



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, 15 JULY 2014** at **6.30PM**.

CHIEF EXECUTIVE
30 June 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 **29 April 2014** and **Annual Council on 13 May 2014**.
5. Mayoral Communications.
6. Leader's Report and Question Time.
7. To receive and consider, where appropriate, the minutes of the following Committee meetings now circulated (items marked *** are referred to Council for decision).

COMMITTEE MEETINGS: 29 APRIL TO 26 JUNE 2014			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
COUNCIL	29 APRIL	1 – 5	736 – 745
SPECIAL PLANNING & DEVELOPMENT CTTEE	8 MAY	6 – 8	746 – 751
ANNUAL COUNCIL	13 MAY	9 – 13	1 – 7
COMMUNITY COMMITTEE	27 MAY	14 – 18	8 – 23
PERSONNEL COMMITTEE	28 MAY	19 – 21	24 – 38
PLANNING & DEVELOPMENT COMMITTEE	29 MAY	22 – 57	39 – 61
HEALTH & HOUSING COMMITTEE	5 JUNE	58 – 63	62 – 79
POLICY & FINANCE COMMITTEE	10 JUNE	64 – 69	80 – 97
PARISH COUNCIL LIAISON COMMITTEE	12 JUNE	70 – 72	98 – 106

COMMITTEE MEETINGS: 29 APRIL TO 26 JUNE 2014			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
ACCOUNTS & AUDIT COMMITTEE	25 JUNE	73 - 76	107 - 121
PLANNING & DEVELOPMENT COMMITTEE	26 JUNE	77 - 87	122 - 139

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, 29 April 2014, starting at 6.30pm
Present: Councillor R Sherras (Chairman)

Councillors:

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

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

736 PRAYERS

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

737 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of R J Elms, R Hargreaves, S Hore, M Robinson, J Shervey, R J Thompson and A Yearling.

738 DECLARATIONS OF INTEREST

There were no declarations of interest.

739 PUBLIC PARTICIPATION

There were no items of public participation.

740 COUNCIL MINUTES

The minutes of the meeting of the Council held on 4 March 2014 were confirmed as a correct record and signed by the Chairman.

741

MAYORAL COMMUNICATIONS

The Mayor reported on some 30 events that he had attended since the last Full Council. The main highlight of which had been his attendance along with the Leader at the Maundy Money presentations by Her Majesty the Queen at Blackburn Cathedral followed by lunch on 17 April.

He had attended a service at Bradford Cathedral to mark the end of the Bradford Diocese after 95 years and also a service of welcome by the Bishop and Area Dean into the Whalley Deanery of Blackburn Diocese to the parishes that had originally been in the old West Riding.

The Mayor also highlighted his participation, along with a local Police Officer, in a debate on “Graffiti – Art or Vandalism?” at Balderstone Primary School.

In reviewing his year in Office, the Mayor noted that he had attended a total of 191 events comprising a mixture of civic, business and charity events, award ceremonies and opening/unveilings, to which could be added those that had been attended by the Deputy Mayor and Mayoress.

Finally the Mayor thanked the Mayoress for her support and dedicated work on behalf of the Mayoral charities throughout the year. He also thanked the Mayor’s “PA” and Attendant for their assistance throughout the year and all Officers and Members who had supported himself and the Mayoress during their Mayoralty.

742

LONG SERVICE AWARDS

The Mayor made presentations to staff who had achieved 25 years’ service with the Council. He presented gifts to:

Lynne Calver – Personal Assistant to the Chief Executive;
Steve Clarkson – Building Control Officer;
Dave Haslam – Grounds Maintenance Operative;
Kevin Rushton – Transport Manager;
John Heap – Director of Community Services; and
Marshal Scott – Chief Executive.

The Mayor thanked staff for their loyalty and commitment to the Council and for all their dedicated work over the years.

743

LEADER’S REPORT

The Leader began by reflecting on the work of the Council over the last 12 months. He reminded Members of the two key priorities which he had set at the start of the municipal year, namely, the setting of a balanced budget and the completion of the Core Strategy. He was pleased that a balanced budget had been successfully achieved and approved at last month’s Council, and that despite continuing central grant cuts the Council had been able to safeguard core services and staff jobs whilst continuing to freeze Council Tax and protect and strengthen the corporate balance sheet.

In respect of the Core Strategy, the Leader confirmed that it was now moving into its final pre-adoption stage. The final submission would be approved next month for submission to the Inspector. The Leader congratulated all Members and Officers who continued to drive the process forward to what he believed would be a successful conclusion.

The Leader highlighted that this year the Council also celebrated the 40th anniversary of the administrative creation of the Ribble Valley in 1974. The new district of Ribble Valley had grown and prospered ever since and he believed that the borough was now a great success and that a genuine sense of civic pride and belonging had grown and developed and resonated with the people of the valley.

The Leader noted that since the last Full Council meeting the Council had received the news of the borough's MP Nigel Evans' acquittal, in relation to charges of which he had been accused almost 12 months ago. He passed on Mr Evans thanks to all Members who had supported him throughout the period.

The Leader ended by thanking the Mayor, on behalf of all Councillors, for his hard work and commitment throughout the year. He also paid tribute to the Mayor's Consort, who had been a huge asset to the Mayor throughout the Mayoralty. He passed on the sincere thanks of all Members to both the Mayor and Mayoress.

744

LEADER'S QUESTION TIME

The Leader of the opposition, Councillor A Knox, asked if the Leader could confirm what performance data was available regarding the number of listed building applications and conservation area planning applications that had been made, against the numbers that had been overturned at appeal. He also asked if the Leader could advise on what the average length of time taken to determine applications had been from 2007 to date.

The Leader thanked Councillor Knox for his question and confirmed that there had been 409 Listed Building Consent applications with 284 being approved and 124 refused. In addition there had been 13 appeals of which 10 had been dismissed, 2 allowed and 1 that had resulted in a split decision. The percentage of appeals allowed was 0.5% of all applications, or 15% of appeals. The Leader did not have information available on the average time taken to determine listed building applications, but confirmed that he would ask Officers to report the information to Planning and Development Committee as soon as possible.

Next Councillor Knox asked if the Leader would confirm how many scrap dealers were registered in Clitheroe and in the Borough as a whole.

The Leader noted that there were two types of Scrap Metal Licence – a Site Licence and a Mobile Collector Licence. He confirmed that there was one Site Licence in Clitheroe and one Site Licence and five Mobile Collector Licences in the Borough.

Finally Councillor Knox asked if the Leader would confirm how many fly tips had been recorded in the Ribble Valley between 2010/11 and the present.

The Leader confirmed that since 2007, the following number of fly tips had been recorded:

April 10 – March 11	:	434
April 11 – March 12	:	567
April 12 – March 13	:	794
April 13 – March 14	:	724

This had result in an overall tonnage of 128.57 tonnes for the period outlined.

745 COMMITTEE MINUTES

(i) Community Committee – 11 March 2014

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

(ii) Licensing Committee – 18 March 2014

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

(iii) Personnel Committee – 19 March 2014

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

(iv) Health and Housing Committee – 20 March 2014

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

(v) Policy and Finance Committee – 25 March 2014

RESOLVED: That the minutes of the above meeting be received with the exception of Minute numbers 678, 679, 685 and 686.

MINUTE 678 – DIVISION OF WISWELL PARISH COUNCIL

RESOLVED: That the Council authorise officers to make an Order in respect of the division of the Parish of Wiswell.

MINUTE 679 – AMENDMENTS TO STANDING ORDERS (PART 4 OF THE COUNCIL'S CONSTITUTION)

RESOLVED: That the amendments to Standing Orders (Part 4 of the Council's Constitution) be approved.

MINUTE 685 – TREASURY MANAGEMENT STRATEGY

RESOLVED: That the Treasury Management Strategy 2014/2015 be approved.

MINUTE 686 – TREASURY MANAGEMENT POLICIES AND PROCEDURES
2014/2015

RESOLVED: That the Treasury Management Policies and Procedures 2014/2015 be approved.

(vi) Parish Council Liaison Committee – 27 March 2014

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

(vii) Accounts and Audit Committee – 22 April 2014

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

(viii) Planning and Development Committee – 10 April 2014

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

The meeting closed at 7.15pm.

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

Minutes of Special Planning and Development Committee

Meeting Date: Thursday, 8 May 2014 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

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

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

Also in attendance: Councillors S Hirst, G Scott, R Sherras, D Smith, R Swarbrick and N Walsh.

746 APOLOGIES

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

747 DECLARATIONS OF INTEREST

There were no declarations of interest.

748 PUBLIC PARTICIPATION

There was no public participation.

749 CORE STRATEGY POST HEARING MODIFICATIONS

The Chief Executive submitted a report asking Committee to consider the modifications suggested by the Inspector following the Examination hearings and to approve the next stages of the Examination process.

At the end of January 2014, the Inspector had issued an interim letter stating his view that the Council needed to make a modification to address his concern that the proposed housing requirement was too low and that the Settlement Strategy needed to identify from within the second tier of 'other settlements', those more sustainable settlements where growth could be directed. The Inspector had also raised, as an issue, that the distribution of the adjustment made in the housing distribution model relative to Longridge needed to be focused towards the remaining larger settlements or the more sustainable settlements rather than distributed across the borough. These were clear concerns of the Inspector regarding the soundness of the Plan.

A key change was the need to work to the higher housing requirement of 280 dwellings per year which was based upon the existing evidence base provided by the previous housing requirement review considered by Members. The Inspector had concluded that housing and economic growth should dovetail and for this to genuinely occur from the housing updates objectives assessment, an annual average of 280 dwellings per annum was necessary. It was therefore proposed that the Plan be modified to reflect this.

The discussion paper set out the analysis and conclusions in relation to the refinement of the Settlement Strategy; this resulted in 9 settlements being identified as more sustainable in development terms and a proposed split between the 9 as tier 1 villages and the remaining 23 defined settlements being tier 2. The Longridge adjustment was subsequently distributed to the tier 1 villages to address the Inspector's comments. This approach had also been the subject of sustainability appraisal.

Resulting modifications included changes arising during the hearings or those proposed following submission of the Core Strategy. These had been consolidated into a table for Committee's information. This would draw together all the changes to be considered by the Inspector and would be submitted to him as part of the Examination. The schedule would also need to be published for six weeks' consultation.

A number of minor modifications were yet to be finalised and were awaiting input from others. These were matters of clarification that would not be expected to change policy principles and as such could be dealt with under delegation.

It was programmed to commence consultation week commencing 19 May and closing on Monday, 30 June 2014. The Inspector had indicated that he wants all responses to be passed to him for his consideration and it is not anticipated that the Council will proposed further modifications in response. Whilst the Inspector, in closing the hearings, stated that he expected to deal with any outstanding matters by way of the written procedures, depending on the nature of the consultation response, further hearing days could be scheduled if he felt it was necessary.

On completion of the consultation and submission of responses to the Inspector, if there are no further sitting days required, the Inspector will produce his report to the Council and if the Plan is held to be sound subject to the modifications, the Council would move to the adoption stage.

Members asked questions and highlighted various issues within the proposed modifications and suggested some minor additions/amendments.

RESOLVED: That Committee

1. confirm the housing requirement to be set at 280 dwellings per annum and that the settlement hierarchy be modified in accord with the proposals set out in Appendix 2 to the report and that the proposed change to the distribution of the Longridge adjustment to the tier 1 villages be agreed;

2. endorse the proposed modifications set out in Appendix 2 to the report to be submitted to the Inspector and together with the relevant supporting documents to be subject to a six week consultation period; and
3. in regard to those outstanding modifications referred to in the report and where no policy principles were to be amended, authority be delegated to the Head of Regeneration and Housing in consultation with the Chairman and Vice Chairman of Committee to finalise text as necessary to progress the Examination.

750

ENFORCEMENT

The Head of Legal and Democratic Services gave Members a brief presentation outlining issues surrounding enforcement action in preparation for Committee approving an Enforcement Plan. She informed Committee that enforcement was all about competing priorities and that an enforcement plan would try to clarify where the Council's priorities lie in the context of available resources covering an area of 226 square miles. She went on to outline why enforcement action is taken, who can ask the Council to take enforcement action, how a request for enforcement action can be made and how the Council responds.

She gave Members examples of the types of activity that give rise to enforcement investigations and the action that had been taken on these individual examples.

Committee found the presentation useful and asked questions with regard to specific examples.

The proposed Enforcement Plan would be submitted to a future meeting of the Planning and Development Committee for their approval.

751

APPEALS

- (a) 3/2013/1013/P – proposed increase of height of the existing barn arch opening at Neddy Barn, Neddy Lane, Billington – appeal allowed.

The meeting closed at 7.55pm.

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

Minutes of Meeting of the Annual Council

Meeting Date: Tuesday, 13 May 2014 starting at 6pm
Present: Councillor R Sherras (Chairman)

Councillors:

P Ainsworth	G Mirfin
J E Alcock	R Moores
S Bibby	R Newmark
I Brown	EMH Ranson
S Brunskill	L Rimmer
S Carefoot	M Robinson
P Dowson	J Rogerson
R Hargreaves	I Sayers
T Hill	G Scott
B Hilton	RE Sherras
K Hind	DT Smith
SA Hirst	R Swarbrick
J Holgate	D Taylor
S Hore	M Thomas
K Horkin (arrived 6.15pm)	RJ Thompson
AM Knox	J White
S Knox	A Yearing

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

1 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Elms, J Hill, C Ross, J Shervey and N Walsh.

2 ELECTION OF MAYOR

The Mayor invited nominations for the Office of Mayor for the municipal year 2014/2015. Councillor S Hirst proposed and Councillor S Hore seconded the motion that Councillor Michael Ranson be elected to the Office of Mayor for the municipal year 2014/2015.

RESOLVED: That Councillor M Ranson be elected to the Office of Mayor for the municipal year 2014/2015.

Councillor R Sherras invested Councillor Michael Ranson as Mayor with the ceremonial chain of office. Councillor Sherras invested Mrs Janette Ranson as Mayoress.

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

3 ELECTION OF DEPUTY MAYOR

The Mayor invited nominations for the Office of Deputy Mayor for the municipal year 2014/2015. Councillor T Hill proposed and Councillor R Thompson seconded the motion that Councillor B Hilton be elected to the Office of Deputy Mayor for the municipal year 2014/2015.

RESOLVED: That Councillor B Hilton be elected to the Office of Deputy Mayor for the municipal year 2014/2015.

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

4 PRAYERS

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

5 COMMITTEE ARRANGEMENTS 2014/2015

The Leader, Councillor S Hirst, proposed the recommendations outlined in the report regarding Committee arrangements for the municipal year 2014/2015 and related to the:

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

The proposal was seconded by Councillor S Hore.

RESOLVED: That the Committee arrangements for 2014/2015 as set out in section 4 of the report of the Chief Executive be approved.

6 APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN 2014/2015

Councillor S Hirst proposed and Councillor S Hore seconded that the appointment of Chairman and Vice Chairman of the Committees of the Council for the municipal year 2014/2015 be as follows:

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

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

7 APPOINTMENT OF REPRESENTATIVES ON OUTSIDE BODIES 2014/2015

Councillor S Hirst proposed and Councillor S Hore seconded that the Representatives on Outside Bodies be as set out in the list circulated at the meeting.

RESOLVED: That the Representatives on Outside Bodies be as set out in the list circulated at the meeting – see Appendix 1 to these minutes.

The meeting closed at 6.45pm.

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

RIBBLE VALLEY BOROUGH COUNCIL ANNUAL COUNCIL MEETING

Agenda Item No. 6

meeting date: TUESDAY 13 MAY 2014
 title: REPRESENTATIVES ON OUTSIDE BODIES 2013/2014
 submitted by:
 principal author: CONSERVATIVE GROUP NOMINATIONS

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

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

Minutes of Community Services Committee

Meeting Date: Tuesday, 27 May 2014 starting at 6.30pm
Present: Councillor R J Thompson (Chairman)

Councillors:

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

In attendance: Chief Executive, Head of Engineering Services, Head of Cultural and Leisure Services, Head of Financial Services, Head of Environmental Health Services, Solicitor, Waste Management Officer, Principal auditor.

8 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Hill, G Scott and J White.

9 MINUTES

The minutes of the meeting held on 11 March 2014 were approved as a correct record and signed by the Chairman with the addition of Councillor R Bennett to the attendance list.

10 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

11 PUBLIC PARTICIPATION

There was no public participation.

12 APPOINTMENT OF WORKING GROUPS

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

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

Public Conveniences Working Group – 4 Members
Open Space Working Group (in conjunction with P&D Committee) – 4 Members
Grants Working Group – 4 Members
Car Park Working Group – 4 Members

13 CAPITAL OUTTURN 2013/2014

The Director of Resources submitted a report seeking Member approval for the slippage of capital schemes from the 2013/2014 financial year to the 2014/2015 financial year and to review the final outturn of the capital programme for 2013/2014 for this Committee.

The past capital programme for the Community Committee consisted of 9 schemes which totalled £902,830. Actual expenditure to the end of the financial year was £878,184 which equated to 97% of the overall revised estimate. Slippage to be carried forward into 2014/2015 related to one scheme – play area improvements, which totalled £11,710.

RESOLVED: That Committee agree the request for slippage as outlined in the report and approve the slippage of £11,710 into the 2014/2015 financial year.

14 DOG CONTROL ORDERS

The Director of Community Services submitted a report asking Committee to consider the responses received to the consultation upon the Dog Control Orders proposed under the Clean Neighbourhoods and Environment Act 2005, whether these Orders should be made and the value of fixed penalties to be applied to these offences.

The Solicitor reminded Committee that a detailed report had been brought on this matter in January 2014 when Committee had authorised the Head of Environmental Health Services to consult upon the proposed Dog Control Orders. The requisite notice had been placed in the Clitheroe Advertiser and Times and consultations had taken place with all Parish Councils, the Access Authority and Local Access Forum, Natural England as well as the proposed orders being placed on the Council website and a press release. Several responses had been received to the consultation, the majority of which had been supportive; however an issue had been raised about public rights of way across areas included in the proposed Dog Exclusion Order. The position in relation to public rights of way is dealt with through the provisions of Section 57 of the Clean Neighbourhoods and Environment Act and the Control on Dog (Non-application to Designated Land) Order 2009/2829 (Non-application Order). On this basis it was understood that the proposed Dog Exclusion Order would not apply to any public right of way which crosses the areas covered by it and this would be made clear to the public through the use of clear signage and fencing where possible.

The regulations regarding fixed penalties provides that an authority may set its fixed penalty as not less than £50 and not more than £80 and also provides that where an authority makes provision for a lesser amount to be paid if it is paid within a specified time, then such lesser amount should not be less than £50. Committee were asked to consider the issue of fixed penalties.

RESOLVED: That Committee

1. authorise the Council to make the five Dog Control Orders as consulted upon and as set out in the report to come into force on 1 August 2014; and
2. to set the amount of a fixed penalty notice as £80 with a lesser amount of £50 if such fixed penalty notice be paid within 14 days.

15 UPDATE ON MERGED PLATFORM GALLERY AND VISITOR INFORMATION CENTRE

The Director of Community Services submitted a report for Committee's information on the performance at the Platform Gallery. This related to the combined service of the Gallery with the Visitor Information Centre which now provided a much wider visitor offer.

Discussions had recently been ongoing with the Chamber of Trade about Sunday opening in the town and the cost of this for the Gallery had been calculated, as it was felt that a Sunday opening trial should be supported.

RESOLVED: That Committee approve a trial of 3 months opening for the Platform Gallery/Visitor Information Centre during the summer months.

16 UPDATE ON TOURISM AND EVENTS

The Director of Community Services submitted a report giving an update on tourism and events within the Ribble Valley. This included issues relating to marketing and promotion, visitor guide, social media and the website, press and PR, the Ribble Valley Tourism Association, group travel and events.

Committee felt it would be useful if they could have a briefing session on tourism activities and events both generally and in the Platform Gallery/Visitor Information Centre.

17 MARKET ARRANGEMENTS FOR THE SALE OF WASTE PAPER AND CARDBOARD

The Director of Community Services submitted a report for Committee's information on the departure from contract procedure rules for the contract arrangements relating to the sale of waste paper and cardboard recovered through the Council's kerbside paper and cardboard collection service. He informed Committee that notification had been received from Lancashire County Council that they would no longer support Lancashire's waste collection authorities through cost sharing arrangements, which would have an impact on this service. The withdrawal of recycling credits would be evaluated as part of the wider implications to this authority on the refuse and recycling services provided.

RESOLVED: That the report be noted.

18 REPRESENTATIVES ON OUTSIDE BODIES 2014/2015

The Chief Executive submitted a report informing Committee of the Outside Bodies that come under the remit of the Community Services Committee and their membership.

RESOLVED: That the report be noted.

19 GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report informing Committee of recent developments in engineering services and an update of activities in the arts development section. Councillors asked questions with regard to the recent developments that affect the management of events staged on the public highway.

RESOLVED: That the report be noted.

20 REPORTS OF REPRESENTATIVES ON OUTSIDE BODIES

There were no reports of Representatives on Outside Bodies.

21 EXCLUSION OF PRESS AND PUBLIC

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

22 REFERENCE FROM COMMITTEE – AUDIT OF PLATFORM GALLERY AND VISITOR INFORMATION CENTRE

The Director of Resources submitted a report asking Committee to consider the recommendations made following a recent audit of the Platform Gallery and Visitor Information Centre that had been presented to the Accounts and Audit Committee on 2 April 2014. The Principal Auditor informed Committee of the background to the audit that had taken place at the Visitor Information Centre. A detailed action plan had been agreed and implementation dates for all 11 recommendations had also been agreed. To date many of these recommendations had been acted upon and a follow up audit would soon be carried out and a further update on progress be given.

Committee expressed concern about this issue and felt that they should be kept informed on progress along with the Accounts and Audit Committee.

RESOLVED: That Committee request that a further report be submitted to this Committee in six months' time showing the progress of any follow up audits.

UPDATE ON WASTE MANAGEMENT ISSUES

The Director of Community Services submitted a report for Committee's information on a number of waste management issues that may have an impact on the Council and its services. This included the notification from Lancashire County Council that they would no longer support Lancashire's waste collection authorities through cost sharing arrangements and in the case of Ribble Valley, through tonnage based recycling credit payments. The cessation of payment of recycling credits does not solely affect the kerbside waste paper collection service but also the three streamed wheeled bin collection services, as recycling credits are claimed for the recovered co-mingled recyclate and mixed food and garden waste. Discussions with the County Council are still ongoing at Leader and Senior Officer level in an effort to resolve these issues.

Additionally Members were advised that from 1 January 2015 we will have a statutory obligation to collect four recyclable materials separately unless we can prove it is neither Technically Environmentally or Economically Practical (TEEP). Officers are currently evaluating guidance document to determine whether or not changes may be required to our collection systems.

RESOLVED: That the report be noted and Members be kept informed of progress.

The meeting closed at 7.43pm.

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

Minutes of Personnel Committee

Meeting Date: Wednesday, 28 May 2014 starting at 6.30pm
Present: Councillor R J Elms (Chairman)

Councillors:

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

In attendance: Chief Executive, Personnel Officer x 2.

24 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors P Ainsworth, D T Smith and the Head of HR.

25 MINUTES

The minutes of the meeting held on 19 March 2014 were approved as a correct record and signed by the Chairman.

26 DECLARATIONS OF INTEREST

There were no declarations of interest.

27 PUBLIC PARTICIPATION

There were no items of public participation.

28 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on Outside Bodies.

29 STAFF TURNOVER

Consideration was given to the written report of the Personnel Officer detailing information on staff turnover for the financial year 2013/2014. She explained the formula used to calculate staff turnover and guided Members through comparisons against previous years and against national data. It was noted that there had been a significant increase in staff turnover during the period and that the reasons for leaving would continue to be monitored through exit interviews that were offered to all staff leaving the authority.

RESOLVED: That the report be noted.

30 ANNUAL HEALTH AND SAFETY

The Personnel Officer presented the written report of the Health and Safety Advisor providing Members with a review of the management of Health and

Safety by the Council during the period April 2013 to March 2014. It was noted that a new policy had been introduced for the reporting and investigation of accidents and incidents. This would ensure more rigorous investigation and appropriate risk control. Members were briefed on a recent visit by the Health and Safety Executive to Salthill Depot, which had resulted in no interventions being necessary.

RESOLVED: That the report be noted.

31 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.

32 REQUEST FOR FLEXIBLE RETIREMENT

Consideration was given to a request for flexible retirement from a member of the Chief Executive's department. The Chief Executive outlined the policy for flexible retirement and the potential impact of the retirement on the members of the department and service delivery. Following discussion Members agreed to support the request.

RESOLVED: That Committee approve the request for flexible retirement submitted by a member of the Chief Executive's department.

33 REVIEW OF ICT TEAM STAFFING

The Chief Executive presented a written report submitted by the Director of Resources asking Members to review a number of options in order to resolve staffing and recruitment problems within the ICT Section that had been experienced since October 2013. He explained a number of major projects and developments requiring attention and credit was paid to the dedication of the ICT team in keeping current systems running. Following discussion Members agreed to support option 3 as detailed in the report.

RESOLVED: That Committee

1. approve the removal of the Senior ICT Systems Officer post from the Council's establishment;
2. approve the renaming of posts as detailed in the report;
3. approve the addition of the post of ICT Support Officer and ICT Modern Apprentice to the establishment; and
4. approve the re-grading of the existing posts as shown at paragraph 6.12 of the report subject to Job Evaluation.

34 APPOINTMENTS AND RESIGNATIONS

The Personnel Officer presented her written report informing Members of any appointments and resignations that had taken place since the last meeting. She updated Members on recent leavers and some of their reasons for leaving. The retirement of the Senior Accountant was noted.

RESOLVED: That a letter of thanks be sent to the member of staff retiring from the authority.

35 UPDATE ON NATIONAL PAY NEGOTIATIONS

The Chief Executive provided an update on the latest developments in respect of this year's national pay negotiations. He explained the latest offer, which had been rejected by the Unions. It was noted that the Unions were in the process of balloting members and an anticipated strike date of 10 July was noted in the event that UNISON members voted in favour of strike action. Preparations were in place to ensure continuity of services.

RESOLVED: That the report be noted.

36 ANNUAL ABSENCE MANAGEMENT UPDATE

Consideration was given to the written report of the Personnel Officer providing an update on levels of sickness across the authority. She guided Members through the analysis and explained some of the dynamics within the figures. The reasons for absence were discussed together with mechanisms that were in place to identify and manage areas of concern.

RESOLVED: That the report be noted.

37 ANNUAL REVIEW OF HOME WORKING

Consideration was given to the written report of the Head of HR updating Members on the home working scheme for the authority. It was noted that there had been an increase in home working from the previous year but explanations for this were provided.

RESOLVED: That the report be noted.

38 MEMBER AND STAFF TRAINING

Consideration was given to the written report of the Personnel Officer detailing training course approved since the last meeting.

RESOLVED: That the report be noted.

The meeting closed at 7.30pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 29 May 2014 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

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

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

Also in attendance: Councillor M Ranson.

39 APOLOGIES

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

40 MINUTES

The minutes of the meeting held on 10 April 2014 and 8 May 2014 were approved as a correct record and signed by the Chairman.

41 DECLARATIONS OF INTEREST

There were no declarations of interest.

42 PUBLIC PARTICIPATION

There was no public participation other than in relation to Agenda item 10.

43 APPOINTMENT OF WORKING GROUPS

Committee considered the appointments and membership in relation to the Core Strategy Working group, which they confirmed would contain seven Members, five Conservatives, one Liberal Democrat and one Independent.

44 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2014/0071 (GRID REF: SD 374113 440918)
ERECTION OF A CLASS A1 FOODSTORE (GROSS INTERNAL FLOORSPACE 1,520 SQUARE METRES) AND NON-FOOD RETAIL UNIT (GROSS INTERNAL FLOORSPACE 557 SQUARE METRES) TOGETHER WITH ASSOCIATED VEHICULAR ACCESS, CAR PARKING, SERVICING

AREA AND HARD AND SOFT LANDSCAPING AT LAND AT FORMER BARKERS GARDEN CENTRE, WHALLEY ROAD

The Head of Planning Services reported on late items.

That planning permission be 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 the amended plans received by the local planning authority on 8th May 2014 and drawing reference numbers:

13009 P108C Site Sections and Elevations
13009 P106E Unit 1 (Aldi) Proposed Elevations
13009 107C Unit 2 Elevations
13009 P103C Proposed Site Plan

REASON: To clarify the permission, which was the subject of agreed amendments.

3. Notwithstanding the submitted details, samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority prior to their use in the proposed works. The development shall be carried out in accordance with the approved details prior to the first occupation of the development.

REASON: In the interests of visual amenity, having regard to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

4. No part of the development hereby permitted shall be occupied or brought into use until the parking/turning/servicing areas are provided in accordance with the approved plans. The parking/turning/servicing areas shall be retained thereafter at all times when the premises are in use and shall not be used for any purpose other than parking/turning/loading and unloading of vehicles.

REASON: In the interests of highway safety and convenience, having regard to Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

5. Prior to the first use of the development, a car parking management strategy to include time scales for monitoring and trigger points for management of the

car park shall be submitted to and approved in writing by the local planning authority. The strategy shall be implemented in accordance with the approved details on the first occupation of the development. In the event that occupation of the car park cannot be satisfactorily managed to below 90% at peak periods as set out in the approved strategy, a parking management scheme for mitigation measures on the public highway, including time scales for implementation, shall be submitted to and approved in writing by the local planning authority and implemented in accordance with the approved details. REASON: In the interests of highway safety and convenience, having regard to Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

6. Prior to the commencement of the development, a scheme for the disposal of foul and surface waters, to include provision for surface waters to drain separate to foul and to pass through an oil interceptor, shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development and retained thereafter at all times.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

7. No tree felling, vegetation clearance works, site clearance works, demolition work or other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless the site has been subject to additional surveys by a competent ecologist, the results of which shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the ecological survey.

REASON: To protect any nesting birds that may be present on the site, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMI1, DME1 and DME3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

8. Prior to the commencement of any site works, a repeat survey for the presence of badgers on the site and surrounding suitable habitat, with associated mitigation/compensation measures, shall be submitted to and approved in writing by the local planning authority in consultation with specialist advisors. Site works shall be carried out in complete accordance with the survey unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of badgers and in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies

DMI1, DME1 and DME3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

9. The development hereby permitted shall be carried out in complete accordance with the arboricultural report dated 25th September 2013, the arboricultural method statement dated 19th March 2014 and the amended tree protection plan dated 27th March 2014, unless otherwise required by condition of this permission. All trees and hedgerows identified as retained in or adjacent to the application area will be adequately protected during construction, in accordance with BS5837: 2012 Trees in relation to design, demolition and construction or equivalent unless otherwise required by condition of this permission.

REASON: To protect trees and hedges on and adjacent to the site in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DME1 and DME3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

10. Prior to installation of any external lighting, a scheme for the external lighting of the site shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development. External lighting associated with the development shall be directed downwards and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities including trees and hedgerows within or adjacent to the site.

REASON: In the interests of visual and residential amenity and in the interests of protected species, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME1 and DME3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

11. No site works shall take place unless and until a hard and soft landscaping scheme and scheme for boundary treatment including vegetation and hedgerows to be retained, has been submitted to and approved in writing by the local planning authority. The scheme shall include appropriate surface treatment to reduce tyre squeal and to include the marking out of a pedestrian route within the site. The landscaping scheme shall include the replacement of trees identified for removal at a ratio of at least 3:1. The hard landscaping shall be implemented in accordance with the approved details prior to the first occupation of the development and the soft landscaping shall be implemented in accordance with the approved details in the first planting season following completion of the development and shall be maintained for a period of not less than 5 years to the satisfaction of the local planning authority. This maintenance shall include the replanting of any tree or shrub that dies, becomes diseased or seriously damaged, or is removed with a similar species of the same size as originally planted.

REASON: To ensure the site is satisfactorily landscaped and to ensure adequate provision for pedestrian movement within the site, having regard to Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

12. Works affecting any features likely to provide shelter (for example, rubble piles, piles of leaf litter, dense vegetation) will be avoided during the core hibernation period (November to February inclusive).
 - Vegetation to be removed shall be cut at a height of approx 6-7 inches and removed (note the need to ensure nesting birds are not affected).
 - The site shall then be carefully searched by hand by a suitably qualified ecologist immediately prior to a second cut of vegetation down to ground level. All heaped debris and any other habitat suitable for sheltering/hibernating hedgehogs and reptiles shall be uplifted carefully by hand and removed from the site.
 - Vegetation shall thereafter be kept at ground level until works commence.
 - Any hedgehogs, amphibians or reptiles (or any other wildlife) encountered shall be moved carefully to a safe area of suitable habitat, which will then remain undisturbed.
 - The duration of all ground works should be kept as short as possible and any excavations should be made in a phased order when required to minimise the time holes are exposed for.
 - Trenches and other excavations shall be backfilled or covered before nightfall, or a ramp placed in excavations to allow animals to easily exit. All excavations left open overnight shall be searched/checked every morning prior to commencement of works.

REASON: In the interests of species that may be present on the site, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMI1, DME1 and DME3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

13. The development hereby permitted shall not be commenced unless and until a scheme for the highway works to Littlemoor has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt, the scheme shall include: the provision of a footway on the northern side of Littlemoor; the widening of Littlemoor to a minimum width of 5.5 metres; improvements to the southern side of Littlemoor to provide a footway; and the associated retention of all trees, along with a full specification of surface treatments, construction methods and associated boundary treatments and replacement landscaping. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development hereby permitted.

REASON: To deliver a sustainable form of development in the interests of highway and pedestrian safety and the safety of other users of the highway and to protect mature trees, having regard to Policies G1, ENV10 and T7 of

the Ribble Valley Districtwide Local Plan and Policies DMG1, DME1 and Key Statement DS2 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes) and the National Planning Policy Framework.

14. The development hereby permitted shall not be commenced unless and until details of the design, specification, fixing and finish, including sections at a scale of not less than 1:20, of all glazing, verges, eaves, reveals and any extract vents have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to the first occupation of the development unless otherwise agreed in writing by the local planning authority.

REASON: Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

15. Prior to the commencement of the development, a scheme for the provision of the off-site highway works comprising the provision of the pedestrian crossing on Whalley Road and the improvements to the bus stops shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in full in accordance with the approved details prior to the first occupation of the development unless otherwise agreed in writing by the local planning authority.

REASON: To facilitate access for pedestrians and encourage sustainable modes of travel in accordance with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMI1, DMI2 and DMG3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

16. Prior to the first occupation of the development, full details of cycle parking provision for staff and visitors and motorcycle parking provision shall be submitted to and approved in writing by the local planning authority. The cycle and motorcycle parking shall be implemented prior to the first occupation of the development and retained thereafter at all times unless otherwise agreed in writing by the local planning authority.

REASON: To ensure adequate provision is made for the parking of cycles and motor cycles in accordance with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG3 and DMI2 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

17. No deliveries shall take place unless and until a service yard and deliveries management plan has been submitted to and approved in writing by the local planning authority. Servicing and deliveries shall thereafter take place in accordance with the agreed management plan at all times unless otherwise agreed in writing by the local planning authority.

REASON: To manage conflicts between customers and deliveries/servicing of the units and to safeguard the living conditions of occupiers of nearby dwellings, having regard to Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

18. Prior to the first occupation of the development, full details of any external plant and associated acoustic enclosure/s shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details prior to first occupation of the development and shall thereafter be maintained in accordance with the manufacturers details at all times unless otherwise agreed in writing by the local planning authority. The noise rating level from external plant at each unit shall not exceed 32dB and the cumulative noise level from external plant shall not exceed 35dB at any time when measured at the nearest sensitive receptor/s.

REASON: To protect the amenity of the occupants of neighbouring properties in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

19. No development shall commence until a Framework Travel Plan has been submitted to and approved in writing by the local planning authority. Monitoring of the travel plan will require the applicant to enter into a legal agreement with Lancashire County Council prior to commencement of the development unless otherwise agreed in writing by the local planning authority. The provisions of the Framework Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority and all elements shall continue to be implemented at all times thereafter for as long as any part of the development is occupied or used, for a minimum period of at least 5 years.

REASON: To ensure that the development provides sustainable transport options in accordance with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

20. Prior to the first occupation of the development, a scheme for the provision of acoustic fencing, to include associated repair and maintenance, shall be submitted to and approved in writing by the local planning authority. The acoustic fencing shall be installed in accordance with the approved scheme prior to the first occupation of the development and shall thereafter be maintained in accordance with the approved scheme unless otherwise agreed Local Planning Authority. Site operations shall be managed to ensure that activity on the site does not exceed a cumulative noise level of 5dB above background levels at the nearest sensitive receptors. Noise measurements shall be undertaken by the applicant in consultation with the Council's Environmental Health department and should exceedence be

identified, appropriate mitigation to reduce cumulative noise levels at the nearest sensitive receptors shall be agreed in writing by the local planning authority and implemented in accordance with the approved details.

REASON: In the interests of visual and residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

21. No development shall commence unless and until a scheme for the offsetting of biodiversity impacts at the site has been submitted to and approved in writing by the local planning authority and until the developer has purchased the requisite conservation credits as evidenced through submission of the issued Conservation Credit certificates. The offsetting scheme shall include:
- i) The identification of receptor site(s);
 - ii) Details of the offset requirements of the development (in accordance with the recognised offsetting metrics standard outlined in the Defra Metrics Guidance dated March 2012);
 - iii) The provision of arrangements to secure the delivery of the offsetting measures (including a timetable for their delivery); and
 - iv) A management and monitoring plan (to include for the provision and maintenance of the offsetting measures for not less than 25 years).

The offsetting shall be implemented in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority.

REASON: In order to offset impacts on biodiversity and to compensate for residual harm of development, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan, Policies DMI1, DME1 and DME3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes) and the National Planning Policy Framework.

22. Unit 1 (discount food retail) shall not be open to the public outside the following hours: Monday to Saturday 08:00-21:00; Sundays and Bank Holidays 10:00-16:00.

REASON: To protect the amenity of the occupants of neighbouring properties, having regard to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

23. Servicing and deliveries to and from unit 1 (discount food retail) shall not take place other than between the hours of 07:00-21:00 Monday to Friday; 07:30-21:00 Saturdays and 09:30-17:00 on Sundays and Bank Holidays.

REASON: To protect the amenity of the occupants of neighbouring properties, having regard to Policy G1 of the Ribble Valley Districtwide Local Plan and

Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

24. Unit 2 (non-food retail) shall not be open to the public outside the following hours: Monday to Saturday 08:00-21:00; Sundays and Bank Holidays 10:00-16:00.

REASON: To protect the amenity of the occupants of neighbouring properties, having regard to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

25. Servicing and deliveries to and from unit 2 shall not take place other than between the hours of 07:00-19:00 Monday to Friday; 07:30-19:00 Saturdays and 09:30-17:00 on Sundays and Bank Holidays.

REASON: To protect the amenity of the occupants of neighbouring properties, having regard to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

26. No site works shall take place unless and until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan 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, unloading and storage of plant and materials;
- iv. Wheel washing facilities;
- v. 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);
- vi. Routes to be used by vehicles carrying plant and materials to and from the site which shall have been constructed to base course level;
- vii. Measures to ensure that construction vehicles do not impede adjoining accesses;
- viii. The erection and maintenance of security hoardings;
- ix. Details of the storage of potential ground and water contaminants;
- x. A scheme for recycling/disposing of waste resulting from construction work; and
- xi. 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 Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policy DMG1 and

DMG3 of the draft Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

27. Notwithstanding the provisions of the Use Classes Order 1987 (as amended or re-enacted) unit 1 shall not be occupied other than by a discount retailer for the sale of convenience food goods. The net retail floor space of unit 1 shall not exceed 1,140 square metres of which not more than 228 square metres shall be used for the sale of comparison goods. Notwithstanding the provisions of the General Permitted Development Order 1995 (as amended or re-enacted); no mezzanine floor space shall be introduced and the unit shall not be subdivided unless planning permission for such works has been granted on application to the local planning authority.

REASON: In the interests of highway safety and to protect the vitality and viability of Clitheroe Town Centre, having regard to Policies G1, T7 and S2 of the Ribble Valley Districtwide Local Plan and Policy DMR1 and Key Statement EC2 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

28. Notwithstanding the provisions of the Use Classes Order 1987 (as amended or re-enacted), unit 2 shall not be used for the sale of food and drink for human consumption and shall be restricted to the sale of pets, pet food and pet related products and services (including the provision of ancillary pet care and treatment services): DIY, building and gardening supplies; furniture; carpets; tiles and other floor and wall coverings; and electrical appliances. The net retail floor space of unit 2 shall not exceed 500 square metres and notwithstanding the provisions of the General Permitted Development Order 1995 (as amended or re-enacted); no mezzanine floor space shall be introduced and the unit shall not be subdivided unless planning permission for such works has been granted on application to the local planning authority.

REASON: In the interests of highway safety and to protect the vitality and viability of Clitheroe Town Centre, having regard to Policies G1, T7 and S2 of the Ribble Valley Districtwide Local Plan and Policy DMR1 and Key Statement EC2 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

(Councillor Ranson was given permission to speak on this application. Mike Clarke spoke in favour of the application)

2. APPLICATION NO: 3/2014/0214/P (GRID REF: SD 364970 435294)
PROPOSED RETROSPECTIVE APPLICATION FOR THE REPLACEMENT OF WINDOWS AND INSERTION OF VELUX WINDOWS TO THE REAR OF THE PROPERTY AT 31 CHURCH STREET, RIBCHESTER

The Head of Planning Services reported a late item.

That planning permission be approved without condition.

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

3. APPLICATION NO: 3/2014/0257/P (GRID REF: SD 377329 449543)
PROPOSED SINGLE STOREY EXTENSION TO THE KITCHEN WITH
ADDITIONAL ANCILLARY ACCOMMODATION IN THE ROOF SPACE, AND
RELOCATION OF "MEANS OF ESCAPE" STEPS AT HOLDEN CLOUGH
NURSERY, HOLDEN, BOLTON-BY-BOWLAND, BB7 4PF

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposed development as shown on drawing numbers 8004, 8005, 8006 and 8007.

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

3. The rooms within the extension hereby submitted shall be used only for the purposes stated on drawing number 8006 and shall not be used for any other purposes (and, specifically, the extended area of the kitchen shall be used only for food preparation and shall not be used as a cooking area; and the first floor shall be used as a kitchenette dry food storage area and staff rest area) unless a further planning permission has first been granted in respect thereof.

REASON: To comply with the terms of the application and because the use of rooms for any other purposes could lead to circumstances that would be detrimental to the amenities of nearby residents or highway safety contrary 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).

4. The floor space within the existing building shall only be used for the purposes indicated on drawing number 8005 and shall not be used for any other purposes (specifically, no part of the shop or the existing kitchen shall be used as an additional dining area) unless a further planning permission has first been granted in respect thereof.

REASON: To comply with the terms of the application and because any increase in the area of the restaurant could lead to circumstances that would be detrimental to the amenities of nearby residents or highway safety contrary 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).

5. Other than those shown on the submitted drawings, no additional door or window openings (including roof lights) shall at any time be formed in the extension hereby permitted unless a further planning permission has first been granted in respect thereof.

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

6. Prior to the commencement of development on the kitchen extension hereby permitted, the applicant shall submit to the Local Planning Authority written details of measures that would result in the more efficient use of the existing parking spaces within the site of Holden Clough Nurseries and would thereby reduce the need for vehicles to be parked either on local roads or on other land that is outside the existing curtilage of the Nursery. These details could include a car park management plan. All measures that are subsequently approved in writing by the Local Planning Authority shall be put into operation prior to the first use of the kitchen extension hereby permitted; and, thereafter, shall remain in operation at all times when the business is open for operation.

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

NOTE(S):

1. The applicant is advised that it is an offence to intentionally kill, injure or take bats, disturb bats or destroy or block access to their roosts and bat roosts are protected whether bats are present at the time or not. Appropriate care should therefore be taken in carrying out the development hereby permitted and in the event that any bats are found or disturbed during the development operations, all works shall cease until advice has been obtained from a licensed ecologist.
2. The Council's Environmental Health Officers advise the applicant of the need to comply with the current food safety legislation and they also advise that detailed plans of the new kitchen need to be sent to the Council's Environmental Health Section prior to the commencement of development.

(Councillor Ranson was given permission to speak on this item)

4. APPLICATION NO: 3/2014/0217/P (GRID REF: SD 364970 435294)
PROPOSED REPLACEMENT WINDOWS ON FRONT ELEVATION AT 31
CHURCH STREET, RIBCHESTER

The Head of Planning Services reported a late item.

Minded to Approve and Deferred and Delegated to Head of Planning Services.

(Mr Sandiford spoke in favour of the above application)

5. 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

The Head of Planning Services reported late items.

That the application be 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 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: assetprotectionlnw@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).

In the event that the applicant's agent has expressed, on behalf of his client, that they are unwilling to pay an agreed financial contribution towards sustainable transport measures and without a detailed and independently assessed financial viability report that has been requested by Lancashire County Council, the recommendation is as follows:

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

45 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:

46 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0975/P	Variation of condition 4 of planning permission 3/2013/0059/P to read "No more than 31 holiday lodges (or their equivalent) shall be stationed at any one time on the site as outlined in red on drawing no Lee/04B/Dwg02 and no more than a total of 156 holiday lodges or	Rimington Caravan Park Cross Hill Lane Rimington
Cont/		

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont...	holiday static caravans shall be stationed at any one time on the total of the areas outlined in red and blue on drawing no Lee/04B/Dwg02. In addition to the permitted holiday lodges and holiday static caravans, touring caravans are permitted within the area outlined in blue subject to a restriction that the total number of units (lodges, static caravans and touring caravans) shall not at any one time exceed a maximum of 200 units"	
3/2013/1009/P	Erection of an agricultural building	Ghyll Seeds Farm Knotts Lane, Tosside
3/2014/0080/P	Construction of steel portal frame cubicle shed adjoining the existing dairy cow cubicles	Horton Grange Farm Horton-in-Craven
3/2014/0089/P	Single Storey rear extension. Part conversion of garage to create toilet	65 Moorland Road Langho
3/2014/0095/P	Erection of steel framed portal agricultural building as a dairy unit for 128 dairy cows	Sudells Farm Preston Road Alston
3/2014/0090/P	Demolition of the existing timber storage and workshop unit and replacement with double garage and store area	29 Church Street Ribchester
3/2014/0120/P	Timber garage, driveway and vehicular access to Crumpax Meadows	The Old Farmhouse Crumpax Avenue Longridge
3/2014/0125/P	Proposed alterations to increase the width of the existing site entrance (resubmission of application 3/2013/0704/P)	Salesbury Memorial Hall Ribchester Road Clayton-le-Dale
3/2014/0130/P	Erection of two storey side extension to form garage and bedroom above following demolition of existing garage	9 Coniston Close Longridge
3/2014/0140/P	Erection of attached car port between High Lea Barn and High Lea Cottage	High Lea Barn Whins Lane Simonstone
3/2014/0157/P	Discharge of condition no 3 of planning approval 3/2013/0926/P	Church Gates 14 Sawley Road Chatburn
3/2014/0161/P	Two storey porch at the front	Cob House Green Lane, Grindleton

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0165/P	Single storey extension and retrospective consent for use of land as Car Park	Myerscough Veterinary Group, Myerscough House, Longsight Road Clayton-le-Dale
3/2014/0166/P	Single storey rear extension	19 Paris Ramsgreave
3/2014/0167/P	New pitched roof and stone cladding to existing double garage	Brooklands 9 Pendle Road Clitheroe
3/2014/0168/P	Proposed single storey rear extension and ramp to front for disabled person	147 Henthorn Road Clitheroe
3/2014/0169/P	Discharge of conditions relating to roof materials, walling materials and tree protection issues	Thistle Manor Edisford Road Clitheroe
3/2014/0170/P	Erection of 27.4m x 5.6m lean-to extension to existing 42.7m x 15.2m silage building, to house 24 cattle cubicles	Hen Gill Farm Hellifield Road Bolton-by-Bowland
3/2014/0176/P	Proposed erection of a polytunnel and erection of a mess room/ office/ store	Oak Tree Nurseries Oak Tree House Settle Road Bolton by Bowland
3/2014/0177/P	Construction of single storey wash room	Waddow Hall Girl Guide Camp, Waddow Hall Waddington Road Waddington
3/2014/0182/P & 3/2014/0264/P	Discharge of condition 3 – Landscaping, for planning application and listed building consent for formation of car park	Eaves Hall Moor Lane West Bradford
3/2014/0184/P	Discharge of Condition No.3 (precise specifications of samples of walling and roofing materials and details of any surface materials to be used etc) of planning consent 3/2013/0345/P	18 Ribblesdale Road Ribchester
3/2014/0193/P	Non-material amendment to planning consent 3/2011/0580/P to relocate a fish ladder and increase the width of a turbine building by approximately 900mm and length of the building by 400mm with double doors on the front elevation moved slightly off centre by 1m	Hole House Farm Bridge End Billington
3/2014/0207/P	Proposed change of use from dwellinghouse to bed and breakfast accommodation	58 West View Clitheroe Road Waddington

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	
3/2014/0209/P	Replacement of defective decorative windows at the west elevation with upgraded like for like appearance windows, essential repairs to stone window mullions and surrounds and replacement of exiting access ramp to north west porch with wheelchair access, platform lift alongside a new flight of steps	United Church Castlegate Clitheroe	Reformed
3/2014/0212/P	Proposed stable and tack room	New Chapel House Preston Road Longridge	
3/2014/0218/P	Discharge of condition no 3 – additional car parking to be marked on plan, no 4 – site desk study, no 5 – landscaping layouts and details, no 6 – external materials of planning permission 3/2013/0715/P	Belman Mill Salthill Clitheroe	
3/2014/0219/P	Single storey front shower room extension	101 Ribchester Road Salesbury	
3/2014/0221/P	Proposed new double garage	Kellets Farm Greenmoor Lane Knowle Green	
3/2014/0231/P (LBC)	Repairs to chimney flashings, refixing loose slates, repairs to the front door step due to the level of Lowergate being raised, cleaning out gutters, replacing 2 no broken pieces of glass in the kitchen window, removal of 2 No modern fireplaces, replacement of a modern bathroom suite, installation of a kitchen, installation of central heating, plaster repairs following removal of modern wallpapers, redecoration of the property. Installation of a fan in the utility room as there is a fixed window, terminating with a terracotta coloured vent. Central heating is to be a wall mounted boiler in the utility room at the rear with the flue being taken out through the gable wall. Raising the level of the modern guard rail to the stairs to comply with building regulations. Installing quilt loft insulation to the	Dower House 41 Lowergate Clitheroe	
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont...	flat parts of the ceiling and insulated plasterboard to the sloping sections	
3/2014/0244/P	Amendment to planning permission 3/2012/0357/P involving the relocation of the proposed entrance door	Memorial Hall Castlegate Clitheroe
3/2014/0247/P	Application to discharge Condition No.3 (Materials) of planning consent 3/2013/0528	Mitchell Street Clitheroe
3/2014/0253/P	Demolition of existing car port and erection of single storey side extension and erection of first floor extension over the existing garage and proposed rear extension. Raise the roof of the existing dwelling and build walls up to full height	24 Fairfield Drive Clitheroe
3/2014/0255/P	Demolition of existing attached garage and erection of single storey extension to rear	24 Moorfield Whalley
3/2014/0269/P	First floor bedroom extension	240 Preston Road Alston, Longridge
3/2014/0313/P	Non material amendment to planning permission 3/2013/0747/P comprising a change of house type to plot 1 from Sherbourne to Maidstone and minor changes to the roof on the Sherbourne house type	Land off Whalley Road Billington
2/2014/0328/P	Application to discharge condition no 6 of planning permission 3/2013/0738/P	11 Whinney Lane Langho
3/2014/0382/P	Non-material amendment to application 3/2014/0154/P with a reduction of a building from 3 storey to 2 storey an amendment of finished ground floor level from 76AOD to 77AOD resulting in a reduced ridge height. Number of bedrooms reduced from 10 to 8	Northcote Manor Northcote Road Langho
3/2014/1152/P	Demolition of two red-brick farm buildings and replacement with steel portal frame buildings to provide more adequate housing facilities for dairy cattle and milking equipment	Horton Grange Farm Horton

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0448/P	Proposed poultry unit	Oakfield Longsight Road Clayton-le-Dale	G1/ DMG1 - It would result in conditions that would have a seriously detrimental impact on the amenity of local residents and businesses by virtue of noise, odour and dust nuisance. ENV7, ENV13/ DME1 and DME3 - The application presents insufficient information to demonstrate that there would not be a detrimental impact on biodiversity and the trees and hedgerow on the site. Policy G1/ DMG1 - Inadequate information has been submitted to satisfy the LPA that the proposal is acceptable in terms of access, visibility splays, on site turning facilities and vehicle movements.
3/2014/0060/P	Change of use from offices to Children's Nursery	West Lodge Park Road Gisburn	Harmful to setting, significance, character and appearance of listed buildings, Gisburn Conservation Area and Gisburne Park historic park and garden because of incongruity, visual intrusiveness and conspicuousness of proposed outbuildings, structures and fencing and noise emission compromising the site's intrinsic tranquillity. NPPF

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			Paragraph 17, 131, 132 and 123, Local Plan ENV19, ENV21, ENV16 and G1 and Core Strategy DME4 and DMG1.
3/2014/0115/P	Variation of condition 2 of planning permission 3/2009/0334/P to allow the garage to be used as a gym for personal use	Blue Trees Copster Green	Policies G1 and DMG1 – Intensification of use of a residential curtilage to the detriment of the amenities of nearby residents and the character of the locality.
3/2014/0116/P	Variation of condition 2 of planning permission 3/2009/0334/P to allow the garage to be used as an annex and a gym for personal use	Blue Trees Copster Green	Policies G1 and DMG1 – Intensification of use of a residential curtilage to the detriment of the amenities of nearby residents and the character of the locality.
3/2014/0129/P	Demolition of external garage and construction of one residential bungalow	54 Whalley Road Sabden	Policy G1 – Harmful to residential amenity. Policies G1 and DME6 – Flood Zone 3 development.
3/2014/0195/P	Retrospective application for 1800mm high fence around the side and rear garden adjacent to public footpath	98 Durham Road Wilpshire	Policy G1/ DMG1 – visual amenity and NPPF poor design.
3/2014/0222/P	Single storey extension to side of bungalow to provide dining room and extend kitchen	1 Scott Avenue Simonstone	G1, H10, SPG/ DMG1 and DMH5 - Overbearing, oppressive, and loss of outlook – detrimental to residential amenity.

48 OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0232/P	Proposed erection of new building for business purposes associated with use of live/work unit for Mr Charles Hughes – observations to Craven District Council	Stepping Stones Forest Becks Brow Wigglesworth

49 PROPOSED LARGER HOME EXTENSION NOTIFICATION WHERE PRIOR APPROVAL WILL **NOT** BE NECESSARY.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0159/P	Single storey extension to rear to replace existing conservatory extending beyond the rear wall of the original dwelling 5.17m built to a maximum height of 3.48m and an eaves height of 2.6m	5 The Woodlands Brockhall Village Old Langho

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0210/P	Proposed portal frame agricultural building for livestock	Steelands Farm Grindleton

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0243/P	Extension to existing agricultural building to form covered silage store	New Laithe Farm Settle Road Bolton-by-Bowland

52 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0389/P	Single detached full open market dwelling on land at Spread Eagle Farm, Barrow	Spread Eagle Farm Clitheroe Road, Barrow
3/2013/0394/P	Demolition of the Moorcock Inn, Slaidburn Road, Waddington and erection of three detached dwellings, three detached double garages with annex accommodation over and garden/landscaped areas	Moorcock Inn Slaidburn Road Waddington

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0841/P	Outline application for four dwellings	Land adjacent The Dene Hurst Green
3/2013/1052/P	Reserved matters application for appearance, landscaping layout and scale for the erection of one dwelling following demolition of outbuilding	Land adjacent Whitcroft Kayley Lane, Chatburn
3/2014/0009/P	Demolition of existing garage and erection of 2 bed house in vacancy garden area – resubmission	Vacant garden area at 10 Fairsnape Avenue Longridge
3/2014/0039/P	Two detached dwellings and associated garaging	Land adjacent barn Billington
3/2014/0056/P	15 affordable dwellings to meet local needs	Land off Parsonage Avenue Ribchester
3/2014/0103/P	Renewal of consent 11/0093	Depot – land off Dixon Road Longridge
3/2014/0136/P	Erection of single retail unit including parking and improvement to existing access	Land adjacent Myerscough Smithy Road Mellor Brook
3/2014/0171/P	Raising of wall plate to facilitate attic conversion, demolition of single storey flat roof extension and erection of new building dwelling	128 Whalley Road Langho
3/2014/0174/P	Conversion of barn to three dwellings with detached garages, creation of garden areas, replacement garage for farmhouse and installation of package treatment plant	Little Dudlands Farm Rimington Lane Rimington
3/2014/0239/P	3 detached residential dwellings	Land off Highfield Drive Longridge
3/2014/0248/P	Formation of new office adjacent main entrance at location of previously refurbished staff toilets, creation of new head teachers office and chaplaincy	Brennands Endowed Primary School Slaidburn
3/2014/0252/P	Two storey extension	Happy Cottage Lovely Hall Lane Salesbury
3/2014/0256/P	Proposed conversion of agricultural barn to holiday let and for tourism activities	Duddle House Farm Clitheroe Road, Dutton

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0260/P	Demolition of attached garage and rear porch area to create the space for a single storey rear extension and detached annex	77 Mitton Road Whalley
3/2014/0267/P	Creation of vehicular access	14 Nowell Grove Read
3/2014/0270/P	Proposed detached dwelling within the curtilage of Glenburn	Glenburn Whalley Road Billington
3/2014/0317/P	Siting of new LPG tank/protective fencing within demise of the White Bull's car park	White Bull Hotel Main Street, Gisburn

53 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	Protracted negotiations ongoing
3/2013/0737	Hansons Garden Centre Whalley Road Barrow	13/2/14	43	With Applicants Solicitor
3/2013/0771	Land off Middle Lodge Road Barrow	13/2/14	102	With Applicants Solicitor for signature
3/2014/0981	Land at Chatburn Road Clitheroe	13/2/14	23	With Agent
3/2013/0691	Elmridge Farm Elmridge Lane Chipping	13/2/14	4	With Applicants Solicitor
3/2013/0440	Land R/O Pendle Street East Sabden	10/4/14	17	With Agent
<u>Non Housing</u>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures, draft 106 received from Lancashire County Council

<u>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>
3/2013/0747	Land at Whalley Road Billington	7/11/13	20 weeks	56	28/3/14
3/2012/0379	Primrose Mill Woone Lane Clitheroe	16/8/12	85 weeks	14	3/4/14
3/2012/0942	Land at Higher Standen Farm & part Littlemoor Farm Clitheroe	12/12/13	18 weeks	1040	17/4/14
3/2013/0161	Strawberry Fields Main Street Gisburn	7/11/13	26 weeks	11	8/5/14

54 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)	Appeal Allowed 20/02/14 Partial costs awarded to appellant
3/2013/0099 Undetermined	20/05/13	land to the west of Whalley Road, Barrow	changed to Hearing	05/11/13 2 days	Appeal Allowed 22/04/14
3/2013/0447 R	21/10/13	Bleak House, Kemple End, Stonyhurst	WR		Appeal dismissed 06/02/14
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		Appeal dismissed 3/02/14
3/2013/0703 R	07/01/14	Goose Chase Preston Road, Ribchester	HH		Appeal dismissed 10/02/14
3/2013/0793 R	07/01/14	Great Mitton Hall Mitton Road Mitton	HH		Appeal allowed 06/02/14

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2013/0578 R	06/02/14	Wolfen Hall Chipping	LB		Awaiting decision
3/2013/1013 R	20/02/14	Neddy Barn Billington	HH		Appeal allowed 31/03/14
3/2013/0848 Condition	20/02/14	7 Church Close Mellor	WR		Awaiting decision
3/2013/0201 R	14/04/14	129 Whalley Road Sabden	HH		Awaiting decision
3/2014/0064 R	16/04/14	14 Green Park Whalley	HH		Awaiting decision
3/2013/1060 R	23/04/14	70a Downham Road Chatburn	HH		Awaiting decision
3/2013/0445 R	29/04/14	Higher Flass Farm	Hearing		Statement due 10th June
3/2013/1048 R	07/05/14	Holmes Cottage Clitheroe	HH		Awaiting decision

55 CAPITAL OUTTURN 2013/2014

Committee received a report which reviewed the final outturn of the Capital Programme for 2013/2014 for this Committee. The report outlined that the capital scheme for the purchase of an upgrade of the MVM software was now complete.

RESOLVED: That the report be noted.

56 BOLTON-BY-BOWLAND/GISBURN FOREST NEIGHBOURHOOD PLAN

Committee were asked to agree the designation of the area and appropriate body to prepare a Bolton-by-Bowland and Gisburn Forest Neighbourhood Plan. Committee were informed that under the Localism Act 2011 new powers had been introduced for people to make Neighbourhood Plans and Neighbourhood Planning Orders.

Bolton-by-Bowland, Gisburn Forest and Sawley Parish Council had taken the lead on the Bolton-by-Bowland and Gisburn Forest Neighbourhood Plan as the appropriate body and submitted an application for the designation of a plan area to the Council.

Committee were informed of the five key stages to neighbourhood planning which were stage 1 – defining the neighbourhood; stage 2 – preparing the plan; stage 3 – independent checks; stage 4 – community referendum; and stage 5 – legal force.

Committee were reminded that there were a number of statutory duties that the Council were required to undertake as part of the process but in broad terms the Borough Council would provide assistance, an examination process and arranging a referendum. The Council's duty to support would be limited to technical advice and overview of procedures and issues, background data/evidence and comment on the draft proposals.

The Bolton-by-Bowland, Gisburn Forest and Sawley Parish Council had led on the neighbourhood Plan as the relevant appropriate body and at its meeting on 4 November 2013, had authorised a steering group to advance the neighbourhood plan and they proposed a designation of a plan to the Ribble Valley Borough Council on the 3 February 2014 covering the area consisting of Bolton-by-Bowland and Gisburn Forest wards. The proposal was published and comments invited back to the Borough Council with a closing date of 11 April 2014.

RESOLVED: That Committee endorse the Bolton-by-Bowland, Gisburn Forest and Sawley Parish Council as the appropriate body to prepare a Bolton-by-Bowland and Gisburn Forest Neighbourhood Plan and agree to designate a proposed area set out in the Parish Council's application for the purposes of preparing a Neighbourhood Plan.

57 OBSERVATIONS TO PRESTON CITY COUNCIL – OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 190 DWELLINGS WITH ASSOCIATED WORKS

Committee were asked to consider the Council's consultation response to an outline planning application submitted by Preston City Council for a proposed major residential development comprising 190 dwellings with associated works on land to the south of Inglewhite Road, Longridge.

Members had considered post hearing modifications to the Core Strategy at its special meeting on 8 May 2014 where Members had agreed to endorse the proposed modifications. Those of relevance to this report are the increased housing requirement of 280 dwellings per year and the Longridge adjustment – reducing the housing requirements for Longridge by 200 to be redistributed to 9 other identified settlements in the borough. The Council had received a planning consultation letter from Preston City Council relating to a site adjacent to the borough boundary to the west of Longridge. Officers had advised Preston City Council that the matter would be considered by Members as part of tonight's agenda. Preston City Council were requesting this Council's formal response to be received by 30 May 2014.

Planning application 06/2014/0248 was an outline application with access only for residential development of 8.04 hectares on land to provide up to 190 dwellings with new highway access from Inglewhite Road, public open space, internal access road plus landscaping and associated infrastructure. The planning application for the phase 2 development was likely to be considered by Preston City Council in June 2014. It would therefore appear that the principle of the proposed development would not conflict with Preston City Council's Core Strategy or the draft site allocations DPD.

Members then discussed this matter in some detail and expressed their concern over this particular consultation and its potential impact on the town of Longridge. In particular concern was expressed on the traffic management impact that these proposals would inevitably have.

RESOLVED: That Committee advise Preston City Council that Ribble Valley Borough Council raise no objections to the principle of the proposed development but express concern regarding the implications this proposal would have on the infrastructure facilities within Longridge. Concern is expressed that the proposal and other approved developments would have a cumulative impact on traffic congestion and highway safety and that this approval would lead to pressures on infrastructure services such as schools, doctors surgeries and other community facilities.

58 CONFIRMATION OF ARTICLE 4 DIRECTION AT 30/31 CHURCH STREET, RIBCHESTER

(Mrs Sandiford spoke under public participation on this agenda item)

Committee were asked to confirm the immediate Article 4 Direction applying to 30/31 Church Street, Ribchester. The Direction withdrew some permitted development rights from two prominently sited unlisted buildings within the Ribchester Conservation Area.

Committee were reminded that the Article 4 Direction had come into force on 28 January 2014 and related to the following:

The enlargement, improvement or other alteration of a dwellinghouse being development comprised within Class A of Part 1 of Schedule 2 of the said Order and not being developed comprised with any other Class.

Any other alteration to the roof of a dwellinghouse being development comprised within Class C of Part 1 of Schedule 2 of the said Order and not being development comprised within any other Class.

The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse being development comprised within Class G of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse being development comprised within Class H of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

The painting of the exterior of any building or work being development comprised within Class C of Part 2 of Schedule 2 to the said Order and not being development comprised within any other Class.

The statutory public consultation and notice had been undertaken and a number of letters had been received in relation to the proposed Article 4 Direction objecting to that.

Members then discussed the application in some detail.

RESOLVED: That Committee agree to withdraw the Article 4 Direction in respect of these permitted development restrictions relating to 30 and 31 Church Street, Ribchester.

59 LOCAL DEVELOPMENT FRAMEWORK – ANNUAL MONITORING REPORT

Committee received information on the Annual Monitoring Report. This report gave details of the following:

- Districtwide Local Plan performance
- National Planning Policy Framework (NPPF)
- Planning Practice Guidance
- LDS progress
- Local Development Scheme (LDS)
- Update on LDS evidence based documents
- Annual Monitoring Review scope

RESOLVED: That the report be noted.

60 HOUSING LAND AVAILABILITY

Committee were informed of the housing supply position as at 31 March 2014 which could be summarised as follows:

	<u>No. dwellings</u>
• Units with full planning permission – not started	340
• Units with outline planning permission – not started	1164
• Sites commenced, units remaining but not started	314
• Units under construction	332
• Conversions - not started	89
• Conversions - under construction	49
• Affordable Housing Sites (not started)	587
TOTAL	2875

RESOLVED: That the report be noted.

61

REPRESENTATIVES ON OUTSIDE BODIES 2014/2015

Committee were informed of their appointments of representatives on outside bodies which were as follows:

Groundwork Pennine Lancashire Trust

Cllr Terry Hill

Forest of Bowland (Area of Outstanding Natural Beauty) Advisory Committee

Cllr Rosie Elms

RESOLVED: That the report be noted.

The meeting closed at 8.39pm.

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

Minutes of Health & Housing Committee

Meeting Date: Thursday, 5 June 2014, starting at 6.30pm
Present: Councillor B Hilton (Chairman)

Councillors:

S Bibby	S Hore
S Brunskill	R Newmark
R Hargreaves	L Rimmer
J Hill	C Ross
K Hind	R Sherras

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

Also in attendance: Councillor M Ranson.

62 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Holgate, M Robinson, I Sayers and J Shervey.

63 MINUTES

The minutes of the meeting held on 20 March 2014 were approved as a correct record and signed by the Chairman.

64 DECLARATIONS OF INTERESTS

There were no declarations of interest.

65 PUBLIC PARTICIPATION

There was no public participation.

66 CLITHEROE FOOD BANK

The Chairman introduced Nigel Rix and Ruth Haldane who gave a brief presentation on the Ribble Valley Food Bank. They informed Committee that a food parcel contains 3 days' worth of provisions and is given to people who have had a referral. The food bank is more than just the provision of food; it also lends a listening ear and signposts to other organisations. It is run by the community for the community with volunteers and donations.

Before the food bank was established in the Ribble Valley parcels were delivered from other organisations outside the borough. There was a recognised need and there are now two established banks in Clitheroe and Longridge.

There are 50 referral agencies, 80 volunteers, 20 tonnes of food donated and financial aid. In the last year there has been 1200 people visit; 51% only once, 88% 1-3 times. The main reasons for needing a food bank are benefit delays

and low income. They went on to address several concerns and misconceptions about the food bank.

The Chairman thanked them both for their very informative presentation.

67 APPOINTMENT OF WORKING GROUPS

RESOLVED: That Committee approve the appointment of the Strategic Housing Working Group – Councillors Hilton, Hind, Robinson, Newmark and the Health and Well-being Partnership Group – Councillor Hilton, Hind, Robinson, Elms, Newmark and Holgate.

68 AUTHORISATION OF ALTERNATIVE PROPER OFFICER

The Chief Executive submitted a report asking Committee to confirm arrangements in relation to the authorisation of proper officer appointments with the local health organisations. Recently there had been significant changes in both associated legislation and the structure of the organisations and their personnel who would provide this service on the Council's behalf and it had therefore been agreed to confirm officer authorisation to ensure an appropriate response to infectious disease problems and outbreaks.

RESOLVED: That Committee approve the authorisation of the officers as outlined in the report for the duties listed to act on behalf of the Ribble Valley Borough Council.

69 MOBILE HOMES ACT 2013

The Chief Executive submitted a report informing Committee of the implications of the Mobile Homes Act 2013 in relation to sites in Ribble Valley, who has the discretion to consider establishing a site licensing policy and fee structure for the licensing of relevant protected sites. He informed Committee that the Caravan Sites and Control of Development Act 1960 had been amended by the Mobile Homes Act 2013 with the changes coming into force on 1 April 2014. These include powers for local authorities to charge fees for their licensing functions in respect of relevant protected sites. The Act also amends the Mobile Homes Act 1983 and introduces enhanced protection and regulation of site agreements in relation to relevant protected sites. The new licensing provisions enable local authorities to regulate site licence compliance more effectively and provide tools to take enforcement action where site owners are not managing and maintaining their sites and its services. The changes are intended to better safeguard residents' health and safety and protect the values of their park homes.

In addition the local authority also has the option to introduce and charge fees for the following:

- Considering applications for the use or transfer of a site licence.
- Considering applicants for altering conditions in a site licence.
- Administration and monitoring of site licences.

He informed Committee that currently the Council has 17 licensed caravan sites. However the definition of "relevant protected sites" excludes sites which have planning permission for holiday use only or where caravans may not be

occupied. As such it would appear that potentially there are only 2 sites which meet the criteria a “relevant protected sites” in the Ribble Valley.

Consideration also needed to be given to exempting sites based on a minimum size, sites not run as a business and gypsy roma and traveller sites. The recommended fee structure was outlined.

Committee discussed the merits of introducing these measures and if this legislation may enable and apply to a recent issue of travellers tending their horses on pasture adjacent to the A59.

RESOLVED: That Committee

1. confirm the introduction of charges in relation to the licensing of relevant protected caravan sites as outline in the report;
2. approve the introduction of the fees set out as outlined subject to publishing a suitable fee policy;
3. approve the exemption of sites for five or less traditional residential park or gypsy roma and traveller units; and
4. establish a working group to look at practical issues relating to the licensing of caravan sites in the Ribble Valley.

70

COMMUTED SUM PROTOCOL

The Chief Executive submitted a report seeking Committee’s approval for the implementation of an affordable housing commuted sum protocol. The Housing Strategy Officer informed Committee that addressing housing needs of the borough continued to be one of the key ambitions of the Council and had been the subject of a recent workshop attended by Councillors.

The report went on to highlight grounds where a commuted sum may be considered. This included:

- where affordable housing need in the parish had been met through affordable housing delivery;
- where there is a need but for a lesser number of units than will be delivered through 30% of the site being affordable and therefore delivery will be part on site and part commuted sum; and
- where there is an identified housing need but the location of the site is not suitable for delivery on site.

The report included several examples of various mechanisms for calculating the requirement and set out a proposed protocol for a methodology of how Ribble Valley would approach this. Where commuted sums are accepted the amount payable per dwelling would be a sum equal to the difference between the highest value a partner RSL would be willing to purchase at (without grant) and an independent market valuation of the dwelling. A proposed protocol for the use of any commuted sum collected was also outlined in that it would be used to

contribute towards a broad range of schemes and initiative linked to providing additional affordable housing. The commuted sums would be applied by Ribble Valley Borough Council to meet local needs in accordance with the housing needs priorities and in line with the priorities set out in the Council's housing strategy and any other relevant planning policies and guidance. It was also proposed that following enforcement of the protocol the contributions and their utilization would be monitored quarterly by the Strategic Housing Working Group and reported on an annual basis to the Health and Housing Committee.

RESOLVED: That Committee

1. approve the grounds to consider requesting a commuted sum as outlined;
2. approve the protocol for use of commuted sums as outlined; and
3. approve the methodology for collection of any commuted sum be retained as approved within the Addressing Housing Needs 2012 policy document as an interim policy pending further consultation and review with relevant bodies and that the outcome of the consultations be reported back to this Committee at the next available meeting.

71 CAPITAL OUTTURN 2013/14

The Director of Resources submitted a report seeking Member approval for the slippage of capital schemes from the 2013/14 financial year to the 2014/15 financial year and to review the final outturn on the capital programme for 2013/14 for this Committee. The Capital Programme for the Health and Housing Committee for 2013/14 had consisted of 6 schemes totalling £461,820. At the end of 2013/14 actual expenditure had totalled £427,132 which equated to 92% of the revised estimate.

Four schemes were unfinished at the end of the financial year and therefore slippage had been requested to be carried forward into 2014/15. These schemes include the cemetery extension, disabled facilities grants, landlord/tenant grants and the repossession prevention fund.

RESOLVED: That Committee approve the request for slippage of £34,680 into the 2014/15 financial year.

72 REPRESENTATIVES ON OUTSIDE BODIES 2014/15

The Chief Executive submitted a report informing Members of the Outside Bodies that come under the remit of the Health and Housing Committee and their membership.

RESOLVED: That the report be noted.

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

Committee considered the general report of the Chief Executive which had been submitted to Committee for information and included Hanson Cement Liaison Minutes and updates on air quality, private water supplies risk assessment

progress, dog control orders and tobacco and nicotine containing products briefing paper.

RESOLVED: That the report be noted.

74 TODBER CARAVAN PARK, BURNLEY ROAD, GISBURN

The Chief Executive submitted a report for Committee's information regarding an application to revise an existing Site Licence. Planning permission had been granted on 14 February 2014 to allow the entire caravan park to be used for 12 month holiday use. As such a condition had been added to the amended Site Licence which stipulates "that the caravan shall only be used for the purpose of holiday accommodation and not as a permanent residence and that the site owner should also maintain and make available for inspection a suitable register with supporting evidence showing the details of the primary residence of the owner and/or occupier of the caravan".

RESOLVED: That the report be noted.

75 MINUTES OF THE HEALTH AND WELL-BEING PARTNERSHIP GROUP

Committee received the minutes of the Health and Well-being Partnership Group for the meeting held on Monday, 19 May 2014.

76 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.

77 REQUEST TO VARY THE DFG APPROVAL PROCESS

The Chief Executive submitted a report requesting Committee for consent to vary the disabled facilities grant approval process on a new build property. Suspension of Standing Orders with regard to the requirement to obtain two tenders for work was needed in order to secure an adapted new build property for a person in housing need.

RESOLVED: That Committee approve the suspension of Standing Orders with regard to tenders for the works and approve the disabled facilities grant, the consent being only applicable to the unit at Plot 22 Preston Road, Longridge.

78 GENERAL REPORT – GRANTS

The Chief Executive submitted details of five disabled facilities grants and four boiler replacement grants.

RESOLVED: That the report be noted.

79 AFFORDABLE HOUSING UPDATE

The Chief Executive submitted an update on the affordable housing schemes in progress and proposed in the borough. These had been split into applications

which had been submitted and were either approved or waiting determination subject to Section 106 Agreements being completed. The minute of the recent Strategic Housing Group meetings were also included for Committee's information.

RESOLVED: That the report be noted.

The meeting closed at 8.00pm.

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

OH/CMS/H&H/5 JUNE 14

Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 10 June 2014, starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

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

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

80 APOLOGIES

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

81 MINUTES

The minutes of the meeting held on 25 March 2014 were approved as a correct record and signed by the Chairman.

82 DECLARATIONS OF INTEREST

There were no declarations of interest.

83 PUBLIC PARTICIPATION

There was no public participation.

84 APPOINTMENT OF WORKING GROUPS

RESOLVED: That Committee approve the appointment of:

1. the Budget Working Group for 2014/15 as follows:

Councillors S Hirst, S Hore, R Elms, T Hill, A Knox, J Rogerson, R Thompson; and

2. the Economic Development Working Group which will consist of the following Councillors:

Councillors S Hore, R Elms, K Horkin, G Mirfin, J Rogerson, R Swarbrick, A Yearling.

85 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 been dissolved and therefore the Council needed to write-off an NNDR debt.

RESOLVED: That Committee agree to write-off £1,689.52 of NNDR debt where it had not been possible to collect the amount due.

86 RIBBLE VALLEY COMMUNITY STRATEGY – UPDATE

The Head of Regeneration and Housing referred to his report which gave Committee an update on the development of a Community Strategy for the Ribble Valley and a delivery of partnership priorities.

The report contained a preliminary review of the major issues for Ribble Valley which had evolved from the Sustainable Community Strategy 2007/2013.

Amongst the issues included in the discussion document for the draft Community Strategy 2014/19 were as follows:

- Housing.
- Facilities.
- Education and the Economy.
- Health and specifically older people.
- Community safety.
- Local democracy.
- Environment.

RESOLVED: That Committee endorse the wider consultation and engagement to inform preparation of a strategy and relevant action plans.

87 CAPITAL OUTTURN 2013/14

Committee considered the report of the Director of Resources which sought Member approval for the slippage of capital schemes from the 2013/14 financial year to 2014/15 and to review the final outturn of the capital programme for 2013/14 for this Committee.

She reported that there were two schemes with identified slippage into 2014/15 for this Committee:

- Economic development initiatives £100,000
- Public sector network compliance £ 16,430

The Director of Resources then went on to explain the reason in particular for the slippage on the public sector network compliance which was mainly around staffing issues in the IT Section which would hopefully be resolved in the near

future. Work would then proceed to implement the scheme. She highlighted this may take several months depending on progress with recruitment.

RESOLVED: That Committee approve the slippage of £116,430 from 2013/14 into 2014/15.

88 RIBBLE VALLEY COMMUNITY SAFETY PARTNERSHIP – UPDATE

Committee considered a report updating Members on recent activities of the Ribble Valley Community Safety Partnership including budgets, priorities and wider working with neighbouring districts. The Community Development Officer included within his report the following issues:

- Community Safety Partnership budget - £20,000 for 2014/15
- CAN and CANSAFE operations.
- World Cup campaigns including domestic violence awareness raising and drink driving.
- Antisocial Behaviour, Crime and Policing Act – Community Trigger.
- Working with agencies on early action initiatives.

Councillors then raised a number of concerns including ambulance response times the possibility of employing a part-time Quality of Life Officer to deal with antisocial behaviour, the current position with Longridge CCTV and the marshalling of fetes and parades. The Chief Executive clarified the guidance given by the Police in relation to event marshalling.

Members were also broadly supportive of the work and continuance of the Community Safety Partnership as a local delivery agent.

RESOLVED: That

1. the report be noted;
2. we continue to support and endorse the continuance of the Ribble Valley Community Safety Partnership and to support officers in future discussions with other Lancashire Community Safety Partnerships, Lancashire County Council and the Police in relation to future mergers or takeovers against the best interests of this partnership and the residents of the Ribble Valley;
3. the question of ambulance response times be referred to the Ribble Valley Health and Wellbeing Partnership; and

89 CLITHEROE CONTINENTAL MARKET

Members considered a report on the recent Clitheroe Continental Market which had taken place from the 17, 18 and 19 April 2014.

The report outlined that the market had proved to be a success with approximately 5,000 members of the public passing through on each day of Friday and Saturday. The majority of the Clitheroe Market Traders had supported the event and opened for an extra day on Good Friday with almost all

reporting that they had achieved increased sales over the weekend. The marketing company were confident that after a successful first event a subsequent Continental Market would attract more traders and should have no problem creating a larger market. The company were keen to host another market and had initially suggested dates of Friday, 27, Saturday, 28 and Sunday, 29 September 2014.

RESOLVED: That the report be noted.

90 REVENUES AND BENEFITS GENERAL REPORT

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

1. NNDR.
2. Council Tax.
3. Sundry Debtors.
4. Housing Benefits and Council Tax performance.
5. Housing Benefits and Council Tax support fraud.
6. Housing Benefits overpayments.

RESOLVED: That the report be noted.

91 ECONOMIC DEVELOPMENT UPDATE

Committee received an update report which gave details of economic development and regeneration activities and issues. The report covered the following areas:

- Economic Development overview.
- Economic Development working group.
- Lancashire Economic Development.
- Business support.
- Rural Development Programme for England (RDPE).
- Service centres and business groups.
- Other activities and products.

Members then discussed the report in some detail.

RESOLVED: That the report be noted.

92 OVERALL CAPITAL OUTTURN 2013/14

Committee were provided with details of the Capital Programme outturn for all Committees for the year ending 31 March 2014. Members were reminded that at revised estimate time £57,020 had been moved from 2013/14 to 2014/15 as it was considered very unlikely that three schemes would be completed before the end of this financial year. Details of these schemes are listed below:

- Disabled facilities grants - £10,000.

- Landlord/Tenant grants - £20,000.
- Repossession prevention fund - £27,020.

RESOLVED: That the report be noted.

93 MEALS ON WHEELS/LUNCHEON CLUBS

Members considered an update report on the provision of meals on wheels service and other luncheon clubs in the Ribble Valley. The report pointed out that there had been an on-going review of the provision of the meals on wheels service and luncheon clubs in the Ribble Valley which had previously been reported to Committee in March 2014. Whilst substantial progress had been made in identifying the extent of the current position, and the opportunities set up to provide a new drop in/luncheon club using the local volunteer network.

RVS were continuing to provide the current meals on wheels service with the existing service users until the end of June 2014. This had enabled RVS and the Lancashire County Council to work with the existing recipients to find suitable alternative provision which meets their needs, and Members would be kept informed as further information was received from LCC.

RESOLVED: That the report be noted at this stage.

94 REPRESENTATIVES ON OUTSIDE BODIES 2014/15

Committee were informed of the outside bodies that come under the remit of Policy and Finance Committee and their membership which were as follows:

- Armed Forces Champion – Councillor Jim White.
- Clitheroe Royal Grammar School – Councillors Ian Brown, Stella Brunskill and Stuart Hirst.
- Citizens Advice Bureau – Councillors Lois Rimmer, Mary Robinson and Noel Walsh.
- Hyndburn and Ribble Valley Council for Voluntary Services – Councillor Richard Newmark.
- LGA Consultative Committee – Councillor Stuart Hirst and Alan Knox.
- LGA Rural Commission – Councillors Michael Ranson and Rupert Swarbrick.
- Police and Crime Panel – Councillor Stuart Hirst.
- Ribble Valley Community Safety Partnership – Councillor Kevin Horkin.
- Ribble Valley Community Transport – Councillor Ian Sayers.

RESOLVED: That the report be noted.

95 EXCLUSION OF PRESS AND PUBLIC

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

96 LOCAL TAXATION WRITE-OFFS

The Director of Resources sought Committee's approval to write off a National Non Domestic Rate debt relating to an individual. This was one case where a debtor had been declared bankrupt and therefore the Council needed to write off that NNDR debt.

RESOLVED: That Committee approve the writing-off of £5,280.52 NNDR debt where it had not been possible to collect the amount due.

97 DEVELOPMENT SITES

The Head of Regeneration and Housing gave an update on various development sites across the borough including the site at Barrow Brook. In particular Members were given an update on the potential development of the Clitheroe Market Site. Following preliminary discussions with Barnfield Construction Ltd Members discussed the information provided by the developer in some detail.

RESOLVED: That Committee

1. continue to monitor the position at Barrow Brook;
2. endorse the need to retain a market within any redevelopment of the market site and that the Chief Executive be asked to take the necessary steps to publish a marketing and development brief for the site and invite expressions of interest for prospective partners to work with the Council to deliver the regeneration of the market site; and
3. agree to delegate to a working group comprising the Leader, Deputy Leader, Chair of Planning and Development Committee and the Leader of the Opposition authority to agree the marketing and development brief for the regeneration of the Council's market site and having considered submitted expressions of interest make recommendations to this Committee on a potential development partner.

The meeting closed at 8.37pm.

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

Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 12 June 2014, starting at 6.30pm

Present:

Councillors:

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

Parish Representatives:

Pat Young	Balderstone
A Schofield	Clayton-le-Dale
B Redhead	Clayton-le-Dale
R Assheton	Downham
P Entwistle	Grindleton
F Priest	Longridge
A Steer	Osbaldeston
J Shorter	Sabden
A Haworth	Sabden
M Highton	Whalley
J Bremner	Wilpshire
T Gaffney	Wilpshire
A Wright	Wiswell

In attendance: Chief Executive, Head of Regeneration and Housing, Partnership Officer.

98 APPOINTMENT OF CHAIRMAN

RESOLVED: That Parish Councillor Pat Young (Balderstone) be appointed as Chairman of this Committee for 2014/15.

99 APPOINTMENT OF VICE CHAIRMAN

RESOLVED: Councillor D Taylor be appointed as Vice Chairman of this Committee for 2014/15.

100 BRUCE DOWLES

The Chairman asked the meeting to observe a minute's silence in memory of Bruce Dowles, Clerk to Bolton-by-Bowland who had died recently.

101 APOLOGIES

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

H Douglas	Chatburn
A Yearing	Clitheroe
T Hoyle	Dinckley
K Hutton	Grindleton
T Nelson	Ramsgreave
G Meloy	Simonstone
C Ansbro	Thornley with Wheatley
K Staines	Waddington
K Jackson	Waddington
J Brown	Whalley

Councillors not in attendance were Councillors P Dowson and C Ross.

102 MINUTES

The minutes of the meeting held on 27 March 2014 were approved as a correct record with the inclusion of Councillor M Robinson on the attendance list and a correction to the spelling of the surname of N Highton. The minutes were then signed by the Chairman.

103 MATTERS ARISING

The Chief Executive referred to Minute 700 of the meeting held on 27 March 2014 and reminded parishes to indicate where they wanted their commemorative oak tree to be planted within their particular village. He commented that the Council had so far received 28 replies but there was still a few outstanding.

104 MATTERS BROUGHT FORWARD BY PARISH COUNCILS

(a) Clayton-le-Dale – Green Waste Collections

A Parish Representative from Clayton-le-Dale sought an assurance from the Borough Council that they had no current or future plans to introduce charges for green waste collections.

The Chief Executive referred to on-going discussions with Lancashire County Council on recycling credits which may affect the Borough Council's income in the future. However the Chief Executive did state that there were no current plans to introduce charges for green waste collections.

(b) Sabden Parish Council – Satnavs

A Parish Representative from Sabden asked for an update on this matter which had been discussed a number of months ago. The Chief Executive

replied that whilst a response had been received from one of the Satnav companies it was not particularly helpful. Other Parish Representatives commented on their experience of Satnavs within their particular village, particularly in relation to heavy goods vehicles.

(c) Community Strategy

The Head of Regeneration and Housing and Partnership Officer sought Parish Council views on certain elements of the emerging Community Strategy. Members were asked for their views on three particular elements:

- Housing.
- Facilities.
- Local Democracy.

A very useful feedback session then ensued. The Head of Regeneration and Housing assured Parish Representatives that as the Community Strategy was being rolled out for consultation; further sessions such as this would be held to gauge the views of everyone. The Partnership Officer also offered to visit any Parish Council to discuss the Community Strategy in more detail and to assist with village projects as required.

105 FUTURE FORMAT OF THE MEETING

The Chief Executive informed the meeting that it was the intention to change the format of Parish Council's Liaisons Committee so that formal business was discussed at the start of the meeting and a more informal networking element be introduced, similar to the discussions which had just taken place on the Community Strategy.

A Member commented that it was hoped to invite a representative from the Ribble Valley Food Bank to the next meeting.

106 DATE AND TIME OF NEXT MEETING

The Chairman reminded Members that the next meeting of this Committee would be held on Thursday, 11 September 2014, starting at 6.30pm.

The meeting closed at 8pm.

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

Minutes of Accounts & Audit Committee

Meeting Date: Wednesday, 25 June 2014 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

P Ainsworth	R Newmark
I Brown	J Shervey
A Knox	N C Walsh
G Mirfin	

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

Also in attendance: Andrew Cook, Karen Murray – Grant Thornton.

107 APOLOGIES

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

108 APPOINTMENT OF CHAIRMAN

RESOLVED: Under Standing Order 20.2 Councillor R Sherras be appointed as Chairman of this Committee for this meeting owing to the fact that the Chairman and Vice Chairman were absent.

109 MINUTES

The minutes of the meeting held on 2 April 2014 were approved as a correct record and signed by the Chairman.

110 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

111 PUBLIC PARTICIPATION

There was no public participation.

112 LOCAL CODE OF CORPORATE GOVERNANCE

The Director of Resources asked Committee to consider the revised Local Code of Corporate Governance.

She explained that the Code is a public statement that sets out the way the Council meets its commitment to demonstrate that it has the necessary corporate governance arrangements in place to perform effectively. It represents a key component of the Council's governance arrangements and applied to all Council

Members, officers, partners and stakeholders in their dealings with the Council. The Council was not required to include the Local Code in its constitution and it is proposed that the revised Code is published separately on the Council's website. Finally the Council must conduct a review at least once a year of the Code, which was attached at Annex 1 to the report.

RESOLVED: That Committee approve the attached revised Local Code of Corporate Governance.

113 ANNUAL GOVERNANCE STATEMENTS

The Director of Resources sought Committee's approval of the Annual Governance Statement 2013/2014.

She explained that under the Accounts and Audit (England) Regulations 2011 the Council was required to ensure that its financial management was adequate and effective and that the Council had a sound system of internal control which facilitated the effective exercise of the Council's functions and which included arrangements for the management of risk.

The Council must conduct a review at least once a year of the effectiveness of this system of internal control. Following the review, this Committee must approve the Annual Governance Statement which must accompany the Statement of Accounts and must be prepared in accordance with the proper practices in relation to internal control. The Annual Governance Statement was attached as an annex to the report.

RESOLVED: That Committee approve the attached Annual Governance Statement 2013/2014.

114 STATEMENT OF ACCOUNTS 2013/2014

The Director of Resources submitted a report asking Committee to formally approve the Statement of Accounts for 2013/2014 subject to audit. The Accounts and Audit (England) Regulations 2011 required Members to approve the statutory accounts by the 30 September following the financial year end. She informed Committee as good practice the Statement of Accounts would continue to be presented in their draft format for approval before the end of June as previously. Grant Thornton would then carry out their annual audit over the next few weeks and once this had been completed and any agreed amendments had been made, the Statement of Accounts would be presented again in an audited format for approval once more by this Committee.

The Head of Financial Services highlighted various sections of the Statement of Accounts including the general fund outturn performance which showed a surplus of £359,000 during the year compared to the revised estimate of £249,000. He also highlighted the main variations which had occurred when compared to the revised budget. Attention was drawn to the general fund balances, collection fund, capital, the balance sheet and in particular the main movements including the net pensions liability. Committee were informed that

the level of general fund balances at 31 March 2014 was £2.058m and the level of earmarked reserves was £5.093m.

He informed Committee that the external auditors were due to commence their audit of the accounts and public notice had been given of the audit informing local electors of the right to inspect the accounts and ask questions of the auditor and/or make any objections relating to the accounts. Following the completion of the audit, the auditors would report back to this Committee at its meeting on 27 August 2014 when the final audited Statement of Accounts would be presented for approval.

RESOLVED: That Committee approve the Statement of Accounts for 2013/2014 as circulated subject to audit.

115 INTERNAL AUDIT ANNUAL REPORT 2013/2014

The Director of Resources submitted a report informing Committee of the Internal Audit Annual Report for 2013/2014. All new audit reports that had been produced during the year had been taken into account in informing the assurance opinion. Details were given along with the assurance levels of the audit that had taken place and it was found that this Council's systems of internal control were generally sound and effective.

RESOLVED: That the report be noted.

116 INTERNAL AUDIT PROGRESS REPORT 2014/2015

The Director of Resources submitted a report for Committee's information on the internal audit work progress to date for 2014/2015. The report included a full internal audit plan for 2014/2015 for Committee's information.

The first couple of months of the year had been spent carrying out testing on the payroll, sundry debtors and creditors systems. Testing to date on all systems had shown the level of control to be sound and effective. The progress to date with the 2014/2015 Audit Plan was therefore satisfactory.

RESOLVED: That the report be noted.

117 AUDIT PLAN

Committee received a comprehensive report from Grant Thornton which dealt with the following areas:

- Significant risks identified
- Other risks identified
- Results of interim audit work
- Value for money studies
- Fees and Independence
- Action plan

RESOLVED: That the report be noted.

118 AUDIT PROGRESS REPORT AND EMERGING ISSUES

Committee received Andrew Cook from Grant Thornton who presented their audit progress report and emerging issues. This included a statement of progress as at 11 June 2014 and included the following, for the 2013/2014 financial year:

- interim accounts audit
- interim accounts plan
- value for money conclusion
- final accounts audit
- annual audit letter
- certifications of claims and returns

The report was discussed including those topical issues for the 2013/2014 accounts close down.

RESOLVED: That the report be noted.

119 PLANNED AUDIT FEES FOR 2014/2015

Grant Thornton referred to the letter informing the Council of the audit fees for 2014/2015 which totalled £52,702 which was the same amount as for 2013/2014.

The letter also states the indicative grant certification fee set by the Audit commission which was £8,920.

RESOLVED: That the report be noted.

120 EXCLUSION OF PRESS AND PUBLIC

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

121 RISK MANAGEMENT – UPDATE ON RED RISKS

The Director of Resources submitted a report for Committee's information on the current areas of high risk for the Council as identified in the risk register. At the present time, there were four red risks which were in relation to:

- Kerbside recycling and waste paper collection services
- Planning appeals
- Core Strategy costs (2 red risks)

Regular monitoring of the risks would continue and Committee would be kept informed on any future developments.

RESOLVED: That the report be noted.

The meeting closed at 7.32pm

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 26 June 2014 starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

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

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

Also in attendance: Councillor S Hirst.

122 APOLOGIES

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

123 MINUTES

The minutes of the meeting held on 29 May 2014 were approved as a correct record and signed by the Chairman.

124 DECLARATIONS OF INTEREST

Councillor Rogerson declared a non-pecuniary interest in application 3/2014/0389/P.

125 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION NO: 3/2014/0179/P (GRID REF: SD 374112 438276)
CONSTRUCTION OF A B8 SELF STORAGE UNIT TOGETHER WITH B1 OFFICE ACCOMMODATION, ASSOCIATED CAR PARKING AND LANDSCAPING – LAND AT BARROW BROOK BUSINESS VILLAGE, HOLM ROAD, BARROW

The Head of Planning Services submitted details of several late items.

DEFERRED AND DELEGATED to Director of Community Services pending further negotiation and appropriate conditions.

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

2. APPLICATION NO: 3/2014/0204/P (GRID REF: SD 368573 438134)
OUTLINE PLANNING APPLICATION FOR THE ERECTION OF ONE NEW RESIDENTIAL DWELLING, THE WARREN, WARREN FOLD, HURST GREEN

REFUSED for the following reasons:

1. The proposal is considered contrary to Policies G5 and H2 of the Ribble Valley Districtwide Local Plan and key Statement DS1 and policies DMG2 and DMH3 of the Ribble Valley Core Strategy Proposed Main Modifications (May 2014) in that the approval would lead to the creation of a new dwelling in the open countryside and Forest of Bowland AONB without sufficient justification which would cause harm to the development strategy for the borough as set out in the emerging core strategy leading to unsustainable development.
2. The proposed development would create a harmful precedent for the acceptance of other similar unjustified proposals without sufficient justification which would have an adverse impact on the implementation of the emerging planning policies of the Council contrary to the interests of the proper planning of the area in accordance with core principles and policies of the NPPF.

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

3. APPLICATION NO: 3/2014/0307/P (GRID REF: SD 367420 43382)
PROPOSED OUTLINE APPLICATION (MATTERS OF ACCESS ONLY) FOR THE ERECTION OF UP TO 32 NO. DWELLINGS AND ASSOICATED WORKS. LAND AT ALBANY DRIVE, SALESBURY, COPSTER GREEN BB1 9EH

The Head of Planning Services submitted late responses from the Lancashire County Council education authority who required no contribution and the Environment Agency who had no objections to the application and additional objection letters.

REFUSED for the following reasons:

1. The proposal is considered contrary to Policies G5 and H2 of the Ribble Valley Districtwide Local Plan and key Statement DS1 and policies DMG2 and DMH3 of the Ribble Valley Core Strategy Proposed Main Modifications (May 2014) in that the approval would lead to the creation of new dwellings in the open countryside without sufficient justification which would cause harm to the development strategy for the borough as set out in the emerging core strategy leading to unsustainable development.

2. The proposed development would create a harmful precedent for the acceptance of other similar unjustified proposals without sufficient justification which would have an adverse impact on the implementation of the emerging planning policies of the Council contrary to the interests of the proper planning of the area in accordance with core principles and policies of the NPPF.

(Councillor Hirst was given permission to speak on the above application. Mr Sowerbutts spoke against the above application).

4. APPLICATION NO: 3/2014/0389/P (GRID REF: SD 373163 445294)
PROPOSED CHANGE OF USE OF PART OF MIXED USE BUILDING CURRENTLY USED FOR AGRICULTURAL OFFICE, STAFF FACILITIES AND CIDER MAKING FOR USE AS A HOLIDAY COTTAGE AT DOVE SYKE NURSERY, EAVES HALL LANE, WEST BRADFORD, BB7 3JG

WITHDRAWN

- 127 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:

- 128 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0036/P	Discharge of conditions in relation to energy requirements, contamination of land, otters, water vole, vole, Cray fish and badgers, habitat creation enhancement and management plan, methodology and treatment of Himalayan Balsam and construction method statement for application 3/2010/0719	Henthorn Road Clitheroe
3/2014/0057/P	Proposed replacement of a dilapidated timber garage with a double garage	4 Whalley Old Road Langho
3/2014/0104/P	Application for listed building consent for new external signage and lighting	The White Bull Hotel Main Street, Gisburn
3/2014/0105/P	Application for advertisement consent for new external signage and lighting	The White Bull Hotel Main Street, Gisburn
3/2014/0106/P	Proposed demolition of existing dwelling and erection of 3 detached three bedroom dwellings	54 Fairfield Drive Clitheroe
3/2014/0127/P	Erection of one B2 industrial unit	Land adjacent to OBAS

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0142/P	Proposed erection of stables with collecting yard and midden	Little Middop Farm Burnley Road, Gisburn
3/2014/0145/P	Temporary change of use for 2 years from public house to retail sales	The Victoria Hotel 1 Market Place Clitheroe
3/2014/0202/P	Removal of existing polytunnel and erection of a single storey shed to be used for sale of plants and as an information centre	Stydd Nursery Stoneygate Lane Ribchester
3/2014/0240/P	Erection of two terraced dwellings fronting Blackburn Road and erection of five two-storey terraced cottages on existing car park (parking spaces will remain for public house). (Revision of planning application ref 3/2010/0934/P)	Black Bull Hotel Church Street Ribchester
3/2014/0251/P	Erection of roof over existing muck midden	Yew Tree Farm Nooke Laithe Bolton-by-Bowland
3/2014/0265/P	Erection of a wooden shed to be used as a beauty salon including a decked entrance area and decked side area; the shed comprises a reception area, two treatment rooms, a store/kitchen and a toilet room	Stydd Nursery Stoneygate Lane Ribchester
3/2014/0268/P	Discharge of condition in relation to materials for car port and wall	Great Mitton Hall Mitton Road, Mitton
3/2014/0281/P	Demolition of existing welfare facility and garage and replacement with modular office and welfare facility consisting of office, toilet, changing/drying room (including shower) and kitchen/small canteen	Billington Waste Water Treatment Works Elker Lane Billington
3/2014/0285/P	Erection of multi-purpose agricultural building	Hillcrest Farm Startifants Lane Chipping
3/2014/0288/P	Removal of condition 2 of planning permission 3/2009/0525	6 Lamb Row Sabden
3/2014/0289/P	Proposed single storey garden room to rear	8 The Rydings Langho
3/2014/0292/P	Proposed first floor extension over the existing garage and new first floor rooms with dormer construction to the south elevation	Highfield, Eaves Hall Lane West Bradford
3/2014/0299/P	Discharge of condition 6 – External Lighting, 7 – Compliance with	Rimington Caravan Park

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
	Ecological Survey and Evaluation, 8 – Landscaping and 9 – Materials of planning permission 3/2013/0059/P	Crosshill Lane Rimington
3/2014/0301/P	Two storey rear extension and first floor extension over existing integral garage and conversion of existing garage to an additional bedroom	57 Moorland Road Langho
3/2014/0302/P	Proposed single storey extension and new pitched roof over the existing flat roof area	Greenbanks Bungalow Grindleton Road Grindleton
3/2014/0309/P	Discharge of condition in relation to drainage	AJA Smith Transport Ltd and Deli Solutions Salthill Industrial Estate Lincoln Way, Clitheroe
3/2014/0314/P	Single storey rear extension and re-roofing of the existing garage	138 Preston Road Longridge
3/2014/0315/P	Extension to side elevation consisting of integral garage to ground floor and master bedroom and en suite at first floor	4 Wheatley Drive Longridge
3/2014/0318/P	Porch extension and erection of detached garage	Radcliffe Holme Goose Lane, Chipping
3/2014/0323/P & 3/2014/0324/P (LBC)	Demolish existing lean-to rear extension and construct new single storey rear extension and internal alterations	6 Main Street Bolton-by-Bowland
3/2014/0327/P	Proposed kitchen alterations and extension to rear courtyard, refurbishment of rear porch and new toilets to be constructed internally	Derby Arms Longridge Road Thornley
3/2014/0334/P	Internal alterations with roof and single storey rear extensions and front porch	West Winds 34 Barker Lane, Mellor
3/2014/0335/P	Proposed change of use from agricultural land to designated car parking area for residents of 16 – 20 Pollard Row only, 4 spaces at	Gooseleach Lane/ Simonstone Lane Simonstone
3/2014/0341/P	Rear single storey extension	14 Clayton Court Longridge
3/2014/0343/P	Recovering and repair of roof. Repair of some windows as per plans. Rewiring of property. Replacement of door/screen to lounge with door	Hayhurst Cottage Pendleton
3/2014/0345/P	Proposed single storey side extension	37 Hayhurst Road Whalley
3/2014/0349/P	Roofing over livestock handling area	Rosebank

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
	on Field adjacent	Lambing Clough Lane Hurst Green
3/2014/0350/P	Single storey side extension	White Carr Lodge Dilworth Bottoms Ribchester
3/2014/0383/P	Non material amendment to planning permission 3/2011/0909/P. Amendments – original plan stone to window cill height amended to stone to DPC height; original slate roofing amended to slate effect (tile); and relocation of rear door and window on east elevation	22 Waddow Grove Waddington

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2013/0194/P	Application to discharge the unilateral obligation dated 23 April 2003 on planning permission 3/2003/0016/P	Old House Barn Gisburn Road Sawley	G5, H2, DMG2, DMH3 and NPPF – unsustainable development of no benefit to the local rural economy.
3/2014/0303/P	Two storey rear extension	3 Fleming Square Longridge	G1, H10, SPG/ DMG1, DMH5 – overbearing, oppressive, overshadowing detrimental to residential amenity. G1, ENV16, Longridge CAA/ DMG1, DME4 – not subservient to Building of Townscape Merit adversely affecting character.
3/2014/0310/P	Renovation/ conversion of former two storey workshop and lean-to outbuilding, to create family dwelling with enclosed yard	The Old Workshop Grindleton Brow Grindleton	G1, DMG1 – highway safety. G1, H16, DMH4 – lack of structural survey. G1, ENV1, H17, DMG1, EN2, DME2, DMH4 – design

Cont/
Cont....

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
	area to the side		detracting from intrinsic character of building.
3/2014/0319/P	Three bed dwelling at land to the north east	Whitehall Lane Grindleton	<p>Policies G5 and H2 of the DWLP and Key Statement DS1 and Policies DMG2 and DMH3 of the Core Strategy Proposed Main Modifications (May 2014) - Creation of a new dwelling in the open countryside without sufficient justification causing harm to the Development Strategy leading to unsustainable development.</p> <p>Policies G1, ENV1, Key Statement EN2 and Policies DMG1, DME2 - Location and design of the dwelling would cause visual harm to AONB.</p> <p>Policies G1, ENV1, ENV13 and Key Statement EN2, Policies DMG1, DME1, DME2 - Inadequate information re impact on visual amenity, arboriculture and detailed elements of design to adequately assess its impacts.</p> <p>Create a harmful precedent.</p>
3/2014/0325/P	Proposed erection of two storey rear extension	34 Wilson Street Clitheroe	G1, H10, SPG/ DMG1 and DMH5 – overbearing and oppressive,

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
			overshadowing habitable rooms of no. 36 Wilson Street.
3/2014/0336/P	Advertisement consent application for a non-illuminated plastic coated aluminium sign height 1.9m x 1.3m wide, pole mounted 0.13m from ground level	Littletown Lakes Littletown Farm Bedlam Road Thornley	Policies G1, ENV1, DMG1 and DME2 – the sign is unnecessarily large to the detriment of the visual amenities of the AONB and would obstruct sight lines to the detriment of highway safety.
3/2014/0342/P	The increase in height of garden wall adjacent Primrose Road by one course and the fitting of a gate	11 Primrose Road Clitheroe	G1 and DMG1 – Detrimental to highway safety.

130 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995, PART 11 DEVELOPMENT UNDER LOCAL OR PRIVATE ACTS OR ORDERS

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0346/P	Prior notification of proposed reconstruction of Railway Bridge DJH76	adjacent to A59 Chatburn

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0332/P	Prior notification of proposed steel framed building length 30m by height to eaves 3m x breadth 10m x height to ridge 4.5m as a replacement of original timber frame building for storage of farm machinery and dry fodder	Higher Hodgefield House Whalley Old Road Billington
3/2014/0375/P	Prior notification of proposed agricultural building length 18.290m, height to eaves 4.736m, breadth 12.192m and height to ridge 6.722m	Land adjacent to Radcliffe Farm, Lower Road, Longridge

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0573/P	Application For prior notification/approval for change of use of the barn at Fishes and Peggy Hill Farm from B1 (Office) to C3 (Residential Dwellinghouse)	Fishes and Peggy Hill Farm Henthorn Road Clitheroe

133 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0138/P	Outline application for the erection of four detached dwellings	Land at Bentlea Road Gisburn
3/2014/0329/P	Erection of three detached dwellings, detached garage/car port and access drive	Land at Old Hive Chipping
3/2014/0406/P	Change of use from office to residential use with associated internal and external alterations including single storey extension and proposed extension of residential curtilage	Field Barn Old Langho Road Old Langho
3/2014/0433/P	Change of use of agricultural building to a dwellinghouse	Lanshaw Barn Higher Woodhouse Lane Slaidburn
3/2014/0440/P	Change of use of agricultural building to a dwelling house	Land adjacent Countess Hey Farm Elmridge Lane Chipping

134 APPLICATIONS TO BE DETERMINED BY LANCASHIRE COUNTY COUNCIL

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0380/P	Observations on application LCC/2014/0060 – provision of a nursery block. The proposal includes the erection of a temporary building to accommodate the nursery that operates from within the school. Due to the increase in pupil numbers, the school wish to free up the room within the school building	St Wilfrid's School Longridge
Cont/ Cont...		

135 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	With Applicants Solicitor
3/2013/0737	Hansons Garden Centre Whalley Road, Barrow	13/2/14	43	With Applicants Solicitor
3/2013/0771	Land off Middle Lodge Road, Barrow	13/2/14	102	With Applicants Solicitor for signature
3/2014/0981	Land at Chatburn Road Clitheroe	13/2/14	23	With Agent
3/2013/0440	Land R/O Pendle Street East, Sabden	10/4/14	17	With Legal
<u>Non Housing</u>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures, draft 106 received from Lancashire County Council

<u>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>
3/2013/0691	Elmridge Farm Elmridge Lane Chipping	13/2/14	15 weeks	4	Decision

136 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>
3/2013/0378 R	09/12/13	1 2 and 3 Greendale View, Grindleton	WR		Appeal dismissed 16/05/14
3/2013/0578 R	06/02/14	Wolfen Hall Chipping	LB		Awaiting decision
3/2013/0848 Condition	20/02/14	7 Church Close Mellor	WR		Awaiting decision
3/2013/0201 R	14/04/14	129 Whalley Road Sabden	HH		Appeal dismissed 23/05/14
3/2014/0064 R	16/04/14	14 Green Park Whalley	HH		Awaiting decision
3/2013/1060 R	23/04/14	70a Downham Road Chatburn	HH		Awaiting decision
3/2013/0445 R	29/04/14	Higher Flass Farm	Hearing		Awaiting hearing date

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2013/1048 R	07/05/14	Holmes Cottage Clitheroe	HH		Awaiting decision
3/2013/0722 Non Det	16/05/14	Englands Head Farm Paythorne	WR		Statement due 20 th June
3/2013/0448 R	05/06/14	Oakfield Longsight Road Clayton le Dale	WR		Notification sent, questionnaire due
3/2014/0124 R	Awaiting validation from PINS	5 The Crescent Dunsop Bridge			

137 APPEALS

(a) 3/2013/0201/P – Demolition of part of the rear of the property and a proposed conservatory extension to the rear and side of the dwelling at 129 Whalley Road, Sabden – appeal dismissed.

(b) 3/2013/00378/P – Alteration of existing vehicular access, removal of existing concrete steps and formation of 5 ‘off-street’ car parking spaces at 1, 2 and 3 Greendale View, Grindleton – appeal dismissed.

138 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

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

139 LEGAL UPDATE

The Solicitor gave Committee an update on legal proceedings issued against the Council and the steps to be taken by the Council. Committee noted the current position and the steps which the Council was taking to protect its position.

The meeting closed at 7.40pm.

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