issues may refer back to committee
3/2013/0161	Strawberry Fields Main Street Gisburn	7/11/13	11	With Lancashire County Council
3/2013/0711	Land off Henthorn Road Clitheroe	7/11/13	140	With Applicants Solicitor
3/2013/0747	Land at Whalley Road Billington	7/11/13	56	Ongoing issues regarding education contributions
3/2013/0782	Spout Farm Preston Road Longridge	12/12/13	32	With Legal
3/2013/0851	The Whins Whins Lane, Read	12/12/13	16	With Legal
3/2012/0942	Land at Higher Standen Farm & part Littlemoor Farm Clitheroe	12/12/13	1040	Subject to departure procedures
<b><u>Non Housing</u></b>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures, draft 106 received from Lancashire County Council

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## APPEALS UPDATE

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2012/0630 Undetermined	22/01/13	land SW of Barrow and W of Whalley Road, Barrow	Inquiry	11/09/13 (up to 2 days)	Awaiting decision
3/2012/0402 R	18//2/13	Mason House Farm Clitheroe Road Bashall Eaves	WR		Appeal dismissed 26/11/13
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		Appeal allowed 18/11/13
3/2012/0972 R	23/04/13	Shays Farm Tosside	WR		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	Awaiting decision
3/2013/0419 R	08/08/13	Wolfen Mill	WR		Awaiting decision
3/2013/0447 R	21/10/13	Bleak House, Kemple End, Stonyhurst	WR		Awaiting decision
3/2013/0448 invalid	Awaiting validation by PINS	Oakfield, Longsight Road, Clayton le Dale			
3/2013/0643 R	13/11/13	8 Whitewell Drive, Clitheroe	HH		Appeal dismissed 12/12/13
3/2013/0378 R	09/12/13	1 2 and 3 Greendale View, Grindleton	WR		Notification sent Questionnaire sent Statement due 20/01/14
3/2013/0909 R	Awaiting validation by PINS	9 Manor Road, Whalley			
3/2013/0703 R	Awaiting validation by PINS	Goose Chase Preston Road, Ribchester			
3/2013/0793 R	Awaiting validation by PINS	Great Mitton Hall Mitton Road Mitton			

524 REVISED CAPITAL PROGRAMME 2013/2014

The Director of Resources sought Committee's approval to the revised capital programme for the current financial year for this Committee. She reported that there was only one scheme for this Committee which was to provide MVM software at a cost of £11,975.

RESOLVED: That Committee approve the revised capital programme for 2013/2014.

525 PROPOSED CAPITAL PROGRAMME 2014/2017

Members were asked to approve the proposed future three year capital programme 2014/2015 to 2016/2017 for this Committee.

The Director of Resources' report reviewed the draft programme of schemes to be carried out in the following three years based on the bids that had been received from Heads of Service. Heads of Service had been asked to review the current programme and submit any new scheme bids for consideration. This Committee had two schemes in its capital programme for 2014 to 2017 which were Site Allocation Work Software - £26,300 and Community Infrastructure Levy (CIL) Consultancy Work - £110,000.

RESOLVED: That it be recommended to Special Policy and Finance Committee that the future three year capital programme for this Committee's services as detailed in the report.

526 REVISED REVENUE BUDGET 2013/2014

The Director of Resources asked Committee to agree a revised revenue budget for 2013/2014 for consideration by Special Policy and Finance Committee.

She reminded Members that the original estimate that was provided in March 2013 and was shown in the budget book, did not show the detailed estimates for the Core Strategy which were submitted to this Committee in July 2013.

To allow a better comparison of the budget to the revised estimate within this report, the budget that had been originally been approved in March had been restated to include the estimate for the Core Strategy and any virements between budget heads approved by the Director of Resources.

Overall, the total net budget for the Council had not changed but at Committee levels this had the impact of increasing or decreasing the budget levels on a number of service cost centres, which for this Committee resulted in no change in budget after allowing for transfers to and from earmarked reserves.

The Director of Resources drew Committee's attention to the level of planning inspection fee income which was not anticipated to meet the revised estimate by the end of March. She explained that any shortfall would be met from the planning earmarked reserve.

RESOLVED: That Committee approve the revised budget for 2013/2014 and submit this to the Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

527 ORIGINAL REVENUE ESTIMATE 2014/2015

The Director of Resources asked Committee to agree the draft revenue budget for 2014/2015 for consideration at Special Policy and Finance Committee.

She reported that the three year forecast the Policy and Finance Committee in September showed that significant reductions in our budget of £526,000 and £1,126,000 would be necessary for 2014/2015 and 2015/2016 based on our indicative grant allocation following a consultation in the summer.

A provisional settlement funding assessment announced on 18 December 2013 was £2,603,416 for 2014/2015 and £2,204,012 for 2015/2016. In comparison our current year's allocation is £2,961,659. These represent therefore a reduction of 12% and 26% respectively. The Budget Working Group was meeting regularly to consider the Council's budget for next year and had suggested four options to address the budget shortfall.

- Whether the Council Tax should be increased for 2014/2015
- Examination in detail of our underspends and overspends to ensure our base budget was accurate
- Consider increasing the amount of new homes bonus we use to finance the revenue budget
- Examination of how much business rate growth we can realistically expect to rely on

The Budget Working Group would continue to meet over the coming weeks and would ultimately make recommendations to Special Policy and Finance Committee on 11 February 2014.

The Director of Resources highlighted the main variations between the original estimate for 2013/2014 and the draft estimate for 2014/2015. She also drew Members' attention to the subscriptions which fell within this Committee's budget. A number of questions were asked.

RESOLVED: That Committee agree the revenue budget for 2014/2015 and submit this to the Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

528 PROPOSED ARTICLE 4 DIRECTION AT 30/31 CHURCH STREET, RIBCHESTER

The Head of Planning Services sought Committee's agreement to the withdrawal of permitted development rights from two unlisted dwelling-houses in Ribchester Conservation Area by means of an Article 4 Direction.

Committee considered a detailed report which quoted from many different sources on the need to retain the historic nature of individual buildings and the specifics of 30/31 Church Street, Ribchester. He explained that by withdrawing permitted development rights by way of an Article 4 Direction, this would enable



officers to continue to protect the architectural and historic nature of the two properties in question.

RESOLVED: That Committee authorise the Director of Community Services to expedite the making of an immediate Article 4 Direction in respect of those permitted development rights detailed at paragraph 4.3 relating to 30/31 Church Street, Ribchester.

#### 529 PLANNING APPLICATION WITH NON COMPLETED LEGAL AGREEMENTS

The Head of Planning Services requested Committee's authorisation to allow for an extension of time to complete the Section 106 Agreements in relation to the following applications.

3/2012/0786 – outline proposal for 57 residential units at Clitheroe Community Hospital, Chatburn Road, Clitheroe.

3/2012/0964 – full proposals for 30 units at Whalley Road, Hurst Green.

He commented that it was important to progress applications in an efficient manner and expressed his disappointment that these applications had not progressed. However, it was clear that there were very good reasons in both cases why this work had not progressed as quickly as we had hoped. He commented that in this instance, he was of the opinion that it would be reasonable to give the applicants a further two months and inform them that if the Section 106 had not been duly signed within those two months, then the applications were likely to be determined as finally disposed unless there were exceptional circumstances.

RESOLVED: That Committee authorise the applications in Appendix 1 of this report and refer to the main body be finally disposed of ie deemed withdrawn if no agreement had been reached within two months of the date of this report unless exceptional circumstances had been submitted and agreed by the Head of Planning Services.

#### 530 SAMLESBURY ENTERPRISE ZONE PROPOSED MASTERPLAN AND LOCAL DEVELOPMENT ORDERS

Councillor Brunskill was given permission to speak on this item and she again referred to the lack of open space and footpath provision which this development was creating.

Committee were given an update on the progress in relation to the consultation process of the proposed Masterplan and Local Development Order at Samlesbury. The Head of Planning Services commented that the consultation period had now lapsed and it was clear that the concern had mainly been expressed in relation to highways matters. Lancashire County Council had been fully briefed of the concerns and was of the opinion that the document in its current form was acceptable and would not significantly infringe on highway safety. It was important that the document was not unduly restrictive to prevent development taking place and that a balance was needed to address any highway and residential amenity concern. He was of the opinion that the document and the associated Local Development Order fulfilled that duty.

RESOLVED: That Committee

1. adopt the Masterplan submitted to the Council for development management purposes and used as a strategic context for the site in relation to the Enterprise Zone. This was in accordance with the broad principles of the consultation document submitted by Wilson Mason and subject to minor changes as necessary which were delegated to the Head of Planning Services;
2. authorise the Local Development Order (2013) (Appendix 2 of this report) submitted as a consultation document and subject to minor changes as necessary delegated to the Head of Planning Services and to be submitted to the Secretary of State for their consideration prior to formal adoption.

531 FORMER RIDDINGS DEPOT AND LAND NORTH AND SOUTH OF WHITTINGHAM ROAD, LONGRIDGE – CONSULTATION FROM NEIGHBOURING AUTHORITY

Committee were advised of the Council's response to a proposed development in a neighbouring authority. In a nutshell, the Council's views were that subject to consideration being given to matters concerning impacts upon the local highway network and infrastructure provision, approval of this application by Preston City Council would authorise what was considered to be sustainable development in accordance with the requirements of the National Policy Framework and that would accord with the emerging Ribble Valley Core Strategy. Preston City Council had therefore been advised that this Council raised no policy objection to the proposal but that the matters set out in section 3 of this report be taken into consideration when determining the application.

RESOLVED: That the response be noted.

532 APPEALS

- (a) 3/2012/0792/P – replacement of a wood front door and two side panels with a uPVC front door and side panels – antique wood grain effect at Hodder Bank, Hodder Court, Stonyhurst – appeal allowed and listed building consent granted with conditions.
- (b) 3/2012/0402/P – erection of a 50kw wind turbine (34.2m to tip height) to supply electricity to the farming operations at Mason House Farm, Clitheroe Road, Bashall Eaves – appeal dismissed.
- (c) 3/2013/0643/P – erection of single storey extension to rear of 8 Whitewell Drive, Clitheroe – appeal dismissed.

The meeting closed at 8.48pm.

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

## Minutes of Licensing Committee

Meeting Date: Tuesday, 21 January 2014, starting at 6.30pm  
Present: Councillor J Alcock (Chairman)

Councillors:

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

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

Also in attendance: Inspector Hassan Khan.

### 533 APOLOGIES

An apology for absence from the meeting was submitted on behalf of Councillor R Swarbrick.

### 534 MINUTES

The minutes of the meeting held on 17 September 2013 were approved as a correct record and signed by the Chairman.

### 535 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

### 536 PUBLIC PARTICIPATION

There was no public participation.

### 537 GEOGRAPHIC POLICE INSPECTOR

The Chairman introduced Inspector Hassan Khan to Committee as the recently appointed Geographic Inspector for the Ribble Valley. He addressed Members on a number of issues including Clitheroe's night time economy, the number of officers at his disposal to deal with particular issues. He also informed Members about rural policing, issues at Rendezvous and KeyStreet which have late night licences, work being carried out to deter travelling criminals, new shift patterns for response officers and the future of Mellor Brook and Whalley Police Stations.

RESOLVED: That Inspector Khan be thanked for his useful update on policing in the Ribble Valley.

## PRIVATE HIRE DRIVERS' TEMPORARY LICENCES

The Head of Legal and Democratic Services referred to Minute 326 of Committee dated 17 September 2013 which had authorised her to consult on the proposal to remove temporary licences for private hire drivers and requiring all private hire drivers to pass the Knowledge Test and Steering to Success course prior to receiving a private hire driver licence.

As a result of that consultation the Council had received two responses within the time limit and one outside the timescale set. It was clear from the information received that all of those who had responded supported the proposal.

The Council had also compiled information on the numbers of temporary licences which were issued between 1 October and 31 October 2013 and the number of those licence holders who failed to complete the Steering to Success course, failed to pass the Knowledge Test or who simply did not apply for a full licence at the end of the 6 month temporary licence period. The information gained included:

- 65% of temporary licence holders do not obtain a full licence at the end of the 6 month temporary licence period.
- We only have definitive evidence that 34% of those issued with a temporary licence completed the Steering to Success course within the 6 month period.
- 53% of temporary licence holders do not pass the Knowledge Test within the 6 month period.

Committee was therefore asked to consider whether the Council should, in the light of the information set out above and the responses received to its consultation, continue to issue temporary licences. Committee were made aware of the likely consequences of ceasing to issue temporary licences, in particular in relation to existing drivers, prospective drivers and various other considerations.

Members then discussed the question of temporary licences and the perceived need to tighten up on the numbers of private hire drivers who were not progressing from temporary to full drivers' licences. They also questioned how the Knowledge Test was currently being operated.

RESOLVED: That Committee

1. agree to remove the provision of temporary private hire drivers' licences with effect from 1 April 2014;
2. approve the proposal for a Knowledge Test to be completed verbally and that the fee for that should be set at £14.80; and

3. retain the limit of 4 attempts for the Knowledge Test but insist that those 4 tests should be taken within 1 calendar year rather than within 6 months as at present.

539 ANNUAL FEES AND CHARGES – HACKNEY CARRIAGE AND PRIVATE HIRE LICENCES

The Solicitor asked Committee to determine the annual fees for hackney carriage and private hire driver licences. She set out the various legislation under which such licences were approved, the need to ensure fees were set purely to recover costs.

She commented that in recent years licence fees had generally been raised annually in line with inflation as the underlying costing assumptions had not changed. The Council was recommending raising those fees by reference to inflation based on 2.75%. The annual fees rounded up or down as most appropriate for 2014 from the 1 April would be as follows:

<b><u>TAXI LICENSING CHARGES</u></b>	
PRIVATE HIRE & HACKNEY CARRIAGE	2014 from 1 April
	£
Driver's Renewal/Annual Licence	56.90
Temporary/Six month Licence	28.45
	unless provision for temporary licence is removed by Committee
Replacement Driver's Badge	11.60
Vehicle Licences:	
ANNUAL – Up to 3 years old	159.05
6 MONTHS – Over 3 years but not exceeding 7 years	84.25
4 MONTHS – Over 7 years	60.00
Discount on previous Licence (1/12 <sup>th</sup> annual)	13.25
Transfer on Licence ownership	23.20
New or replacement:	
Plates	
Brackets	At cost plus 10% admin
Private Hire Operators Licence (From 1 December to 30 November) per annum for 5 vehicles or fewer, thereafter £11.75 per vehicle	147.45
Log books (100 sheets) each	1.55

Knowledge test – first one free - paper	7.40
- driven (if provision for temporary licence not removed by Committee)	14.80
In person (if provision for temporary licence removed by Committee)	14.80

Members questioned the relatively low level of proposed increase and asked how Ribble Valley compared to other neighbouring authorities. The Head of Legal and Democratic Services commented that whilst our scale of fees was relatively low, other Council's operated their licensing regime in a different way. Councillor Thomas volunteered to undertake some comparative research on licence fees across Lancashire and report back to a future meeting of this Committee.

RESOLVED: That Committee agree to set the current fees with effect from 1 April 2014 as included above.

#### 540 SCRAP METAL DEALERS' ACT 2013

The Solicitor referred to Minute 327 of Committee dated 17 September 2013 and now sought Committee's approval to the revised scheme of delegation of decision-making and functions under the Scrap Metal Dealers' Act 2013.

She further reported that having operated the provisions of the Act since October 2013, it had become apparent that it would be helpful if the scheme was revisited. The main amendments are to the sections dealing with the application for the grant, renewal or variation of an application or the revocation of a licence.

Members then discussed this matter in some detail.

RESOLVED: That Committee approve the scheme of delegation and decision-making functions as included at Appendix 1 to the report.

#### 541 MINUTES OF RIBBLE VALLEY SAFETY ADVISORY GROUP

Committee received, for information, the minutes of the Ribble Valley Safety Advisory Group dated Thursday, 5 December 2013.

RESOLVED: That the minutes be noted.

#### 542 TAXI ENFORCEMENT OPERATION

The Solicitor informed Committee of the results of an inspection of licenced private hire and hackney carriage vehicles carried out in December 2013. The Council's Taxi Enforcement Officer had carried out an inspection of 30 licenced private hire and hackney carriage vehicles on 7 December 2013 in a joint operation with the Police, Vehicle and Operator Services Agency and HM Revenue and Customs.

Of the 30 vehicles inspected, 24 were found to be of the required standard, the drivers of 2 were served with Prohibition Notices requiring them to withdraw their

vehicles from operation immediately and 4 were served with Advisory Notices requiring work to be carried out to their vehicles within 7 days. The results of the inspection and other advice to users of private hire and hackney carriage vehicles was issued to the press and this matter had received good press coverage.

RESOLVED: That the report be noted.

The meeting closed at 7.30pm.

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

## Minutes of Personnel Committee

Meeting Date: Wednesday, 22 January 2014 starting at 6.30pm  
Present: Councillor R J Elms (Chairman)

Councillors:

P Ainsworth	D T 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.

### 543 APOLOGIES

There were no apologies for absence from the meeting.

### 544 MINUTES

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

### 545 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 546 PUBLIC PARTICIPATION

There were no items of public participation.

### 547 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on Outside Bodies.

### 548 PAY POLICY STATEMENT 2014/2015

The Head of HR presented her written review of the Council's Pay Policy Statement in accordance with the Localism Act 2011. She explained the requirements of the Localism Act with specific reference to pay accountability and the requirement to determine and publish an annual Pay Policy Statement. The purpose of the pay policy was to ensure transparency as to how pay and remuneration was set by the Council for all employees and particularly for the most senior level posts.

Following discussion, the Pay Policy Statement was approved for submission to Full Council.

**RESOLVED:** That the Pay Policy Statement for 2014/2015 be submitted for approval by Full Council at its meeting on 4 March 2014.



549 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.

550 UPDATE ON FIXED TERM CONTRACTS

Consideration was given to the written report of the Personnel Officer updating Members on the number of staff who were currently employed on temporary or fixed term contracts. She explained some of the reasons for using fixed term contracts and the difficulties in retaining staff towards the end of temporary contracts. It was noted that external funding was often not confirmed until very close to the expiry of contracts and reference was made to monies currently awaited to secure the renewal of four contracts due to expire at the end of March.

The Personnel Officer updated Members on some staff movements that had recently occurred.

RESOLVED: That the report be noted.

551 ANALYSIS OF EXIT INTERVIEWS

The Personnel Officer presented her written report providing Members with information relating to staff who had left the authority during 2013. She explained the background to the exit interview process and the use of the data collected. It was noted that some patterns had begun to emerge and that there was some correlation between retention and recruitment difficulties in more professional roles.

552 MEMBER AND STAFF TRAINING

Consideration was given to the written report of the Personnel Officer updating Members on training courses approved since the last meeting. She highlighted some of the events that had taken place and attention was drawn to the recent examination successes of a member of the audit team.

RESOLVED: That a letter of congratulations and encouragement be sent to the Audit Technician following recent examination success.

553 APPOINTMENTS AND RESIGNATIONS

Consideration was given to the written report of the Personnel Officer informing Members of appointments and resignations that had taken place since the last meeting. She updated Members on some of the more recent appointments with specific reference to posts where recruitment had previously been difficult. It was noted that two members of staff had recently retired.

Requests to reappoint were noted.

RESOLVED: That letters of thanks be sent to staff recently retired from the authority.

The meeting closed at 7.03pm.

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

## Minutes of Health & Housing Committee

Meeting Date: Thursday, 23 January 2014, starting at 6.30pm  
Present: Councillor B Hilton (Chairman)

Councillors:

S Bibby	R Newmark
S Brunskill	E M H Ranson
R Hargreaves	M Robinson
J Hill (arr 6.40pm)	I Sayers
K Hind	J Shervey
J Holgate	

In attendance: Chief Executive, Director of Resources.

### 554 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Hore and L Rimmer.

### 555 MINUTES

The minutes of the meeting held on 31 October 2013 were approved as a correct record and signed by the Chairman.

Updates were given on Minute 406 regarding the approval of Model Licence Conditions for Dog Day Care Facilities and Minute 413 with regard to Slaidburn Doctors Surgery.

### 556 DECLARATIONS OF INTERESTS

There were no declarations of interest.

### 557 PUBLIC PARTICIPATION

There was no public participation.

### 558 REVISED CAPITAL PROGRAMME 2013/14

The Director of Resources submitted a report requesting Committee's approval of the Revised Capital Programme for the current financial year for this Committee. The original Capital Programme for the 2013/14 had been approved by Policy and Finance Committee in February 2013 and since then regular updates had been presented quarterly to this Committee on progress with the Capital Programme. The original Capital Programme had included schemes at a total estimated cost of £240,000. In addition there had been £201,620 of the budget from 2012/13 moved into the 2013/14 financial year, slippage totalling £38,630 and further approvals of £38,260.

Each of the schemes in the Capital Programme had been discussed in detail with budget holders and the revised programme had been formulated to reflect the likely expenditure this year. All capital evaluation forms had been completed by the responsible officers.

There had been a small increase to the revised estimate from the previously approved capital budget for this Committee due a slight overspend on one scheme for a replacement pest control vehicle, however it was anticipated that all the capital schemes would be completed by the end of the financial year.

RESOLVED: That Committee approve the revised Capital Programme for 2013/14 as set out in the report.

#### 559 PROPOSED CAPITAL PROGRAMME 2014/17

The Director of Resources submitted a report seeking Committee's approval for the proposed future 3 year Capital Programme (2014/15 to 2016/17) for this Committee.

The report viewed the draft programme of schemes to be carried out in the following 3 years based on the bids that had been received from Heads of Service. The scheme bids for this Committee were outlined in detail showing how each particular scheme linked to the Council's ambitions. It was noted that at this stage these were only potential bids that would require further consideration by the Budget Working Group and by Policy and Finance Committee who would want to ensure that the budget was affordable both in capital and revenue terms. It was also noted that the bids contained in this report only represented those submitted with regard to this Committee's services and that they would be considered alongside other bids received from other Committees.

The Director of Resources also informed Committee that we had recently been notified of our allocation of disabled facility grant funding for the 2014/15 financial year. This would come through the Department for Communities and Local Government and will be £119,536. It had also been announced that as from 2015/16 funding for disabled facility grants would instead be provided by the Department of Health and although the initial allocation had been announced for this as £161,000 there was still a degree of uncertainty as to whether this would actually be received.

RESOLVED: That Committee

1. approve the 3 year programme for 2014/15 to 16/17 as outlined in the report; and
2. recommend to Policy and Finance Committee the programme as outlined for this Committee's services.

560

#### REVISED REVENUE BUDGET 2013/14

The Director of Resources submitted a report asking Committee to agree a revised revenue budget for 2013/14 for consideration at Special Policy and Finance Committee. The original estimate for this current financial year had been set in March 2013. To allow a better comparison of the budget to the revised estimate the original budget had now been restated and was outlined in table format for Committee's consideration. The Director of Resources highlighted the main changes to the budget which included virements with regard to localised Council Tax support administration and the Dog Warden and Clitheroe Market. All the reasons for variations were outlined for Committee's information. The conclusion being that the difference between the revised and restated estimate was a decrease in net expenditure of £118,300 after allowing for transfers to and from earmarked reserves.

A question was asked regarding the impact of the spare room subsidy on this Council. The Director of Resources referred to the discretionary housing payments we receive from government and how this was used to support those affected by this change.

It was suggested a report should be produced which detailed the impact of the spare room subsidy.

Committee had some discussion around the effects of the changes with universal credit and benefits and asked for a report to Committee in due course. There was also a discussion surrounding homelessness and the general types of deprivation in Ribble Valley and it was felt it would be useful to draw together information from various areas to try and get an overall picture that would be the subject of a future report to Committee.

RESOLVED: That

1. Committee approve the revised revenue budget for 2013/14 with the inclusion of a subscription to the older peoples' network of £200 and submit it to the Special Policy and Finance Committee subject to any further consideration by the Budget Working Group; and
2. further reports be submitted to Committee as outlined.

561

#### ORIGINAL REVENUE BUDGET 2014/15

The Director of Resources submitted a report asking Committee to agree the draft Revenue Budget for 2014/15 for consideration at Special Policy and Finance Committee. She reminded Committee that the 3 year forecast to Policy and Finance Committee in September showed that significant reductions to the budget would be necessary based on our indicative grant allocation from the Government.

A provisional settlement funding assessment had now been received and this represented a reduction of 12% and 26% respectively for 2014/15 and 2015/16.

However the Government compare spending power which includes income from Council Tax payers new homes bonus and other grants when quoting our funding allocations so according to the Government we would only face a reduction of 2.3% and 3.6% respectively.

The Budget Working Group had been meeting regularly to consider the Council's budget and had suggested 4 options to address any shortfall:

- Whether the Council Tax should be increased for 2014/15.
- Examination in detail of underspends and overspends to ensure the base budget is accurate.
- Consider increasing the amount of new homes bonus used to finance the revenue budget.
- Examination of how much business rates growth can realistically expect to be relied upon.

With regard to the draft revenue budget for 2014/15 the estimates had been prepared on the current levels of service allowing for price increases of 2.75%. A provision for a 1% pay award had also been included.

Individual budget areas for this Committee were shown in detail including reasons for main variances. The Director of Resources highlighted some of these.

The report also showed the draft budget summarised both objectively and subjectively for Committee's information as well as giving the reasons why net costs for this Committee would increase by £32,660.

The Director of Resources reminded Committee that they had agreed the increase of fees and charges by an average of 2.75% that would be applicable from 1 April 2014.

**RESOLVED:** That Committee agree the revenue budget for 2014/15 to be submitted to the Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

## 562 MINIMUM PERCENTAGE SHARE ON SHARED OWNERSHIP UNITS

The Chief Executive submitted a report asking Committee to consider whether to accept a minimum of 35% buy-in on shared ownership properties. He reported that over the past few years there had been increasing requests to increase the minimum percentage buy-in for shared ownership units from 25%. Most of the providers have experienced that the majority of applicants who buy-in at 25% usually remain with just 25% ownership and that it is uncommon for them to purchase a greater share. This had an effect on the viability for registered providers purchasing the units to deliver them as shared ownership. It was therefore proposed that this percentage buy-in be increased to 35% for first time buyers.

Committee considered this request and felt that it was not reasonable to expect first time buyers to commit to more than 25% for affordable housing.

RESOLVED: That Committee refuse the request to increase the minimum buy-in on shared ownership properties to 35%.

563 MINUTES OF THE HEALTH AND WELLBEING PARTNERSHIP

The minutes of the Health and Wellbeing Partnership Group meeting held on 8 January 2014 were submitted for Committee's information.

564 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

Councillor S Brunskill submitted a report on behalf of the Children's' Trust.

565 EXCLUSION OF PRESS AND PUBLIC

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

566 GENERAL REPORT – GRANTS

The Chief Executive submitted details of 10 disabled facilities grants that had been approved.

567 AFFORDABLE HOUSING UPDATE

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

The minutes of a recent Strategic Housing Group were also included for Committee's information.

The meeting closed at 8.07pm.

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

## Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 28 January 2014, starting at 6.30pm  
Present: Councillor S Hirst (Chairman)

Councillors:

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

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

### 568 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Elms and A Knox.

### 569 MINUTES

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

### 570 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 571 PUBLIC PARTICIPATION

There was no public participation.

### 572 REVISED CAPITAL PROGRAMME 2013/14

The Director of Resources sought Committee's approval for the Revised Capital Programme for the current financial year for this Committee.

She reported that no schemes for this Committee were included within the original Capital Programme for this year, however not all planned expenditure for last year had been spent by the end of the financial year and a balance of this, totalling £105,570 had been transferred into this financial year.

She reported briefly on the latest position on the three schemes in the current year's programme:

1. economic development initiatives - £100,000;

2. server and network infrastructure - £5,570; and
3. public sector network compliance - £16,430.

RESOLVED: That Committee approve the Revised Capital Programme for 2013/14 as set out above.

#### 573 PROPOSED CAPITAL PROGRAMME 2014/17

Committee were asked to approve the proposed future three year Capital Programme 2014/15 to 2016/17 for this Committee.

It should be noted at this stage that there were only potential bids that would require further consideration by the Budget Working Group and by this Committee who would want to make sure that they were affordable both in capital and revenue terms. Members then considered the forward programme which listed the following four schemes:

1. Council Offices – reroofing scheme - £167,500;
2. asbestos abatement scheme - £12,000;
3. Council Offices window and roof light replacement - £88,900; and
4. Council Chambers – seating renewal - £11,250.

She commented that the level of the Council's capital resources available to fund the future Capital Programme would be insufficient to finance all bids being put forward. It should also be noted that the bids represent only those that have been submitted with regard to this Committee's services. Other Committee bids would be considered at the Special Policy and Finance Committee in 2 weeks' time.

RESOLVED: That Committee recommend to Special Policy and Finance Committee a future 3 year Capital Programme for this Committee services.

#### 574 REVISED REVENUE BUDGET 2013/14

Committee were asked to agree a revised Revenue Budget for 2013/14 for consideration at Special Policy and Finance Committee.

The Director of Resources commented that the original estimate had been approved in March 2013 but since then a number of virements between budget heads which had taken place.

Overall the total net budget for the Council had not changed but at a Committee level this had the impact of increasing or decreasing the budget levels on a number of service cost centres for which this Committee results in a net increase in the budget. She then commented on the revised budget which was £54,650 higher than the restated original estimate. This was reduced to £32,240 after



allowing for transfers to and from earmarked reserved. Committee then considered a comparison between the original and revised budgets of each cost centre.

RESOLVED: That Committee approve the Revenue Budget for 2013/14 and submit this to Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

#### 575 ORIGINAL REVENUE BUDGET 2014/15

The Director of Resources asked Committee to agree the draft Revenue Budget for 2014/15 for consideration by Special Policy and Finance Committee.

She reminded Members that our provisional settlement funding assessment was £2,603,416 for 2014/15 and £2,204,012 for 2015/16. In comparison our current year's allocation is £2,961,659 which represented a reduction of 12% and 26% respectively.

Committee were then asked to consider various cost centres in relation to the draft Revenue Budget for this Committee. The report highlighted where variations had occurred and gave reasons for those variations. Net costs to this Committee had increased by £27,160 after allowing for transfers to and from earmarked reserves. Again the main reasons for these variations were provided for Committee.

Fees and charges for this Committee had been agreed in November 2013 and had been increased by 2.75% or more if the increase could be sustained.

RESOLVED: That Committee agree the Revenue Budget for 2014/15 and submit this to the Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

#### 576 LOCAL TAXATION WRITE-OFFS

The Director of Resources sought Committee's approval to write-off a National Non-Domestic Rate debt. This was one case where the company had gone into liquidation and therefore the Council needed to write-off this particular debts.

RESOLVED: That Committee approve the writing-off of £9,683.85 of NNDR debt where it had not been possible to collect the amounts due.

#### 577 PROPOSED WITHDRAWAL OF SUBSIDISED BUS SERVICES

Committee considered a report from the Chief Executive in relation to proposals being consulted on by Lancashire County Council in relation to the withdrawal of certain bus subsidised services.

In December 2013 Lancashire County Council announced a proposal to withdraw funding from subsidised bus services during evenings and on Sundays and Bank Holidays. The deadline for this consultation had been Friday, 17 January 2014,

and with the approval of Chair and Vice Chair of this Committee a response had been submitted to Lancashire County Council within that timescale. Members then discussed this matter in some detail and expressed their concern at the proposals and its impact on village life.

RESOLVED: That Committee

1. note the reply sent by the Chief Executive in consultation with the Chair and Vice Chair of this Committee; and
2. ask the Chief Executive to contact the Sparse Organisation to enlist their help in the Council's campaign to oppose these particular cutbacks.

578 TREASURY MANAGEMENT MONITORING 2013/14

Committee considered a monitoring report of our treasury management activities for the period 1 April 2013 to 31 December 2013. The report highlighted that in recent years the profile had been raised for treasury management function and highlighted the potential serious risks involved. It was pointed out that the Council borrowed any money it required to fund its capital spending plans from the Public Works Loan Board and on a daily basis our cash flow position was monitored. The report dealt with borrowing requirements, investments, Prudential indicators and approved organisations.

RESOLVED: That Committee note the report.

579 REVENUES AND BENEFITS GENERAL REPORT

The Director of Resources informed Committee of the Council's position on the following areas:

1. National Non-Domestic Rates.
2. Council Tax.
3. Sundry Debtors.
4. Housing Benefit performance.
5. Housing Benefit and Council Tax support fraud.
6. Housing Benefit overpayments.

RESOLVED: That the report be noted.

580 ADDITIONAL APPROVALS OF CONCURRENT FUNCTION GRANTS

Committee were informed that there were two further payments of grant that had been made to Aighton, Bailey and Chaigley and Chipping Parish Councils under the concurrent function grant scheme.

Aighton, Bailey and Chaigley had submitted a claim for revenue expenditure of £2,455.90 which included grass cutting and playground repairs. Based on the grant rate of 25% this would equate to £613.97 in grant funding.

Chipping Parish Council had submitted a claim of £770 which included maintenance of parks and play areas. Again based on the 25% grant rate this equated to £192.50 in grant funding.

RESOLVED: That the report be noted.

581 BUDGET WORKING GROUP

Committee received the minutes of Budget Working Groups dated 22 October and 26 November 2013.

RESOLVED: That the reports be noted.

582 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES – RIBBLE VALLEY CITIZENS' ADVICE BUREAU

Committee received a comprehensive report from Councillor L Rimmer, one of its representatives on the Ribble Valley Citizens' Advice Bureau.

RESOLVED: That

1. Councillor Rimmer be thanked for her report; and
2. the report be noted.

583 EXCLUSION OF PRESS AND PUBLIC

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

584 LOCAL TAXATION WRITE-OFFS

The Director of Resources sought Committee's approval to write-off a Council Tax debt relating to an individual. It was reported that this was one case where a debtor had gone away and it had not been possible to trace them and therefore the Council needed to write-off that Council Tax debt.

RESOLVED: That Committee approve the writing-off of £1,268.49 Council Tax debt where it had not been possible to collect the amount due.

The meeting closed at 7.29pm.

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

## Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 30 January 2014, starting at 6.30pm  
Present: P Young (Chairman)

### Councillors:

P Ainsworth	I Sayers
I Brown	G Scott
P Dowson	R Swarbrick
R Hargreaves	D Taylor
R Newmark	NC Walsh
C Ross	

Also in attendance: Councillor EMH Ranson.

### Parish Representatives:

B Barnes	Bashall Eaves & Great Mitton
J Porter	Bolton-by-Bowland, Gisburn Forest & Sawley
F Havard	Billington & Langho
C Parkinson	Bowland Forest (Higher)
A Schofield	Clayton-le-Dale
B Redhead	Clayton-le-Dale
K Horkin	Clitheroe
R Assheton	Downham
S Hopwood	Dutton
F Priest	Longridge
A Steer	Osbaldeston
A Davies	Read
R Whittaker	Rimington & Middop
A Haworth	Sabden
J Shorter	Sabden
A Duckworth	Simonstone
D Peat	Simonstone
HD Parker	Waddington
K Jackson	Waddington
MJ Highton	Whalley
T Gaffney	Wilpshire
A Wright	Wiswell

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

Also in attendance: Inspector Hassan Khan and Sgt Craig Jarret for agenda item 4 only and Andy Ashcroft, Public Realm Manager, LCC for agenda item 5 only.

585

### APOLOGIES

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

B Dowles	Bolton-by-Bowland, Gisburn Forest & Sawley
A Yearling	Clitheroe

L Bateman	Hothersall
S Rawstron	Newsholme & Paythorne
A Ormand	Ribchester
G Melloy	Simonstone
J Bremner	Wilpshire

586 DECLARATIONS OF INTERESTS

There were no declarations of interests.

587 MINUTES

The minutes of the meeting held on 14 November 2013 were approved as a correct record and signed by the Chairman.

588 MATTERS ARISING

(a) Minute 721 – Request for Highway Schemes

The representative from Read asked for an update on this matter. The Public Realm Manager indicated that he would address this matter under item 5 on the agenda.

(b) Minute 722(a) – Satnav Problems

The Community Development Officer read out a reply from Wilpshire Parish Council in relation to difficulties with Satnav in the Hollowhead Lane area of Wilpshire.

589 POLICING IN THE RIBBLE VALLEY

The Chairman introduced Inspector Hassan Khan who gave Committee details of proposed closures of Whalley and Mellor Brook Police Stations. He also referred to imminent changes in how and where response officers would book on for duty as from April 2014 and finally gave details of two extra Community Beat Managers who would be employed in the Ribble Valley.

He also highlighted a relatively high volume of thefts from motor vehicles and sought Parish Councils' help with reporting and preventing this from happening. He did state that over 70% of the incidents were as a result of insecure vehicles.

Inspector Khan then answered a number of questions from Committee.

County Councillor Schofield raised concerns about the proposal to close Mellor Brook Police Station and indicated that he would be meeting with Inspector Khan to discuss this matter further.

Inspector Khan reassured Committee that neighbourhood policing would not be adversely affected by the proposed changes and explained how the new system would work in practice. He also answered questions about staff being seconded to Blackburn, parking arrangements at Clitheroe Police Station, extra night-time surveillance on the A59, frequency of PACT meetings in some parishes and recent operations aimed at disrupting and apprehending travelling criminals.

RESOLVED: That Inspector Khan be thanked for his attendance and presentation.

590 PUBLIC REALM MANAGER

The Chairman introduced Andy Ashcroft, Public Realm Manager for the Ribble Valley who gave a comprehensive overview of Lancashire County Council and its budget shortfall. He gave some indication of how the County Council needed to reconfigure its service delivery over the next 4 of 5 years. He stated that around 2,500 staff would be lost as a result of the need to make substantial savings and he impressed on Committee how this would impact on services across the board not only in his own section of Public Realm.

He referred to the difficulty in balancing budgets with the public's expectation and referred specifically to highway schemes which had been requested and put forward by Parish Councils. 25 schemes had been received within the relevant timescale but these had been reduced to only 2 which would definitely be undertaken in 2014/15. He briefly explained the formula which the County Council used to filter these schemes.

He then answered a number of questions in relation to the Ribble Valley's share of the County Council's budget, the state of Clitheroe's footpaths and extra funding which had been triggered for certain schemes which would help them to happen in the future.

Councillor Scott raised the specific issue of the lack of engagement by Lancashire County Council staff over a car parking issue in Chatburn. The Public Realm Manager explained what had happened in this instance and apologised for the breakdown in communications. He also stressed that in future it would be even more important to foster good communications and relations between Parish Council's the Borough Council and County Council, especially through the 3 tier forum.

RESOLVED: That Andy Ashcroft be thanked for his attendance and presentation.

591 UPDATE ON REFUSE AND RECYCLING COLLECTION SERVICE

The Head of Engineering Services gave an update for Committee on changes and developments to the refuse and recycling collection service. He reminded Committee that the contact for the green wheeled bin initiative which had exchanged the standard 140ltr bins with a larger 240ltr bin and provided a 140ltr green wheeled bin to non-garden properties had been completed on Friday, 6 December 2013. Householders were offered the choice to opt out of the scheme and the current take-up rate for the larger green wheeled bins was approximately 60% of the original 13,500 properties. It was anticipated that demand would continue and these requests could be satisfied from the stockpile of wheeled bins.

He commented that larger green bins were still available to householders in replacement for the small bin and Members of the Committee were requested to raise awareness in their respective areas and include this offer within any parish correspondence that they produce.

He then referred to the collection of paper and cardboard and to changes to the collection date which would now be moved to coincide with either green bin or blue bin collection dates.

Details of the cost of the provision of paper and cardboard collection were provide for Committee and it was pointed out that it was important to increase the number of people using this particular service on a cost basis primarily. Again Members were asked to raise awareness of the proposed changes of the collection service and encourage their residents to participate in the provision of separated paper and cardboard by contacting the Council for white paper collection sacks.

RESOLVED: That the report be noted.

#### 592 PROPOSED WITHDRAWAL OF SUBSIDISED BUS SERVICES

The Chief Executive referred to his report which informed Members of proposals being consulted on by Lancashire County Council in relation to the proposal to withdraw certain subsidised bus services. The report pointed out that Lancashire County Council currently subsidise a number of financially unviable services across Lancashire at a cost of £8,000,000 each year. As a result of recent Government announcements on funding, the County Council were now looking at a number of measures to make further budget savings, one of those proposals was around reducing the amount of money spent supporting bus services.

In December 2013, the County Council announced a proposal to withdraw funding from subsidised bus services during evenings and on Sundays and Bank Holidays. The deadline for this consultation was Friday, 17 January 2014 and with the approval of the Chairman and Vice Chairman of Policy and Finance Committee a response had been submitted to the County Council within the timescale. This response basically objected to the proposals pointing out a number of problems with it for rural villages.

Members then expressed their concern at these proposals and raised issues such as teenagers wishing to travel into and out of villages in the evenings, hospital transport and rural isolation.

RESOLVED: That the report be noted with concern.

#### 593 DATE AND TIME OF NEXT MEETING

The Chairman reminded Committee that the next meeting of this Committee would be held on Thursday, 27 March 2014.

The meeting closed at 7.59pm.

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

## Minutes of Special Policy & Finance Committee

Meeting Date: Tuesday, 11 February 2014, starting at 6.30pm  
Present: Councillor S Hirst (Chairman)

Councillors:

J Hill	K Horkin
T Hill	A Knox
B Hilton	G Mirfin
K Hind	D T Smith
S Hore	A Yearling

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

Also in attendance: Councillor S Bibby.

### 594 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Elms, E M H Ranson, J Rogerson and R Thompson.

### 595 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 596 PUBLIC PARTICIPATION

There was no public participation.

### 597 LETTER FROM BRANDON LEWIS MP, MINISTER FOR LOCAL GOVERNMENT

The Chief Executive referred to a letter he had received that had been sent to all local authorities informing us of the Local Authorities (Standing Orders) (England) (Amendment) Regulations 2014. The letter referred to the Government's expectation that all Councils would adopt at their budget meetings this year a practice of recorded votes. The regulations that would make this mandatory for Councils had yet to be put in force. A report would be prepared for the next ordinary meeting of this Committee amending the Council's Standing Orders to comply with this new requirement. A brief discussion took place and Members felt until this became a mandatory requirement we should do nothing as the Council's existing Standing Orders allowed a recorded vote to take place if sufficient Members agreed.

### 598 PROVISIONAL LOCAL GOVERNMENT FINANCE SETTLEMENT 2014/15 AND ILLUSTRATIVE SETTLEMENT FOR 2015/16

The Director of Resources submitted a report for Committee's information on the details of the provisional finance settlement for 2014/15 and 15/16. The grant



settlement for 2014/15 had been issued on Wednesday, 18 December 2013 and following a consultation period it was expected that the final settlement would be laid before the House of Commons in mid-February.

The illustrative settlement for 2015/16 provides early information ahead of the provisional settlement which would be expected to be announced in December 2014.

The grant settlement was virtually the same as was indicated as part of the technical consultation in summer 2013 and our settlement shows that we face a 12.1% reduction in grant in 2014/15 with a further 15.3% reduction the year after. This was before taking into account other funding such as our new homes bonus allocation.

RESOLVED: That the report be noted.

#### 599 OVERALL REVISED CAPITAL PROGRAMME 2013/14

The Director of Resources submitted a report asking Committee to consider the overall revised capital programme for 2013/14. The original capital programme had been approved by Full Council in March 2013 and since then regular reports had been presented quarterly to all Committees on progress with the capital programme. The original capital programme for the current year had included schemes at a total estimated cost of £833,000. Additionally £201,620 of the budget from 2012/13 had been moved to the 2013/14 financial year at the time of setting the revised estimate for 2012/13.

There was also slippage totalling £216,590 which had been transferred into this financial year along with further approvals to the capital programme totalling £308,920.

The schemes in the programme had now been discussed with the budget holders and a revised programme drawn up which was likely to reflect the expenditure this year. Information on these schemes had been reported to all Committees in the previous cycle of meetings. It was recommended that a small proportion of the current year's budget be transferred to the 2014/15 financial year on schemes that were unlikely to commit the current year's full budget by the end of March 2014. The schemes affected related to disabled facilities grants, landlord tenant grants and repossession prevention fund which totalled £57,020.

The report outlined the capital resources to finance the capital programme for 2013/14 which had also been revised and a summary of the movements on available capital resources was outlined for Committee's information.

The capital programme for 2013/14 had increased by £464,000 from the originally agreed capital programme at this time last year. The reasons for these changes were summarised. It was reported that as at the end of December 2013, 82% of the revised capital programme had been completed.

RESOLVED: That Committee approve the overall revised capital programme for 2013/14.

600

#### OVERALL CAPITAL PROGRAMME 2014/17

The Director of Resources submitted a report asking Committee to recommend a capital programme for 2014/17 to full Council on the 4 March 2014.

Consideration had been given to whether the capital programme would be affordable both in capital and revenue terms; achievable in terms of staff resources and timescales and in line with Council priorities. Heads of Service had been asked to put forward schemes which were the absolute basic requirement to keep the Council's services running. Full details of all bids had been presented to Members during the recent Committee cycle as part of the forward capital programme reports. The Budget Working Group and Corporate Management Team had also considered the draft programme and made a number of proposals/amendments.

Details of the schemes originally approved in the capital programme for 2014/15 and 2015/16 were outlined for Committee's information and a summary of the resources planned to finance it.

The report went on to outline the available resources for any new schemes which included the VAT shelter and new homes bonus. In reviewing the available resources and balancing the needs of revenue, the recommended level of maximum resources that should be made available for new capital bids were summarised and totalled £586,000.

The Director of Resources went on to outline the new scheme bids received and the recommendations that the Corporate Management Team and Budget Working Group had made to ensure that the proposals in their entirety were affordable and achievable. She outlined the final proposed capital programme along with the proposed financing and the impact of the proposals on the capital reserve.

\*\*\* RESOLVED: That Committee recommend the capital programme for 2014/17 as set out in \*\*\* the Appendix 4 to these minutes to Full Council on 4 March 2014.

601

#### OVERALL REVENUE BUDGET 2014/15

The Director of Resources submitted a report asking Committee to approve the revised revenue budget for 2013/14; to reconsider whether to implement an empty homes council tax premium (50%) on properties empty for more than 2 years and to consider and recommend a revenue budget requirement and precept for 2014/15 to Full Council on 4 March 2014.

The revised budget for 2013/14 had now been prepared and individual Committees had reviewed their estimates and reasons for any significant changes. It was anticipated that there would be a reduction of £277k in net expenditure. The main reasons for these variations were outlined for Committee's information giving details of any differences along with the movement in other items and earmarked reserves. This meant that instead of

taking £176k from general fund balances at the end of the year based on the revised estimates £101k would be added to balances.

The Director of Resources went on to outline the Local Government finance settlement for 2014/15 for which the final figure had just been received at £2,603,769. The Government had also announced illustrative grant figures for 2015/16 which showed further reductions.

The Council had agreed a local council tax support scheme which came into effect on 1 April 2013. The Government had announced a one-off transition grant for 2013/14 those authorities who agreed to set the maximum reduction at 8.5%. This Council had agreed to do this and had therefore received the transition grant which was only for one year. The Director of Resources reminded Committee that our LCTS would now revert back to the agreed percentage of 12%. The Government had again asked authorities to allocate funding from within their grant settlement to pass on to parishes to compensate them for the impact of our scheme on their tax bases. We had done this by allocating grants to individual parishes based on an estimated amount of grant funding from within our grant settlement.

The Director of Resources reminded Committee of the decision taken at their November meeting to implement the following with effect from 1 April 2014 that:

- for long term empty properties (empty longer than 6 months) to remove the current 50% discount which will mean owners are liable for the full 100% council tax due; and
- to implement an empty homes premium of a further 50% for those properties still empty after a 2 year period.

Following this decision which had been ratified by Council in December 2013, all homeowners had been written to who would be potentially affected by the changes. A number of objections had been received from owners outlining various reasons and peculiar circumstances. The Director of Resources informed Committee of the Government guidance regarding changing of these discounts and asked if Members wished to reconsider this decision in the light of this new information.

A discussion took place and in view of the Government guidance and representations received Members agreed the empty homes premium should not be implemented at this point in time.

The Director of Resources outlined the collection fund and the makeup of the council tax and how the projected surplus would be shared amongst the major precepting authorities.

With regard to the revenue budget for 2014/15 the Director of Resources informed Committee that the announcement of the finance settlement confirmed that Local Government continues to bear the brunt of public spending cuts in this spending review period. The Government had again announced that they would offer funding to Council's who freeze their Council Tax for 2014/15 which would

equate to a 1% increase in council tax foregone. They had also announced referendum criteria/capping limits of 2% or above.

It was the recommendation of the Budget Working Group that the Council freeze the council tax for 2014/15 which would mean being eligible to receive a freeze grant of approximately £31,560.

The Director of Resources went on to explain the new homes bonus scheme, the budget requirement, the base budget position, Committee expenditure and movement of other items.

She also outlined the business rate retention scheme which according to our NNDR1 return which was submitted to the Government on 31 January 2014 would indicate that we could expect to retain business rates income of £1,275,704. The Director of Resources also explained the Section 31 Grant and the 2013/14 share of business rates surplus or deficit and the volatility and uncertainty of these figures.

With regard to the revenue budget for 2015/16 and beyond it was imperative that Committee be conscious of the challenges in the future. The Budget Working Group had met frequently throughout the year to consider the Council's financial position and had concentrated on four key considerations:

1. The Budget Working Group agreed to review the base budget early in 2014/15 financial year as part of the budget setting process for 2015/16.
2. The Budget Working Group recommended a freeze on the council tax for 2014/15 and hence receive the freeze grant and also recommended using some of the new homes bonus allocation to off-set the increase foregone in our council tax income up to the potential referendum limit.
3. After careful consideration and acknowledging that new homes bonus had been funded from the Local Government Finance system agreed that the new homes bonus forms part of our core funding and therefore recommended using approximately half of the allocation to support the revenue budget for 2014/15.
4. In recognising the considerable uncertainties surrounding our share of business rate income and also the potential volatilities surrounding appeals and growth, that we do not rely on the total amount of our share estimated as a result of our NNDR1 return and therefore recommends that we use approximately £262k to support the revenue budget and set aside the balance into our business rates volatility reserve.

The Director of Resources went on to outline the legal requirement under Section 25 of the Local Government Act 2003 for the Council's Section 151 Officer to report on the robustness of the budget and the adequacy of the Council's balances and reserves. The recommended revenue budget for 2014/15 was outlined in table format and totalled £5,613,497 with a resulting precept (including Parishes) of £3,369,132.

The Director of Resources had also updated the three year forecast assuming the budget for 2014/15 was agreed which showed illustrative provisional settlements along with other assumptions regarding Council spending and council tax.

RESOLVED: That Committee

1. approve the revised budget for 2013/14;
- \*\*\* 2. recommend to Full Council the removal of the council tax premium of 50% on long term empty properties (over 2 years); \*\*\*
3. approve the Budget Working Group's recommendations and set a budget requirement and precept for 2014/15; and

BUDGET REQUIREMENT AND PRECEPT 2014/15	
	£
RVBC Net Budget	5,613,497
Plus Parish Precepts	359,632
	<b>5,973,129</b>
Less – Settlement Funding Assessment	-2,603,769
<b>Net Requirement Before Adjustments</b>	<b>3,369,360</b>
Council Tax Surplus	-228
<b>Precept (Including Parishes)</b>	<b>3,369,132</b>

- \*\*\* 4. recommend the budget and precept to the Full Council meeting on 4 March 2014. \*\*\*

## 602 MEDIUM TERM FINANCIAL STRATEGY

The Director of Resources submitted a report asking Committee to approve the Council's medium term financial strategy 2014/15 to 2017/18. This strategy was updated annually and is the Council's key financial planning document and aims to provide the Council with an assurance that the Council's spending plans are affordable over the medium term. It includes a three year budget forecast and provides the financial foundation for the delivery of the Council's policy priorities.

RESOLVED: That Committee approve the medium term financial strategy for 2014/15 to 2017/18 and ask the Budget Working Group to use this document as the backdrop of future budgets.

The meeting closed at 7.55pm.

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

**FINAL PROPOSED CAPITAL PROGRAMME 2014/15 TO 2016/17**

**APPENDIX 4**

<b>Schemes</b>	<b>2014/15 £</b>	<b>Budget Moved from 2013/14 £</b>	<b>Total for 2014/15 £</b>	<b>2015/16 £</b>	<b>2016/17 £</b>
<b><u>Community Services Committee</u></b>					
Play Area Improvements	30,000		<b>30,000</b>	<b>40,000</b>	<b>40,000</b>
Castlefield Toilets Refurbishment Scheme	33,000		<b>33,000</b>		
Installation of 3G Artificial Pitch Surface	47,000		<b>47,000</b>		
Replacement of Geesink 26t RP HGV Refuse Collection Vehicle				<b>210,000</b>	
Replacement of 4 x 4 Tractor/Mower (PNO4 NPZ)				<b>17,000</b>	
Replacement of Kubota Mower PN05 PLO				<b>19,000</b>	
Replace Scag Mower				<b>9,000</b>	
Two Heavy Goods Trailers				<b>6,000</b>	
Replacement of 2 Tri Star Mowers				<b>16,000</b>	
Replacement of Waste Transfer Station Loader Shovel				<b>75,000</b>	
Replacement of multi use panel van (currently Vauxhall Vivaro)				<b>12,000</b>	
All Weather Pitch Lighting					<b>15,000</b>
Replacement of Scag Mower with equivalent spec vehicle					<b>10,000</b>
Replacement of John Deere Gang Mower Tractor (PN05 UKE)					<b>45,000</b>
Replacement of 2 x Open Backed Single Bodied Paper Collection Vehicle (VX55 KXD & VU06 TKN)					<b>30,000</b>
Replacement of MAN 7.7 RO-RO Truck (PN06 FRV) with equivalent spec vehicle					<b>38,000</b>
Replacement of Salthill Depot Multi Use Fork Lift Truck					<b>25,000</b>
Replacement of Works Section Small Van -Ford Transit PF09 DHX (Toilet Van)					<b>12,000</b>

**FINAL PROPOSED CAPITAL PROGRAMME 2014/15 TO 2016/17**

**APPENDIX 4**

<b>Schemes</b>	<b>2014/15 £</b>	<b>Budget Moved from 2013/14 £</b>	<b>Total for 2014/15 £</b>	<b>2015/16 £</b>	<b>2016/17 £</b>
Replacement of Works Section Panel Van PK06 HKA (currently Vauxhall Vivaro) with a smaller van					<b>12,000</b>
<b>Total Community Services Committee</b>	<b>110,000</b>	<b>0</b>	<b>110,000</b>	<b>404,000</b>	<b>227,000</b>
<b><u>Policy and Finance Committee</u></b>					
Clitheroe Townscape Scheme				<b>115,000</b>	
Council Offices - Re-roofing Scheme				<b>167,500</b>	
<b>Total Community Services Committee</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>282,500</b>	<b>0</b>
<b><u>Health and Housing Committee</u></b>					
Replacement of Pest Control Vehicle PO07 WPB	11,000		<b>11,000</b>		
Disabled Facilities Grants - moved from 2013/14	119,540	10,000	<b>129,540</b>	<b>161,000</b>	<b>161,000</b>
Landlord/Tenant Grants - moved from 2013/14	75,000	20,000	<b>95,000</b>	<b>75,000</b>	<b>75,000</b>
Repossession Prevention Fund - moved from 2013/14		27,020	<b>27,020</b>		
Clitheroe Market Improvements					<b>175,000</b>
<b>Total Community Services Committee</b>	<b>205,540</b>	<b>57,020</b>	<b>262,560</b>	<b>236,000</b>	<b>411,000</b>
<b>Total for all Committees</b>	<b>315,540</b>	<b>57,020</b>	<b>372,560</b>	<b>922,500</b>	<b>638,000</b>

## Minutes of Planning and Development Committee

Meeting Date: Tuesday, 13 February 2014 starting at 6.30pm  
Present: Councillor T Hill (Chairman)

Councillors:

S Bibby	J Rogerson
I Brown	I Sayers
S Carefoot	M Thomas
J Holgate	J White
S Knox	A Yearing

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

Also in attendance: Councillor S Hore.

### 603 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors B Hilton, G Mirfin, D Taylor and R Thompson.

### 604 MINUTES

The minutes of the meeting held on 16 January 2014 were approved as a correct record and signed by the Chairman.

### 605 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 606 PUBLIC PARTICIPATION

There was no public participation.

### 607 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2013/0815/P (GRID REF: SD 360367 437006)  
OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR PROPOSED TWO STOREY BUILDING TO FORM 4 NO. ONE BEDROOM FLATS WITH ASSOCIATED PARKING AND LANDSCAPING ON LAND ADJACENT TO 25 LITTLE LANE LONGRIDGE

GRANTED subject to the following condition(s):

1. An application for approval of reserved matters shall be made to the Local Planning Authority not later than the expiration of three years beginning with the date of this permission and the development shall be begun not later than the expiration of two years from the final approval of the reserved matters.



REASON: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. (a) No development shall take place without the prior written approval of the Local Planning Authority of the reserved matters, that is, details of: (i) the layout (ii) the scale (iii) the appearance (iv) the means of access to the buildings (including the provision to be made for vehicle and cycle parking, demonstrating at least 2no. car parking spaces within the curtilage of the site) and (v) the landscaping of the site (including any proposed changes to existing ground levels, means of enclosure and boundary treatment, hard surfaced areas and materials planting plans, specifications and schedules, existing plants to be retained and showing how account has been taken of any underground services);

(b) The approved proposals relating to means of access to the buildings and parking provision shall be carried out in accordance with the approved details prior to the first occupation of the development and retained thereafter at all times.

(c) The approved proposals relating to landscaping shall be implemented in accordance with the approved details in the first planting season following the first occupation of the development. Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority give its written consent to any variation.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes) in order that the Local Planning Authority should be satisfied as to the details, because the application was made for outline permission without the details referred to in the condition.

3. The reserved matters application shall be accompanied by a scheme for the disposal of foul and surface waters. The scheme shall be implemented in accordance with the approved details prior to the completion of the development.

REASON: To prevent increased risk of flooding and pollution of the water environment and to ensure satisfactory means of foul drainage in accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

4. The removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive] unless the vegetation has been surveyed for nesting birds by a suitably qualified ecologist immediately prior to its removal and the survey submitted to and approved in writing by the Local Planning Authority prior to the vegetation

removal. The vegetation shall be removed in accordance with the requirements of the survey.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 and Key Statement EN5 of the Core Strategy (Post Submission Version Including Proposed Main Changes).

5. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:
  - (a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.
  - (b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under Part IIA of the Environmental Protection Act 1990, focusing primarily on risks to human health and controlled waters. The investigation shall address 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 approved in writing by the LPA prior to the site investigation survey.
  - (c) If the site investigation indicates remediation is necessary, a Remediation Statement detailing the recommendations and remedial measures to be implemented within the site shall be submitted to and approved in writing by the LPA. The remediation shall be carried out in accordance with the agreed statement and on completion of the development/remedial works, the developer shall submit a Verification Report to the LPA for approval in writing that certifies that all works were completed in accordance with the agreed Remediation Statement prior to the first occupation of the development.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use in accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

2. APPLICATION NO: 3/2013/1050/P (GRID REF: SD 365170 435244)  
PROPOSED ERECTION OF A NEW RIBCHESTER WAR MEMORIAL AND ASSOCIATED LANDSCAPING ON LAND AT THE END OF GREENSIDE CAR PARK, GREENSIDE, RIBCHESTER

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 development hereby permitted shall be carried out in accordance with drawing No's 1310/001A, 002, 003 and 004A and in accordance with the details relating to landscaping and appearance as contained in the submitted Design and Access Statement.

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

3. 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 PR3 2NY

MINDED TO APPROVE and further delegated to the Director of Community Services for appropriate conditions and Section 106 Agreement.

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

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

4. APPLICATION NO: 3/2013/0901/P (GRID REF: SD 373283 436277)  
CHANGE OF USE FROM RESIDENTIAL DWELLING TO A2 FINANCIAL AND PROFESSIONAL SERVICES AT 4 GEORGE STREET, WHALLEY, BB7 9TH

REFUSED for the following reason:

1. The proposal would result in the introduction of a use that would result in an increased level of pedestrian and vehicular activity within a residential area, within close proximity to neighbouring dwellings, being of detriment to the inherent character of the area and the residential amenities of neighbouring occupiers contrary to policy G1 of the Ribble Valley Districtwide Local Plan and policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

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

(Mr Kent, on behalf of Whalley Parish Council, spoke against the above application.)

5. APPLICATION NO: 3/2013/0737/P (GRID REF: SD 373883 438848)  
PROPOSED RESIDENTIAL DEVELOPMENT (UP TO 43 DWELLINGS INCLUDING 30% AFFORDABLE) WITH PARTIAL MEANS OF ACCESS TO, BUT NOT WITHIN, THE SITE AT HANSONS GARDEN CENTRE, WHALLEY ROAD, BARROW

The Head of Planning Services informed Committee of changes to the conditions and additional representations.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within 3 months from the date of this committee meeting and subject to the following conditions:

1. An application for approval of reserved matters shall be made to the Local Planning Authority not later than the expiration of three years beginning with the date of this permission and the development shall be begun not later than the expiration of two years from the final approval of the reserved matters.

REASON: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. (a) No development shall take place without the prior written approval of the Local Planning Authority of the reserved matters, that is, details of: (i) the layout (ii) the scale (iii) the appearance (iv) the means of access to the buildings (including the provision to be made for vehicle and cycle parking, demonstrating at least 2no. car parking spaces within the curtilage of the site) and (v) the landscaping of the site (including any proposed changes to existing ground levels, means of enclosure and boundary treatment, hard surfaced areas and materials planting plans, specifications and schedules, existing plants to be retained and showing how account has been taken of any underground services);

(b) The approved proposals relating to means of access to the buildings and parking provision shall be carried out in accordance with the approved details prior to the first occupation of the development and retained thereafter at all times.

(c) The approved proposals relating to landscaping shall be implemented in accordance with the approved details in the first planting season following the first occupation of the development. Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority give its written consent to any variation.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes) in order that the Local Planning

Authority should be satisfied as to the details, because the application was made for outline permission without the details referred to in the condition.

3. The reserved matters application shall be accompanied by a scheme for the disposal of foul and surface waters, which shall be based on sustainable drainage principles and shall include an assessment of hydrological and hydrogeological context. The scheme shall demonstrate the surface water run off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed previous run off rates following the corresponding rainfall event. The scheme shall be implemented in accordance with the approved details prior to the completion of the development.

REASON: To prevent increased risk of flooding and pollution of the water environment and to ensure satisfactory means of foul drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

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

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

- (b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under Part IIA of the Environmental Protection Act 1990, focusing primarily on risks to human health and controlled waters. The investigation shall address 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 approved in writing by the LPA prior to the site investigation survey.

- (c) If the site investigation indicates remediation is necessary, a Remediation Statement detailing the recommendations and remedial measures to be implemented within the site shall be submitted to and approved in writing by the LPA. The remediation shall be carried out in accordance with the agreed statement and on completion of the development/remedial works, the developer shall submit a Verification Report to the LPA for approval in writing that certifies that all works were completed in accordance with the agreed Remediation Statement prior to the first occupation of the development.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use in accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies

EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

5. The reserved matters application shall be accompanied by a crime prevention statement detailing crime prevention principles have been incorporated into the design of the proposals to minimise the opportunity for crime.

REASON: To minimise risk of crime, having regard to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

6. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees and hedges along all site boundaries 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 Countryside/Tree Officer. A tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

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

No tree or hedge surgery or pruning shall be implemented without the prior written consent of the local planning authority, which shall be undertaken in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor. Prior to the removal of trees and hedges forming the boundary vegetation has been surveyed for nesting birds by a suitably qualified ecologist immediately prior to its removal and the survey submitted to and approved in writing by the Local Planning Authority prior to the vegetation removal.

REASON: In order to ensure that trees of visual amenity and ecological value are protected during the construction works, having regard to Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 and Key Statement EN5 of the Core Strategy (Post Submission Version Including Proposed Main Changes).

7. Demolition and site clearance shall be undertaken outside the nesting bird season [March - August inclusive] unless the site has been surveyed for nesting birds by a suitably qualified ecologist immediately prior to any site works, the results of which shall be submitted to and approved in writing by the Local Planning Authority prior to any site works. The development shall be carried out in accordance with the requirements of the survey.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 and Key Statement EN5 of the Core Strategy (Post Submission Version Including Proposed Main Changes).

8. The reserved matters application shall include the provision of roosting opportunities for bats and nesting birds in accordance with the recommendations of the ecological appraisal dated October 2013, reference R-1525-01.3. The roosting opportunities shall be made available for use prior to the first occupation of the development and shall be retained at all times thereafter unless otherwise agreed in writing by the local planning authority.

REASON: To maintaining continuity and permanence of a roosting/nesting opportunity on the site and to enable the planning authority to fulfil its obligations under the Wildlife and Countryside Act 1981 (as amended), having regard to Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 and Key Statement EN5 of the Core Strategy (Post Submission Version Including Proposed Main Changes).

9. Notwithstanding the submitted access proposals, 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 construction work takes place within the site. Visibility splays 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 Whalley Road to points measured 70m in each direction along the nearer edge of the carriageway of Whalley 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. 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.

REASON: To ensure that satisfactory access is provided and thereafter maintained at all times and before the construction of the development hereby permitted commences.

10. No site works shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:
  - 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 materials used in the construction of development;
- v. wheel washing facilities;
- vi. 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).
- vii. Routes to be used by vehicles carrying plant and materials to and from the site which shall have been constructed to base course level.
- viii. Measures to ensure that construction vehicles do not impede adjoining accesses.
- ix. The erection and maintenance of security hoardings;
- x. Details of the storage of potential ground and water contaminants
- xi. A scheme for recycling/disposing of waste resulting from construction work; and
- xii. A scheme to control noise during the construction phase.

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

11. No development shall take place until a scheme for the treatment and management of invasive plant species present on the site, including a method statement and timescale of works, 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 avoid the spread of an evasive and prohibited plant species having regarding to Policy G1 of the Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (post submission version including proposed main changes).

12. 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 in accordance with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

13. Prior to the installation and use of any external lighting, including during the construction phase, full details of the lighting shall be submitted to and approved in writing by the local planning authority. The development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of protected species, having regards to the location of the site and in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 and Key Statement EN5 of



the Core Strategy (Post Submission Version Including Proposed Main Changes).

14. The reserved matters application shall be accompanied by a scheme to demonstrate that an appropriate assessment of the level of risk potentially posed to the future occupancy of the dwellings and golf balls has been undertaken and appropriate mitigation, where necessary incorporating the design and layout of the proposed development.

REASON: In the interests of the amenity of future occupants of the dwellings and with regards to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (post submission version including proposed main changes).

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

6. 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 informed Committee of changes to conditions as well as consultation responses from the housing section and Lancashire County Council Education.

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 details shown on drawing No 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 for 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 and Policy DME5 of the Ribble Valley Core Strategy (post submission version including proposed main changes).

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.

7. APPLICATION NO: 3/2013/0771/P (GRID REF: SD 373964 438141)  
PROPOSED RESIDENTIAL DEVELOPMENT OF 102No. DWELLINGS  
(INCLUDING 20 No. AFFORDABLE UNITS) LAND OFF MIDDLE LODGE ROAD  
BARROW, BB79WA

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within 3 months from the date of this Committee Meeting 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. Standard amended plans condition. (Full drawing list to be added to decision notice)

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

3. Precise specifications or samples of walling, roofing and window/door framing materials including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2028 to 2018 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4. No 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.

5. Notwithstanding the submitted details no development approved by this permission shall be commenced until design details and specifications of the internal streetscape and its associated lighting, street furniture, walls, fencing, boundary treatments and details of any surface materials to be used including their colour and texture has been submitted to and approved in writing by the Local Planning Authority. The works shall then be completed in accordance with approved details.

REASON: In the interests of the visual amenities of the area in accordance with Policy G1 of the Ribble Valley Districtwide local Plan and Policies DMG1 and DMG2 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

6. No development shall take place until details of the public open space, woodland track and any associated play equipment/surfacing at the southeast extents of the development site have been submitted to and approved in writing by the Local Planning Authority.

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 Policies DMG1, DMG2 and DME4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location.

7. The development hereby permitted shall not be commenced until full details of the proposed landscaping have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, their maturity at the time of planting, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform.

The approved landscaping scheme shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter for a period of not less than 15 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, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

8. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters 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 sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To prevent the increased risk of flooding, both on and off site. In accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

9. Notwithstanding the details shown on the submitted plans, the proposed driveway/hard surfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.

REASON: In the interests of Highway Safety and to prevent flooding. In accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

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

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant material;
- Storage of plant materials used in the construction of development;
- The erection and maintenance of security hoardings;
- Wheel washing facilities;
- A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- Details of the storage of potential ground and water contaminants
- A scheme for protecting trees;
- A scheme for recycling/disposing of waste resulting from construction work; and
- A scheme to control noise during the construction phase.

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

11. 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.

12. Prior to any phase of the development being occupied a Framework Travel Plan for the whole development shall be submitted to and approved in writing



by the Local Planning Authority. Thereafter, prior to the commencement of development on any phase or portion of the development, a separate Travel Plan (or up-dated information for the Framework Travel Plan) for each phase shall also be submitted to and approved in writing by the Planning Authority. The Travel Plan shall be implemented, audited and updated within the timescale set out in the approved plan.

REASON: To ensure a multi-modal 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

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

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

#### 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.

8. APPLICATION NO: 3/2013/0981/P (GRID REF: SD 375231 443018)  
PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 20 DWELLINGS (INCLUDING 6 UNITS OF SOCIAL HOUSING), 3 CLOSE-CARE APARTMENTS AND A 60 BED CARE HOME (WITH ALL MATTERS RESERVED FOR SUBSEQUENT APPROVAL) ON LAND AT CHATBURN ROAD, CLITHEROE

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

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

2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the access, layout, scale, appearance and landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as 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 Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

3. The development hereby permitted in outline relates to the erection of 20 dwellings, 3 close care apartments and a 60 bed care home. The application for reserved matters shall not exceed the stated number of dwellings, the stated number of close care units, or the stated number of bedrooms in the care home.

REASON: To define the scope of the permission and to ensure that the development complies with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

4. Any reserved matters application shall include a detailed arboricultural assessment/tree constraints plan that shall indicate how the existing trees have informed the detailed layout that has been submitted for reserved matters approval. The details shall include a plan to a scale and level of accuracy appropriate to the proposal that shows the position of every tree on site with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres, and also the details of all hedgerows within the site and on its boundaries.

In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area - BS5837, 2012, Trees in Relation to Demolition, Design & Construction) must also be shown.

The details of each tree as required in accordance with BS5837 in a separate schedule, a schedule of tree works for all the trees, specifying those to be removed, pruning and other remedial or preventative work.

The details of any proposed alterations to the existing ground levels or the position of any proposed excavations within 5 metres of the Root Protection Area of any retained tree, including those on neighbouring ground.

The details of all the appropriate tree protection measures for every retained tree before and for the entire duration of the course of the development.

A statement setting out the principles of arboricultural sustainability in terms of landscape, spatial integration and post development pressure shall be included in the submitted details. This shall also include details of reinstatement and management of all existing hedgerows.

REASON: In order to ensure that the detailed layout of the development has been informed by the location and condition of existing trees and to ensure that trees of visual amenity value are given maximum physical protection from the adverse effects of development in order to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

5. Any reserved matters application shall include details of provisions to be made for building dependent species of conservation concern, including artificial bird nesting boxes and artificial bat roosting sites.

The details shall specify the plot numbers of the dwellings upon which the provisions are to be made and shall identify the actual wall and roof elevations into which the provisions are to be incorporated (which should be north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats).

The provisions shall be provided in accordance with the approved details prior to the first occupation of the individual dwellings upon which they have been provided.

REASON: To protect the bird/bat population from damaging activities and reduce or remove the impact of development in order to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

6. Any reserved matters application shall include details of all proposed artificial external lighting. The details shall include the type, location, intensity and direction of all proposed lighting; and shall also include details of mitigation measures designed to reduce the impact of artificial lighting on protected species or species of conservation concern, identified and/or other named species.

REASON: In order to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of any protected species or species of conservation concern in order to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

7. Any removal of vegetation including trees and hedges associated with the development hereby permitted in outline shall be undertaken outside the nesting bird season (March - August inclusive). Any removal of vegetation out with the nesting bird season shall first be agreed by the Local Planning Authority and shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds, and to protect the bird population from damaging activities and reduce or remove the impact of development in order to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

8. No part of the development hereby permitted in outline shall be commenced until a non-native species removal and disposal method statement has been submitted to and agreed in writing by the Local Planning Authority. The details of which shall include details of the eradication and removal from the site all Japanese Knotweed and Himalayan Balsam.

REASON: To ensure that there is no risk of further spread of a non-native plant species and to ensure that there are no residue non-native plant species parts remaining in order to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

9. No part of the development hereby permitted in outline shall commence until a water vole and great crested newt survey has been carried out during the optimum period, and details of its findings, including all protection and mitigation measures for non-disturbance and protection of all streams and watercourses, has been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to ensure that the streams and watercourses are protected against spillage incidents and pollution that may arise during construction works.

REASON: To ensure that the development is not detrimental to the ecological wildlife value of the watercourse that crosses the site and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

10. The development hereby permitted in outline shall not be commenced until details of the landscaping of landscape buffers around habitat zones have been submitted to, and approved in writing by, the Local Planning Authority. The details shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, including details of any changes of level or landform and the types and details of all mammalian friendly fencing and screening.

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

REASON: In the interests of visual amenity and to ensure that the development provides appropriate habitat protection and mitigation measures and enhances biodiversity value in order to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

11. The development hereby permitted in outline shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (Ref: P4558-Rev003 dated 5 July 2013) and the following mitigation be filled within the FRA:

- Limiting the surface water run-off from the site to a maximum of its 17l/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off site.

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

REASON: To prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

12. 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 that the surface water run-off generated up to and including the 1:100 year 6 hour 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 and shall also include details of how the scheme shall be maintained and managed thereafter in perpetuity.

REASON: To prevent the risk of flooding both on and off site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

13. No development shall take place until a scheme for the provision and management of a minimum of 5m buffer zone alongside Pimlico watercourse has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing by the Local Planning Authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision.

REASON: To protect and enhance the Pimlico watercourse as a wildlife corridor and key green infrastructure asset and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

14. Any reserved matters application shall include detailed plans for any footbridge that is proposed to be erected over the Pimlico watercourse.

REASON: In order to ensure the retention of a continuous buffer strip of broadly natural character, providing a corridor for the passage of wildlife and reduce of pollution from run-off, and in the interests of visual amenity and to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

15. The development hereby permitted in outline shall not be commenced until a scheme for the disposal of foul waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. Within the scheme, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory form of development including the satisfactory treatment and disposal of foul drainage in order to comply with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

16. 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 Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

17. Prior to the commencement of development, an intrusive ground investigation shall be carried out as recommended and described in Section 7 (Recommendations) of the Preliminary Risk Assessment Report by Thomas Consulting (ref. P4459-01-R1 dated October 2013) that was submitted with the outline application; and a report of the findings of the investigation shall be submitted for the written approval of the Local Planning Authority. Any mitigation measures that are found to be necessary shall be carried out to the satisfaction of the Local Planning Authority prior to the commencement of development. In the event that unforeseen problems arise during construction works, the Local Planning Authority shall be informed and shall advise in

writing on any appropriate remediation/mitigation measures that the developer will be required to implement.

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 and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

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

19. Prior to the first occupation of the development hereby permitted in outline, the existing access on to Chatburn Road shall be physically and permanently closed and the existing footway and kerbing of the vehicular crossing shall be reinstated with the Lancashire County Council Specification for Construction of Estate Roads.

REASON: To limit the number of access points to, 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 Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

20. No part of the development hereby permitted in outline shall be commenced until all the highway works that facilitate construction traffic access have been constructed in accordance with a detailed scheme that has first been submitted to and approved in writing by the Local Planning Authority.

REASON: To enable all construction traffic to enter and leave the premises in a safe manner 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 Submission Draft - Post Submission Version (including proposed main changes).

21. No part of the development hereby permitted in outline shall be occupied until all the off-site highway works have been constructed in accordance with the scheme that shall have first been submitted to and approved in writing by the Local Planning 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 in the interest 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 Submission Draft - Post Submission Version (including proposed main changes).

22. Prior to commencement of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) including the proposed area of public open space on the north western part of the site, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall also provide precise details of any play equipment and its maintenance and indicate a timescale when any such equipment will be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved.

REASON: In the interests of residential and visual amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft - Post Submission Version (including proposed main changes).

#### NOTES

1. The development for which outline planning permission is hereby granted requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1908, 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 are commenced, the applicant or developer is advised to contact Customer Services at [highways@lancashire.gov.uk](mailto:highways@lancashire.gov.uk) and on 0845 0530000.
2. As the application site immediately adjoins an operational railway line, Network Rail has advised that the applicant or developer should submit a method statement and risk assessment to Network Rail's Asset Protection Engineer for approval prior to any works commencing on site (email: [assetprotectionlnwnorth@networkrail.co.uk](mailto:assetprotectionlnwnorth@networkrail.co.uk)) Network Rail has also provided advice and guidance on matters relating to boundary fencing; encroachment on to railway land; scaffolding; drainage; excavation/earthworks in the vicinity of the railway; a 2m gap required between buildings on the site and the boundary fencing to the railway; and landscaping. The applicant or developer is therefore advised that it would be appropriate to consult Network Rail on these matters before the commencement of development, and ideally before the submission of any reserved matters planning applications (email: [townplanninglnw@networkrail.co.uk](mailto:townplanninglnw@networkrail.co.uk)).

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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

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2012/0987/P	Application for discharge of condition 1 (notes), condition 2 (slab levels), condition 3 (bird/bat provisions), condition 4 (construction method statement), condition 5 (gable windows) and condition 6 (acoustic requirements) of planning permission 3/2012/0394/P	Montgomerie Gardens off Woone Lane Clitheroe
3/2012/0996/P	Application to discharge condition 1 (reserved matters application), condition 3 (amended plans), condition 4 (renewable energy methods), condition 5 (acoustic assessment), condition 7 (surface water regulation), condition 10 (walling/roofing material) and condition 11 (landscaping scheme) of outline planning permission 3/2008/0526/P	Montgomerie Gardens off Woone Lane Clitheroe
3/2013/0439/P	Application to discharge condition No.2 (Materials) and No.3 (Landscaping) of planning permission 3/2012/0961	Quakerfield House Lambing Clough Lane Hurst Green
3/2013/0785/P	Proposed 50kw wind turbine on a 25m monopole tower to provide renewable electricity for the farm (tip height 34.2m)	Paradise Farm Horton
3/2013/0795/P	Renewal of Planning Permission 3/2010/0521	The Hawthorns Rimington Lane Rimington
3/2013/0840/P	Change of use from redundant stone barn to four-bedroom house	Mill House Farm Chipping Road Chaigley
3/2013/0887/P	Conversion of existing barn to residential use and construction of linked single storey outbuilding to provide kitchen and family room with works ancillary thereto	Bay Gate Barn Bolton-by-Bowland
3/2013/0897/P	Two Storey rear extension to existing house at Netherleigh, 2 Whalley Road, Wilpshire. Two Storey rear extension to existing house	Netherleigh 2 Whalley Road Wilpshire
3/2013/0926/P	Proposed double garage with increased width of access from road	Church Gates 14 Sawley Road Chatburn

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0934/P	Remodelling of dwelling incorporating erection of extensions, replacement roof with increased roof height and associated external alterations to provide additional living accommodation	Markhor Eaves Hall Lane West Bradford
3/2013/0950/P	Discharge of conditions 3 (external windows and doors) Condition 4 (repair methods windows and doors) Condition 5 (re-pointing of walls) condition 6 (replacement fireplace) of planning application 3/2013/0683/P	Higher Lickhurst Farmhouse Leagram Chipping
3/2013/0958/P	Single storey side extensions	The Poplars 4 Whalley Road Wilpshire
3/2013/0964/P	Change of 35 Whalley Road into hot food takeaway and new duct to rear with new entrance door to 37 Whalley Road	35-39 Whalley Road Clitheroe
3/2013/0973/P	Conversion of existing single storey attached garage extension into an additional opticians consulting/store room and waste store in association with existing use of opticians business	Stephen Taylor Opticians 13 Berry Lane Longridge
3/2013/0974/P	Creation of a new access to land (application for retrospective consent)	Hothersall Lodge Hothersall Lane Hothersall
3/2013/0983/P (LBC)	External repair and refurbishment	31 Wellgate Clitheroe
3/2013/0987/P	Retrospective application for directional signs to Taylor Wimpey housing sites in Clitheroe at three separate sites	Edisford Road Bawdlands and Henthorn Road Clitheroe
3/2013/0988/P	Discharge of conditions 2 - drawing detail clarification and 7 - Landscape Plan of planning permission 3/2012/05	Laneside Farm Pendleton
3/2013/0989/P	Detached double garage with link domestic home office to be built within the garden curtilage of Tythe Barn Stables	Tythe Barn House Whins Lane Simonstone
3/2013/0997/P & 3/2013/0998/P	Planning permission and listed building consent for formation of car park and alterations	Eaves Hall Moor Lane West Bradford

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/1000/P	Demolition of existing extension and erection of green oak frame and stone garden room	4 Horton Lodge Horton
3/2013/1003/P	Conversion of ground floor restaurant and ancillary kitchen, sanitary and storage areas into two separate self-contained apartments	The Manse Church Street Longridge
3/2013/1005/P	Substitution of approved house type plans and elevations for Plot 52 for proposed site layout 02.01 REV0	land off Chapel Close Low Moor Clitheroe
3/2013/1011/P	Design amendments to previously approved scheme submitted under 3/2009/0133 for alterations and extensions to the hotel and erection of a single storey outbuilding as a smoking bothy and associated external landscaping	Northcote Northcote Road Langho
3/2013/1018/P	Erection of polycarbonate lean-to canopy with timber supporting posts	Chatburn CE Primary School Sawley Road, Chatburn
3/2013/1022/P	Single storey kitchen extension to rear of property	Black Bull Inn Old Langho Road Old Langho
3/2013/1024/P	Demolition of existing conservatory and replacement with brick extension	4 Dewhurst Road Langho
3/2013/1030/P	Change of use of existing shop and living accommodation to provide one three-bedroom house and one two-bedroom house (including first floor extension to east elevation). Alteration of (west) elevation to return fenestration closer to original arrangement	6 Church Lane Mellor
3/2013/1056/P	Discharge of conditions 3 and 6 of planning permission 3/2010/0574	Ribble View York Lane, Langho
3/2013/1061/P	Non-material amendment to provide a separate working area to planning permission 3/2013/0473	29 Beaufort Close Read
3/2014/0005/P	Application to discharge conditions 1,2,3,5,6,7,8,9 and 10 of planning application 3/2013/0844/P	The Bowling Green Brockhall Village Old Langho

## APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0919/P	Retrospective application for consent for replacement timber windows to the front elevation	38 Higher Road Longridge	The implemented works are unduly harmful to character, setting and significance of the listed buildings and the character, appearance and significance of Longridge Conservation Area because ... ENV20, ENV19 and G1, NPPF paragraph 17, 131 and 132 and CSReg22 SD DME4 and DMG1.
3/2013/0959/P	Retrospective application for consent for roof repair and installation of damp proof course	38 Higher Road Longridge	The implemented works are unduly harmful to character, setting and significance of the listed buildings and the character, appearance and significance of Longridge Conservation Area because of loss of important historic fabric and prominence, incongruity and visual intrusion of concrete tile roof. ENV20, ENV19 and G1, NPPF paragraph 17, 131 and 132 and CSReg22 SD DME4 and DMG1.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0984/P	Two storey extensions and dormers	60 Taylor Street Clitheroe	Contrary to Policies G1 and H10 of DWLP and Policies DMG1 and DMH5 of the Draft CS and the adopted SPG on Extensions and Alterations to Dwellings.
3/2013/0990/P (LBC)	Retrospective consent to undertake works to eradicate and control an active outbreak of Serpula Lacrymans (dry rot) and replacement of failed cement render on a like for like basis to ensure that there is no further water ingress into the property	Shireburn Arms Hotel Whalley Road Hurst Green	Harmful to character and significance of the listed building (removal and re-application of cement-based and non-breathable renders). Policy ENV20, NPPF paragraph 17, 131 and 132 and CSReg.22 SD Policy DME4.
3/2013/0999/P	Proposed single storey grant annex within the garden of Stonehouse Nook to be constructed behind the main building line both Stonehurst Nook	Stonehurst Nook Hollowhead Lane Wilpshire WITHDRAWN	NPPF and Policies G1, ENV3, ENV4, H9, DMG1, DME2, EN1 and DMH5 – the proposed building would provide more than a modest level of annex accommodation and represents inappropriate development that would be detrimental to the openness of the greenbelt.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/1010/P	Two log cabins for holiday let use on land adjacent	Shire Lane Hurst Green	Policies G1, ENV1 and RT1 of the Local Plan; Policies DMG1, DME2 and Key Statement EN2 of the emerging Core Strategy; and NPPF – adverse impact upon the visual amenities of the AONB and upon highway safety.
3/2013/1013/P	Increase the height of the existing barn arch opening	Neddy Barn Neddy Lane Billington	Contrary to policies G1, H17 of DWLP, Policies DMG1, DMH4 of the CS and Sections 7 & 12 of NPPF.

611 OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0001/P	Erection of a 50Kw Wind turbine on an 18m Monopole (Total height of 27.1m) and ancillary works, including erection of meter house, formation of crane pad, access track and installation of underground cable (Re-submission)	Rattenclough Farm Wesley Street Sabden

612 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/1012/P	Application for a Lawful Development Certificate for a proposed use from holiday let permanent use for residential letting at	Simney Nook Cottage Ribchester Road Ribchester
3/2013/1051/P	Application for a Lawful Development Certificate for proposed erection of a new garden room	300 Pleckgate Road Blackburn

## 613 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0900/P	Non illuminated fascia sign to front elevation	4 George Street Whalley
3/2013/0925/P	Subdivision of existing dwelling and erection of two storey rear extension to form one dwelling and two flats	47 Preston Road Longridge
3/2013/0963/P	New dwelling in garden of The Warren	Land adjacent The Warren Warren Fold Hurst Green
3/2013/0986/P	Proposed replacement dwelling	Lonsdales Farm Showley Rd Clayton le Dale

## 614 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0379	Primrose Mill Woone Lane, Clitheroe	16/8/12	14	Deed of Variation Applicants solicitor
3/2012/0785	Clitheroe Hospital Chatburn Road, Clitheroe	6/12/12	57	Ongoing
3/2012/0964	Land to the north of Whalley Road Hurst Green	14/3/13	30	With Applicants solicitor for signature
3/2013/0161	Strawberry Fields Main Street, Gisburn	7/11/13	11	With LCC
3/2013/0711	Land off Henthorn Road Clitheroe	7/11/13	140	With Applicants solicitor for signature
3/2013/0747	Land at Whalley Road Billington	7/11/13	56	Going back to committee
3/2012/0942	Land at Higher Standen Farm & part Littlemoor Farm, Clitheroe	12/12/13	1040	Subject to departure procedures
<b><u>Non Housing</u></b>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures, draft 106 received from LCC

<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>
3/2013/0782	Spout Farm Preston Road Longridge	12/12/13	5 weeks	32	Decision 16/1/14
3/2013/0851	The Whins Whins Lane, Read	12/12/13	7 weeks	16	Decision 27/1/14



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## APPEALS UPDATE

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2012/0630 Undetermined	22/01/13	land SW of Barrow and W of Whalley Road Barrow	Inquiry	11/09/13 (up to 2 days)	Awaiting decision
3/2012/1088 R	28/03/13	8 Church Brow Clitheroe	LB		Part allowed Part dismissed 13/1/14
3/2012/0913 R	28/03/13	land off Waddington Road, Clitheroe	Inquiry	19/09/13 (1 day)	Appeal dismissed 23/01/14
3/2012/0972 R	23/04/13	Shays Farm Tosside	WR		Appeal dismissed 21/01/14
3/2013/0099 Undetermined	20/05/13	land to the west of Whalley Road Barrow	changed to Hearing WR	05/11/13 2 days	Awaiting decision
3/2013/0419 R	08/08/13	Wolfen Mill	WR		Appeal dismissed 02/01/14
3/2013/0447 R	21/10/13	Bleak House Kemple End Stonyhurst	WR		Awaiting decision
3/2013/0448 invalid	Awaiting validation by PINS	Oakfield Longsight Road Clayton le Dale			
3/2013/0378 R	09/12/13	1 2 and 3 Greendale View Grindleton	WR		Awaiting decision
3/2013/0909 R	02/01/14	9 Manor Road Whalley	HH		Awaiting decision
3/2013/0703 R	07/01/14	Goose Chase Preston Road Ribchester	HH		Awaiting decision
3/2013/0793 R	07/01/14	Great Mitton Hall Mitton Road Mitton	HH		Awaiting decision

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## REPLACEMENT TREE PLANTING PROVISION OFF-SITE

The Director of Community Services submitted a report informing Committee and seeking their agreement to improve the way the Council ensures sufficient replacement tree planting in relation to development. He informed Committee that in order to secure sufficient replacement tree planting at a minimum ratio of 2:1 whilst allowing sustainable and economically viable development to occur on suitable sites it was proposed that the Council uses planning conditions and Section 106 Agreements to secure funding for tree planting and maintenance on Council owned sites within the local community. The use of conditions and Section 106 Agreements must comply with the relevant statutory guidance and in

particular circular 11/95 on conditions and 2005/05 relating to planning obligations. This only be used in cases where it was not appropriate or possible to secure sufficient replacement tree planting on site.

RESOLVED: That Committee

1. agree to the use of planning conditions and Section 106 Agreements where appropriate in order to secure necessary replacement trees on alternative Council owned sites including but not limited to:
  - Clitheroe Castle grounds;
  - Brungerley Park, Clitheroe;
  - Highmoor Park (public open space), Clitheroe;
  - Henthorn Park, Clitheroe;
  - Edisford Park, Edisford Bridge;
  - Church Raike, Chipping;
  - Village Green, Horton;
  - John Smith playing fields, Longridge;
  - Kestor Lane recreation ground, Longridge;
  - Hacking Drive playing fields, Longridge;
  - Greenside, Ribchester;
  - Padiham Heights, Sabden;
  - Calderstones Park/Whalley Moor Woods, Whalley;
  - Street trees (in agreement with Lancashire County Council)
2. support the inclusion of these conditions and Section 106 Agreements when considering further applications.

617 APPEALS

- (a) 3/2012/0913/P – Outline application for residential development and a crèche at land off Waddington Road, Clitheroe – appeal dismissed.
- (b) 3/2012/0972/P – Replacement of an agricultural building with 4 holiday cottages and new package treatment plant at Shays Farm, Tosside – appeal dismissed.
- (c) 3/2013/0419/P – Conversion of existing dwelling and cottage to nine holiday lets without complying with a condition attached to planning permission 3/2001/0781 at Wolfen Mill, Chipping – appeal dismissed.
- (d) 3/2012/1088/P – i) Modernise the basement kitchen; ii) move basement toilet to new position; iii) use of attic hallway to install small washroom at 8 Church Brow, Clitheroe – appeal dismissed for (iii) and allowed for (i) and (ii).

618 REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

The meeting closed at 8.05pm.

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