



Ribble Valley Borough Council

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Members of the Council are hereby summoned to attend a meeting of the Council to be held in the **TOWN HALL, CHURCH STREET, CLITHEROE** on **TUESDAY, 16 DECEMBER 2014** at **6.30PM**.

CHIEF EXECUTIVE
5 December 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 **7 October 2014**.
5. Mayoral Communications.
6. Core Strategy Adoption – report of Chief Executive – copy enclosed.
7. Leader's Report and Question Time.
8. 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: 7 OCTOBER TO 19 NOVEMBER 2014			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
COUNCIL	7 OCTOBER	1 – 5	310 – 319
COMMUNITY	14 OCTOBER	6 – 9	320 – 331
PLANNING & DEVELOPMENT	16 OCTOBER	10 – 33	332 - 347
PERSONNEL	22 OCTOBER	34 – 36	348 – 359
HEALTH & HOUSING	23 OCTOBER	37 – 41	360 – 377
POLICY & FINANCE	28 OCTOBER	42 – 48	378 – 402
PARISH COUNCIL LIAISON	30 OCTOBER	49 – 52	403 – 414
LICENSING	4 NOVEMBER	53 – 56	415 – 421

COMMITTEE MEETINGS: 7 OCTOBER TO 19 NOVEMBER 2014			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
PLANNING & DEVELOPMENT	13 NOVEMBER	57 – 89	422 – 436
ACCOUNTS & AUDIT	19 NOVEMBER	90 – 92	437 - 447

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, 7 October 2014, starting at 6.30pm
Present: Councillor EMH Ranson (Chairman)

Councillors:

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

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

310 PRAYERS

The Mayor's Chaplain, the Reverend Roger Wood, opened the meeting with prayers.

311 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J B Hill, S Hore, J Shervey and M Thomas.

312 DECLARATIONS OF INTEREST

There were no declarations of interest.

313 PUBLIC PARTICIPATION

There were no items of public participation.

314 COUNCIL MINUTES

The minutes of the meeting of the Council held on 15 July 2014 were confirmed as a correct record and signed by the Chairman.

MAYORAL COMMUNICATIONS

The Mayor reported on some 75 functions that he had attended since the last meeting. He reported that he had had the honour of welcoming Princess Anne to the borough on two occasions. Once to Gibbon Bridge when she was there in her role as President of Save the Children and secondly when she visited Stonyhurst College to plant a tree on behalf of the Woodland Trust of which she was also President. He had welcomed the new Bishop of Leeds and the Dales and had said farewell to the Bishop of Burnley who had retired. The Mayor had also enjoyed visits to the Chipping and Hodder Valley Show.

The Mayor noted that the period since the last meeting had been dominated by events to commemorate the commencement of the First World War on 3 August. He had attended a civic service at St Mary's followed by the dedication of the new War Memorial in Ribchester and then a Lancashire Service at Blackburn Cathedral.

On 4 August the Mayor had planted a Dove tree in the grounds of Clitheroe Castle to commemorate the 100th anniversary. The Mayor expressed his thanks to organisers, Parish Councils and the British Legion who had arranged the event. That event had then started off the commemorative tree planting initiative throughout the borough and the Mayor was pleased to report that he had planted almost all of 40 trees due to be planted throughout the borough.

The Mayor also reported on the success of his series of Mayoral walks around the perimeter of the borough which had now reached Chipping. He expressed his thanks to Barry Williams the Council's Healthy Development (Walks) Officer and to Councillor Thompson who had done a sterling job in guiding walkers over the fells.

LEADERS REPORT

The Leader commented on the ongoing priorities of the Council. He reported that the Council continued to wait for and formally consider the Planning Inspector's final report on the Core Strategy. He was heartened by progress that had been made to date and expressed his thanks to Members and officers who continued to work to achieve policy coherence in planning.

Next he commented on budget pressures and expressed his concern at the potential £500,000 gap in the budget which would increase further when recycling credits ceased to be paid by the County next April in relation to the Council's waste collection service. He confirmed that he had sought early discussions with County to address this longstanding and complex situation. These discussions had been constructive and productive with genuine concessions being made by the County and he remained hopeful that at a point in the near future Community Committee would be in a position to at least consider a worthwhile proposal from County in relation to cost sharing, as a way forward beyond April 2015.

The Leader reported that he had been elected Chairman of the Leaders Group of the Lancashire District Councils and would be hosting a meeting of the Group at

Ribble Valley the following day to discuss a range of matters relevant to local Councils.

The Leader referred to the outcome of the recent Scottish Referendum and the calls for devolution in England. In some quarters this had been used to raise the issue once again on local government reorganisation.

Finally he was keen to assure Members that recent speculation in the press about merger discussions between the Council and Craven District Council were wholly without foundation.

317

LEADER'S QUESTION TIME

The Leader of the Opposition, Councillor Alan Knox, asked what protections were in place to stop development on Primrose Lodge. The Leader thanked Councillor Knox for his question and reported that the Primrose Lodge site was designated a County Biological Site which therefore was afforded some degree of control. He confirmed that a Management Plan had been produced and the site was registered as a receptor site for Biodiversity Off-sets that allowed the Council to ask developers to assist funding where appropriate. He reported that the Section 106 on the main housing site had raised £350,000 and it was hoped that the off-set contributions would add to that total. He reported that the Council's Countryside Officer continued to work with Lancashire Wildlife Trust to secure appropriate redevelopment on the site.

Next Councillor Knox asked how many litter pickers were employed by the Council. The Leader responded by confirming that the Council had an Amenity Cleaning team of six staff who covered the borough and litter picking was one of the duties of their role. Litter picking represented about half of their work and they also dealt with fly tipping, emptying bins, removing graffiti, any street mess and collecting dead animals from the highway.

Finally Councillor Knox said that he had planned to ask a question about what lessons could be learnt from the recent Scottish Referendum but acknowledged that the Leader had covered this in some detail in his speech earlier on in the evening.

318

NOTICE OF MOTION

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

"This Council wishes to express absolute opposition to the proposed closure of Clitheroe Jobcentre as stated in the consultation exercise conducted by the Department of Work and Pensions. We view with regret and dismay another example of the withdrawal of central services to rural authorities, and call for the proposal to be cancelled and reconsidered."

The motion was seconded by Councillor K Horkin and debated by the Council. Councillor A Knox proposed an amendment to the motion and asked that the following statement be added to the end of the motion:

“This Council believes that the alternative solutions are available and calls upon the Department of Work and Pensions to think again before they make their final decision. In particular we call upon them to work with Ribble Valley Borough Council, Ribble Valley Homes and all other interested agencies to find suitable premises to relocate to and continue a Monday to Friday service before the Lowergate Offices are closed.”

Councillor Bibby accepted the amendment.

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

RESOLVED: That the following Motion be accepted:

“This Council wishes to express absolute opposition to the proposed closure of Clitheroe Jobcentre as stated in the consultation exercise conducted by the Department of Work and Pensions. We view with regret and dismay another example of the withdrawal of central services to rural authorities, and call for the proposal to be cancelled and reconsidered.

This Council believes that the alternative solutions are available and calls upon the Department of Work and Pensions to think again before they make their final decision. In particular we call upon them to work with Ribble Valley Borough Council, Ribble Valley Homes and all other interested agencies to find suitable premises to relocate to and continue a Monday to Friday service before the Lowergate Offices are closed.”

319 COMMITTEE MINUTES

(i) Planning and Development Committee – 24 July 2014

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

(ii) Planning and Development Committee – 21 August 2014

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

(iii) Accounts and Audit Committee – 27 August 2014

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

(iv) Community Committee – 2 September 2014

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

(v) Personnel Committee – 3 September 2014

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

(vi) Health and Housing Committee – 4 September 2014

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

(vii) Policy and Finance Committee – 9 September 2014

RESOLVED: That the minutes of the above meeting be received with the exception of Minute number 245.

MINUTE 245 – POLLING STATION REVIEWS

Consider was given to the recommendations from the Council's Polling District and Polling Place Review 2014.

RESOLVED: That the Polling Districts, Polling Places and Polling Station Proposals as set out in Appendix 2 of the original report be accepted with one amendment in that St James' Gardens would not be used as a polling station and would instead be replaced by Ribblesdale School.

(viii) Parish Council Liaison Committee – 11 September 2014

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

(xi) Licencing Committee – 16 September 2014

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

(x) Planning and Development Committee – 18 September 2014

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

The meeting closed at 7.35pm.

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

Minutes of Community Services Committee

Meeting Date: Tuesday, 14 October 2014, starting at 6.30pm
Present: Councillor S Carefoot (Chairman)

Councillors:

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

In attendance: Director of Community Services, Head of Engineering Services, Head of Culture and Leisure Services, Head of Financial Services and Senior Accountant.

320 APOLOGIES

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

321 MINUTES

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

322 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

323 PUBLIC PARTICIPATION

There was no public participation.

324 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Member approval on proposals to increase the Committee's fees and charges with effect from 1 April 2015. These proposals were the first stage in the review of this Committee's budget for the forthcoming 2015/16 financial year. The review takes place on an annual basis as part of the budget setting process. The Council's latest budget forecast allows for a 2% increase in the level of income raised from fees and charges. The forecast currently shows a potential budget deficit for 2015/16 of £513k after taking £220k from general fund balances. This forecast has already factored in an overall increase in income from fees and charges of 2%.

At the time of writing the report the income from trade refuse fees and charges had not been received from LCC; this was now circulated for Members

information. The review of the fees and charges is co-ordinated by financial services working together with heads of service and budget holders.

Specific reference was made to car parking charges where the proposal was to remain with the same charges for the first hour of parking but suggesting a modest increase in most other charges as these had been fixed since 2008 with the Council absorbing the increase in VAT from 17.5% to 20% from January 2011.

RESOLVED: That Committee approve the charges as set out in Annex 1 to the report along with the additional waste charges circulated for implementation with effect from 1 April 2015.

325 CLITHEROE CASTLE GARDEN PINNACLE

The Director of Community Services submitted a report of a request from the Clitheroe Civic Society for a letter of support from the Council for them to take the lead on a heritage lottery grant to investigate and potentially arrange for repairs to be carried out to the Palace of Westminster Pinnacle in the gardens of Clitheroe Castle. The pinnacle had been donated to the town by the then MP Sir William Brass in 1937 to commemorate the coronation of King George VI and had come originally from the Palace of Westminster.

The pinnacle is located within the Castle park and the Council is the landowner and as such the society requires the Council's permission to submit a grant application to the Heritage Lottery Fund to carry out investigative work to determine the scope of works that should be undertaken.

The structure was made from limestone and over time had deteriorated; a process which is accelerated by the corrosion of the ferrous metal cramps within the structure, and without any intervention the structure would eventually become unsafe and would have to be dismantled.

The Council has no identified budget to carry any significant work at this time on the structure.

RESOLVED: That Committee provide a letter of support to the Clitheroe Civic Society from the Council to help their application to the Heritage Lottery Fund.

326 CAPITAL MONITORING 2014/15

The Director of Resources submitted a report for Committee's information relating to the progress of the approved Capital Programme for the period April to August 2014 with regard to schemes which fall under the responsibility of this Committee. There was a total of three new schemes for this Committee totalling £110,000 in addition to the slippage from the last financial year totalling £11,710 which had been transferred into this financial year. This equated to a total capital spend for the current year of £121,710. To date only 31% of the Capital Programme had been spent however this was largely due to delays experienced on the securing of funding for the 3G artificial surface scheme at Edisford and

confirming the scope of play area improvement works carried forward from 2013/14.

RESOLVED: That the report be noted.

327 REVENUE MONITORING 2014/15

The Director of Resources submitted a report informing Committee of the current position for the period April to end of August 2014 for the Revenue Budget as far as this Committee was concerned. There was an overall net underspend of £121,814 on the net cost of services. The main areas of variance were summarised for Committee's information; the main one of which was the waste paper and card collection and refuse collection, where the value remains unpaid by Lancashire County Council but continues to be perused.

RESOLVED: That the report be noted.

328 GENERAL REPORT OF DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report informing Committee on the recent developments in the Leisure and Sports Section and to inform on current activities at the Platform Gallery. He also informed Committee that it was almost certain that at a special general meeting, The Northwest Sound Archives would be officially dissolved.

RESOLVED: That the report be noted.

329 REPORT OF REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

330 EXCLUSION OF PRESS AND PUBLIC

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

331 PROPOSAL FOR CLITHEROE FOOD FESTIVAL 2015

The Director of Community Services submitted a report asking Committee to consider the Council's involvement and support for the 2015 Clitheroe Food Festival and the proposal received from Clitheroe Festival of Food Ltd. He informed committee that the Council had again been heavily involved in the provision of the 2014 Food Festival just as it had been previously with a wide range of staff being involved in a variety of tasks and reminded Committee that our involvement was an invaluable contribution to the promotion of the area as a tourist destination and also in our role in economic development.

An approach had been made by the Clitheroe Food Festival of Food Ltd with proposals for a summer festival 2015 to be staged on 8 August. It was still

unclear with the suggested new arrangement how much work would remain with Lancashire Bites or any other provider and how much would fall upon the Council. Detailed discussions were still to be held to ensure that the new arrangement would provide the best value for money.

A request was made for a comparative set of accounts for the past 3 years; these would be circulated to Members.

RESOLVED: That Committee

1. agree to the Council again being main lead for the 2015 Food Festival;
2. agreed to re-engage Lancashire Bites for the 2015 Food Festival on the basis requested by the Food Festival company; and
3. subject to successful negotiation on contract terms agreed to waive Standing Orders and appoint Lancashire Bites for the 2015 Festival at a fee of no greater than £6,000.

The meeting closed at 7.25pm.

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

Minutes of Planning and Development Committee

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

Councillors:

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

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

Also in attendance: Councillors S Hirst, R Newmark, D Smith and R Swarbrick.

332 APOLOGIES

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

333 MINUTES

The minutes of the meeting held on 18 September 2014 were approved as a correct record and signed by the Chairman.

Councillor Sherras raised a query with regard to Minute 305, resolution No 1 which referred to the methodology in the topic paper in relation to ongoing work relating to settlement boundaries and asked that special attention to anomalies be given in relation to the ongoing work relating to the settlement boundaries.

334 DECLARATIONS OF INTEREST

There were no declarations of interest.

335 PUBLIC PARTICIPATION

Mr Francis Hesketh spoke on agenda item No 7 – Tree Preservation Order at Dilworth, Longridge. He was speaking on behalf of the landowners and expressed the view that the Tree Preservation Orders were not necessary, as the planning process covers the protection of the trees.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2014/0592/P (GRID REF: SD 371966 446630)
PROPOSED DEMOLITION OF THE MOORCOCK INN AND THE ERECTION OF 7 NO DWELLINGHOUSES INCLUDING ASSOCIATED DRIVES, GARDENS AND EXTERNAL LANDSCAPING WORK AT THE MOORCOCK INN, SLAIDBURN ROAD, WADDINGTON

The Head of Planning Services informed Committee of the revised comments received from the Parish Council.

REFUSED for the following reason(s):

1. The proposed development is contrary to Key Statement DS1 and Policy DMG2 and DMH3 of the Ribble Valley Core Strategy submission version as proposed to be modified as it would involve the construction of 7 dwellings in an isolated open countryside location that do not meet an identified local need. As such, the proposal would cause harm to the Development Strategy for the Borough as set out in the emerging Core Strategy leading to unsustainable development.
2. Permission for the proposed development would create a harmful precedent for the acceptance of other similar 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 the core principles and policies of the NPPF.

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

2. APPLICATION NO: 3/2014/0517 (GRID REF: SD 361304 437393)
OUTLINE APPLICATION FOR UP TO 220 DWELLINGS WITH ALL MATTERS RESERVED, SAVE FOR MEANS OF ACCESS FROM DILWORTH LANE/BLACKBURN ROAD, LONGRIDGE

The Head of Planning Services reported upon 9 additional items of objection and also highlighted changes that would need to be made to several of the conditions.

MINDED TO REFUSE and report to go back to next Committee with draft reasons for refusal in relation to visual impact and residential amenity issues.

(Mr Dickson spoke in favour of the above application. Mr Britcliffe spoke against the above application. Councillors R Swarbrick and D Smith were given permission to speak on the above application).

3. APPLICATION NO: 3/2014/0597/P (GRID REF: SD 373905 442207)
OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF UP TO
275 DWELLINGS ON LAND OFF WADDINGTON ROAD, CLITHEROE, BB7
2DE

The Head of Planning Services reported 3 additional letters of objection and also indicated revisions to two of the conditions and referred to a letter from the agent.

DEFERRED AND DELEGATED to the Director of Community Services for approval following the conclusion of departure procedures, satisfactory completion of a legal agreement (substantially in accordance with the terms described in the Section 106 Agreement sub-heading of this report) within 3 months from the date of this departure decision or delegated to the Director of Community Services in conjunction with the Chairman and Vice Chairman of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following condition(s):

1. Approval of the details of the siting, design and external appearance of the building[s], and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.
2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the siting, design and external appearance of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.
3. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of [three] years from the date of this permission.
4. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later
5. The submission of reserved matters in respect of layout, scale, appearance and landscaping shall be carried out in accordance with the Design and Access Statement and the 'illustrative master plan' (Drawing number 1110.1) submitted with the application.

REASON: To define the scope of the permission.

6. The development hereby permitted in outline relates to the erection of up to 275 residential units. The application for reserved matters shall not exceed 275 residential units.

REASON: To define the scope of the permission.

7. 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.
 - xii) Plans identifying the existing surface water and foul drainage systems both within the site and outside the site; measures for the protection of those systems; and a remediation strategy in respect of any damage that might be caused to any parts of the existing drainage system whether within or outside the application site
 - xiii) Details of how existing habitat features, hedgerows/streams shall be retained and protected during the lifetime of the development from the adverse effects of development works by maintaining construction exclusion zones the details of which shall have first been submitted to and approved in writing by the Local Planning Authority prior to commencement of each phase of development.

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

REASON: In order to ensure safe working practices on or near the highway in the interests of safety and in the interests of the amenities of nearby residents in accordance with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

8. Prior to the commencement of the development hereby permitted in outline a scheme for flood risk mitigation shall be submitted to and approved in writing by the Local Planning Authority. The mitigation measures shall be in accordance with the details contained in the flood risk assessment submitted

with the application (reference 263 – FRA Rev 2.0 dated 2 July 2014) and shall be carried out in their entirety and thereafter retained in perpetuity.

REASON: To prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site in order to prevent a mitigate the risks of flooding on and off site and to comply with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan; Policy DMG1 of the Core Strategy Submission Version as proposed to be modified and the requirements of the National Planning Policy Framework.

9. 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 scheme shall include details of grey water recycling and details of the phasing of the provision of its various elements. The surface water drainage scheme shall demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details (including the approved phasing) and shall be retained in perpetuity thereafter in a condition commensurate with delivering the approved objectives.

REASON: To prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site in order to prevent a mitigate the risks of flooding on and off site and to comply with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan; Policy DMG1 of the Core Strategy Submission Version as proposed to be modified and the requirements of the National Planning Policy Framework.

10. Prior to the commencement of development, a strategy outlining the general system of foul drainage arising from the entire site shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall include details of any necessary infrastructure including details of the phasing of the provision of its various elements. Thereafter, the detailed scheme for foul drainage for any phase of the development shall be submitted for approval in accordance with the strategy for the entire site that has been approved under this condition.

REASON: To secure proper drainage and to reduce the risk of flooding and pollution and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified and to comply with the requirements of the National Planning Policy Framework.

11. Any reserved matters applications submitted pursuant to this outline permission shall indicate the provision of a buffer zone extending 8 metres on each side of the watercourse that crosses the site. This buffer zone shall be measured from the top of the bank of the watercourse. No development, including the erection of any structures, buildings, fences, walls or other

means of enclosure or formation of hard standings shall be carried out within this area unless precise details of any such developments have first been submitted to and approved in writing by the Local Planning Authority. No planting shall take place within this area except with the prior written permission of the Local Planning Authority.

REASON: To protect the watercourse and the wildlife using the river corridor and to reduce the impact of the development on biodiversity in accordance with Policies G1 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and D ME3 of the Core Strategy Submission Version as proposed to be modified.

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

Should no adverse ground conditions be encountered during site works and/or development, a Verification Statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building(s), which confirms that no adverse ground conditions were found.

REASON: To ensure that the site investigation and any necessary remediation strategy will prevent pollution of ground and surface waters both on and off site and to ensure that the site is suitable for its end use in accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and D ME3 of the Ribble Valley Core Strategy Submission Version as proposed to be modified.

13. No development shall begin until a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be 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.

14. No tree pruning or removals shall be implemented at the site, with the exception of emergency situations without the prior consent of the Local Planning Authority, which will only be granted when the Local Planning

Authority is satisfied that it is necessary. All tree works shall be implemented in accordance with BS3998:2010 Tree Work – Recommendations, and carried out by an approved arboricultural contractor. Note: these restrictions shall not apply to planned systematic hedgerow maintenance works.

REASON: In order to ensure that any trees affected by the development are afforded maximum physical protection from the adverse effects of development in accordance with policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 of the Core Strategy Submission Version as proposed to be modified.

15. No development shall begin until details of a lighting scheme have been submitted to and approved in writing by the Local Planning Authority. [The lighting scheme shall include details to demonstrate how artificial illumination of wildlife habitats (trees with bat roost potential and hedgerows used by foraging areas bats) is minimised] and how light spillages can be minimised close to existing residential properties around the site. Lighting columns should reflect the scale and character of the town. The approved lighting scheme shall be implemented in accordance with the approved details and thereafter retained in perpetuity in a condition commensurate with delivering the agreed levels of illumination.

REASON: In order to reduce the impact of the development on biodiversity in accordance with Policies G1 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy Submission Version as proposed to be modified.

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

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

17. Prior to the commencement of development, precise details of the means of preventing the use of the bus lane within the development by vehicles other than authorised buses and emergency vehicles shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details and thereafter retained in a condition commensurate with delivering the desired control.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

18. The finished floor levels of all dwellings hereby permitted in outline shall be a minimum of 150mm above ground levels at the site as existing prior to any ground level changes carried out as part of the development.

REASON: In order to mitigate the risks of flooding to properties in accordance with the requirements of Section 10 of the National Planning Policy Framework.

19. Prior to the demolition or any renovation works on the barn in the north eastern corner of the site, appropriate surveys shall be carried out to determine whether the barn is used as a roost for bats and, if so, to provide detailed advice on mitigation and design requirements. The results of the survey and any proposed mitigation measures shall be submitted for the written approval of the Local Planning Authority; and any mitigation measures shall be carried out in accordance with the approved details.

REASON: In order to minimise the impact of development on a protected species (bats) and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Core Strategy Submission Version as proposed to be modified.

20. Prior to the commencement of any site works, including the formation of the vehicular accesses, a plan, prepared in accordance with guidance in BS5837:2012, shall be submitted to the Local Planning Authority and approved in writing. The plan shall include the following:
 - a) Details of trees to be retained;
 - b) Details of trees proposed for removal as part of the enablement works;
 - c) Details of the locations and type of temporary protective fencing to be erected, in accordance with the advice contained in BS5837 2012;
 - d) Details of proposed pruning of trees to be retained as part of the enablement works, whether located on site or on adjacent land;
 - e) Details of all development related proposals, including ground level changes and excavations, within 10 metres of the Root Protection Area of any tree to be retained, including those located on adjacent land.

In addition to the plan a schedule of proposed enablement related tree works shall be provided to the Local Planning Authority and approved in writing prior to the commencement of any site works.

Following the implementation of the enablement related tree works the temporary protective fencing detailed in item c) shall be erected to form Construction Exclusion Zones in accordance with BS5837 2012 and the details on the approved plan. Prior to the commencement of any development works the temporary protective fencing shall be inspected and approved in writing by the Local Planning Authority. The Construction Exclusion Zones shall remain in place until all construction works have been completed and the removal of the fencing has been agreed, in writing, with the Local Planning Authority.

During the construction works no excavations or changes in ground levels of any type shall take place within the Construction Exclusion Zones. In

addition, no construction materials, including spoil, soil, rubble, etc., shall be stored or redistributed within the Construction Exclusion Zones.

REASON: To enable the Local Planning Authority to consider the details of the proposed development in relation to the existing trees.

21. No development shall take place until a check for nesting birds has been undertaken if vegetation removal is to take place between 1 March to 31 August, inclusive. The nesting bird check shall be undertaken by a suitably qualified ecologist.

REASON: To safeguard nesting bird species in accordance with the provisions of the Wildlife & Countryside Act 1981 (as amended).

22. No development shall take place until a scheme for the enhancement of the watercourse and retained hedgerows has been submitted to and approved by the local planning authority. The scheme for habitat enhancement shall include details of physical modifications to the watercourse, proposed habitat planting within the channel and det ails of proposals for hedgerow management. All new habitat planting to comprise locally occurring native plant species.

REASON: To safeguard and enhance the biodiversity value of the watercourse and hedgerows.

23. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i) The numbers, type, size (including number of bedrooms), tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of housing units/bed spaces;
- ii) The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) The arrangements for the transfer of the affordable housing to an affordable housing provider (or the management of the affordable housing if no RSL is involved); the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

REASON: To ensure the provision of affordable housing in order to comply with Policy H2 of the Ribble Valley Districtwide Local Plan and Policy DMH3 of the Core Strategy Submission Version as proposed to be modified and the

advice contained in Section 6 'Delivering a wide choice of high quality homes' of the National Planning Policy Framework.

24. No development shall take place until a survey has been undertaken to identify any overland routes used by otters within any areas likely to be affected by construction activities. A scheme for the protection of such routes during construction and in the future shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the approved scheme shall be implemented in accordance with the timescales set out therein.

REASON: In order to ensure that any otters in the locality of the site are appropriately protected from any potential adverse effects of the development.

25. A visibility splay at the junction of the site access onto Waddington Road shall be provided in accordance with the details shown on drawing number J087/Site access/Fig 1. This shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain within the visibility splay defined any building, wall, fence, hedge, tree, shrub or other device over the height of 0.6m from the channel level.

REASON: To ensure adequate visibility at the street junction or site access and in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified

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

REASON: To enable construction traffic to enter and leave the premises in a safe manner without causing hazard to other road users, in the interests of highway safety and to comply with policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

27. The new estate road for the layout or for any phase of the layout shall be constructed in accordance with the Lancashire County Council Specification for the Construction of Estate Roads to at least base course level before any other construction work takes place within the site or within that phase.

REASON In order to ensure the provision of satisfactory and safe accesses into the site for construction vehicles in the interests of highway safety and to

comply with policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

28. No phase or part of the development hereby approved shall be occupied or opened for trading until all the offsite highway works and works required for improved access as listed below have been constructed in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
- a. Restricted access off Kirkmoor Road for buses, emergency vehicles, pedestrians and cyclists;
 - b. New mini-roundabout junction improvement at Waddington Road/Railway View Road;
 - c. Capacity improvements to the existing Whalley Road/Queensway Road mini-roundabout junction.

REASON: In order that traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of completion of the highway works, in the interests of highway safety and to comply with policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

29. No development shall be commenced until a scheme of off-site works of highway improvements has first been submitted to and agreed in writing by the Local Planning Authority. The highway improvements referred to in this condition include the junction at Waterloo Road and Shawbridge Street, together with other junctions in the vicinity (not otherwise considered for improvement) which are demonstrated by additional analysis of the performance of the local highway network to require improvement works to achieve acceptable capacity. These off-site highway works shall be carried out and delivered in line with agreed trigger points (to be determined). The scheme may make provision for a monetary contribution towards these off-site highway works subject to the agreement of the Local Planning Authority.

REASON: In order that traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of completion of the highway works, in the interests of highway safety and to comply with policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

30. The proposed phasing of the construction and implementation of the development applied for (including numbers to be included in each phase) shall be submitted to and approved in writing by the Local Planning Authority before any construction work takes place. No phase or part of the development hereby approved shall be occupied or opened for trading until all the off-site highway works and means of access related to the phasing of the development of the site have been constructed in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works, in the interests of highway safety and to comply with policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

31. No phase or part of the development hereby approved shall commence until a scheme for the improvement of cycle and pedestrian facilities (cycle tracks and footpaths) related to the phasing of the development of the site has been submitted to and approved in writing by the Local Planning Authority. Thereafter development shall be carried out in accordance with the approved details.

REASON: In order to encourage sustainable transport and to satisfy the Local Planning Authority and the Highway Authority that the details of improvements to cycle and pedestrian facilities are acceptable before work commences on site in the interests of highway safety and to comply with policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

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

REASON: To ensure a multimodal transport provision for the development and to reduce the traffic impact on the local road network, in the interests of highway safety and to comply with policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

INFORMATIVES

- i. The applicants are advised that the grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way would need to be subject of an Order under the appropriate Act.
- ii. The applicants are advised that the grant of planning permission will require the applicant to enter into an appropriate Legal Agreement with the County Council as Highway Authority. The Highway Authority reserved the right to provide the highway work within the highway associated with this proposal. Provision of the highway works includes design, procurement of the works by contract and supervision of the works. The applicant is advised to contact the Developer Support Manager at Lancashire County Council by email to developeras@lancashire.gov.uk.

(Ms Dickman spoke in favour of the above application. Mrs Parkinson spoke against the above application. Councillor R Newmark was given permission to speak on the above application).

4. APPLICATION NO: 3/2014/0779/P (GRID REF: SD 372508 436005)
OUTLINE APPLICATION FOR A PROPOSED DEVELOPMENT OF 18 DWELLINGS TO INCLUDE 5 AFFORDABLE UNITS AND 13 OPEN MARKET DWELLINGS, TOGETHER WITH ASSOCIATED ACCESS ROADS, GARAGES AND GARDENS ON LAND OFF DALE VIEW, BILLINGTON, BB7 9LL

The Head of Planning Services reported a late item.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within 3 months from the date of this Committee Meeting or delegated to the Director of Community Services in conjunction with Chairman and Vice Chair of Planning & Development Committee should exceptional circumstances exist beyond the period of three months 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 to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

2. Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3. The development hereby permitted in outline is for a maximum of 18 dwellings. Any reserved matters application shall be submitted in accordance with the submitted illustrative layout plan (drawing no Gel/454/1817/01).

REASON: For the avoidance of doubt and to ensure that the development does not contravene the Council's development strategy as defined by Key Statement DS1 and Policy DMG2 of the Core Strategy Submission Version as proposed to be modified.

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

REASON: To prevent pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use in accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy Submission Version as proposed to be modified.

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

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative 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 Submission Version as proposed to be modified.

6. No development shall take place until a construction method statement has been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority . The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - a) The parking of vehicles of site operatives and visitors
 - b) The loading and unloading of plant and materials
 - c) The storage of plant and materials used in constructing the development
 - d) The erection and maintenance of security hoarding
 - e) Wheel washing facilities.

REASON: In the interests of highway safety and the amenities of nearby residents during the construction period and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Submission Version as proposed to be modified.

7. The development hereby permitted in outline shall not be commenced until details of the landscaping of the site, species mix, plant type and density have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall incorporate new tree lines and hedgerows as well as shrub areas and shall include substantial landscape screen planting close to the northern and western boundaries of the site, including the retention of existing trees as appropriate.

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

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

8. The development hereby permitted in outline shall be carried out in accordance with the recommendations and mitigation measures contained in Section 7 of the Ecological Appraisal Report by Envirotech (report reference 1643) that was submitted with the application.

REASON: In order to protect the ecology of the locality and wildlife habitats in accordance with the requirements of Policy ENV7 of the Ribble Valley

Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Submission Version as proposed to be modified.

9. Prior to the commencement of the development hereby permitted in outline, a scheme for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall show the drainage of the site on a separate system with only foul drainage connected into the combined sewer with surface water discharging to the soakaway watercourse. The scheme shall be constructed and completed in accordance with the approved details.

REASON: To ensure satisfactory drainage of the site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Submission Version as proposed to be modified.

10. Prior to commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.

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

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

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

12. Prior to the commencement of any development works, including delivery of building materials and excavations for foundations or services, all existing trees identified for retention in the landscaping details required by condition No.7 of this outline permission shall be protected with a root protection area in accordance with the BS5837 [Trees in Relation to Construction]. Details of a tree protection monitoring schedule shall also be submitted to and agreed in writing by the Local Planning Authority before any site works are begun. The monitoring schedule shall then be implemented in accordance with the agreed details.

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

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

REASON: In order to ensure that the trees within the site that are to be retained are afforded maximum physical protection from the adverse effects of development in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Submission Version as proposed to be modified

NOTES

1. This outline permission shall be read in conjunction with the Legal Agreement dated
2. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath no's 40 and 41 in the Parish of Billington affect the site.
3. A public sewer crosses the site and United Utilities (UU) will not permit building over it. UU will require an access strip the width of 6m, 3m either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer at the Applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the Applicant must discuss this at an early stage with Graham Perry Developer Engineer at wastewaterdeveloperservices@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable. Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems. No habitable buildings shall be erected within 15m of the pumping station unless otherwise agreed in writing by the Local Planning Authority.
4. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has worked proactively and positively at formal application stage in order to secure amendments to the proposal that, subject to the imposition of appropriate conditions, will deliver a sustainable form of development.

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

336 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:

337 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0493/P	Installation of new shop front to provide independent access to first floor	20 Whalley Road Clitheroe
3/2013/0508/P	Application for the renewal of planning permission 3/2010/0194/P for the proposed conversion and change of use of a redundant building into a live/work unit to provide a 3 bedroom dwelling and a café and bunk barn accommodation	New Barn Holden Lane Slaidburn
3/2014/0459/P (LBC)	Essential repairs including roof slating, rainwater goods, masonry repair and repointing, renewal of timber windows and some internal repairs	Park House Farm Gisburn Road Bolton-by-Bowland
3/2014/0512/P	Proposed removal of redundant garages, sheds and outbuildings to the rear and construction of two storey extensions to side and rear to create a new function suite, bar and lounge together with additional letting bedrooms over	Derby Arms Longridge Road Thornley Longridge
3/2014/0580/P	Discharge of condition 5 (renewable energy) and condition 6 (travel plan)	Clitheroe Hospital Chatburn Road Clitheroe
3/2014/0600/P	Proposed alterations to existing single storey side lean-to garage to create additional first floor space (bedroom and study) and alterations to the drive to create an additional car parking space	12 Denbigh Drive Clitheroe
3/2014/0611/P	Discharge of conditions 3-Materials, 4-Drainage, 5- Landscaping, 6-Landscaping of planning consent 3/2013/0271 on land adjacent to the south	The Barn George Lane Read
3/2014/0626/P	Proposed subdivision of the existing property into two dwellings and change of use of existing detached garage to a detached dwelling	7 Isle of Man Ramsgreave

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0662/P	Residential development one dwelling at land adjacent	Elker Mews Whalley Road Billington
3/2014/0653/P	Proposed new agricultural livestock building	The Hills Farm Higher Road Longridge
3/2014/0655/P	Proposed alterations to the front elevation	Copley Cottage, Martin Top Lane, Rimington
3/2014/0677/P (LBC)	Extension of the existing handrail to the top of the entrance steps to the Conference Centre, Whalley Abbey	Whalley Abbey Whalley
3/2014/0690/P	Retrospective application for siting of air conditioning condensers to the rear elevation	Lloyds Pharmacy 40 King Street Whalley
3/2014/0698/P	Extension to lambing shed	Midge Hall Farm Haggs Hall Fields off Showley Road Ramsgreave
3/2014/0704/P	Proposed demolition of rear entrance porch, boiler room and wc. Erection of a two and single storey rear extension to create additional living and bedroom space. Proposed alterations to detached garage to increase roof pitch to create family hobby room over existing garage with external steps, fenestration changes and external works. (Resubmission of application No. 3/2014/0387).	Rookward School Lane Simonstone
3/2014/0715/P	Proposed change of use of former Police Office to use as part of the existing dwelling including use of former Police House and office as a dwelling	2 Police Houses Main Street Gisburn
3/2014/0729/P	Extension to dining room	Gibbon Bridge Hotel Green Lane, Chipping
3/2014/0731/P	External alterations including removal of garage door opening and replacement with window on the west elevation and insertion of bi-folding doors on the east elevation	78 King Street Whalley
3/2014/0736/P (LBC)	Restoring the opening between Arundell Library and the former Rhetoric Common Room	Stonyhurst College Stonyhurst

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0312/P	Temporary (12 months) use of land for a creation of car park	Time House Lower Road Knowle Green	G1, DMG1 – Detrimental to highway safety.
3/2014/0557/P	Proposed new two bedroom dwelling within the curtilage of St James House with shared access	St James House St James Street Clitheroe	G1, ENV19 / D MG1, DME4, EN5 - stark, unsympathetic and incongruous form of development, being of detriment to the visual amenities of the area and t he character, appearance, significance and setting of heritage assets G1 / DMG1 – Parking area would lead to noise, disturbance and overlooking to the occupiers of St James House.
3/2014/0595/P	Two 3 bedroom detached houses including change of use of land to residential at land adjacent	Chapel House off Chapel Lane West Bradford	Key Statement DS1 and Policy DMG2 of the Core Strategy Submission Version as proposed to be modified – provision of 2 market dwellings in a tier 2 settlement contrary to the emerging spatial vision leading to unsustainable development. Policies G1 and ENV13 of the DWLP and EN2, DMG1, DME1 and DME2 – insufficient information submitted regarding impact on

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			trees from the formation of the roadway within the site. Create a harmful precedent.
3/2014/0679/P	Demolition of single house and development of three detached houses	Mill Cottage Victoria Terrace Mellor Brook	ENV4, EN1 – Inappropriate development in the Green Belt. G1, ENV3, ENV4, EN1, DMG1, DME2 – Design detrimental to visual amenities of the area. G1, ENV13, DMG1, DME1, DME2 - Inadequate information submitted to assess impact on trees. G1 and DMG1 – Detrimental to highway safety.

339 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0621/P	Application for a Lawful Development Certificate for proposed taxi operating from residential property	84 West View Clitheroe

340 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>
3/2014/0807/P	Agricultural livestock building for the winter housing of sheep and young stock	Lower West Clough Farm Grindleton Road West Bradford

341

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
3/2014/0981	Land at Chatburn Road Clitheroe	13/2/14	23	Ongoing negotiations with Agent & LCC
3/2014/0666	15 Parker Avenue Clitheroe	18/9/14	15	With Legal
<u>Non Housing</u>				
3/2011/0649 P	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>
3/2013/0771	Land off Middle Lodge Road Barrow	13/2/14 24/7/14	33 weeks	102	Decision 29/9/14

342

REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Committee's approval on proposals to increase this Committee's fees and charges with effect from 1 April 2015.

RESOLVED: That Committee approve the fees and charges as outlined in the report for implementation with effect from 1 April 2015.

343

TREE PRESERVATION ORDER – DILWORTH LANE, LONGRIDGE

The Director of Community Services submitted a report requesting Members to make a new Tree Preservation Order relating to land at Dilworth Lane, Longridge to be named Dilworth Lane, Longridge Tree Preservation Order 2014, No 4. He informed Committee that Taylor Wimpey had approached the Council for pre-application advice relating to a proposed residential development to the north of Dilworth Lane, Longridge and as part of that process, it had been made clear to the developer that the trees on site were a valuable resource that must be duly considered throughout the process. Several members of the public had independently contacted the Council to request that a Tree Preservation Order

be served on all the trees on the development site, and on all of the trees along the Dilworth Lane frontage on the approach to Longridge. He reminded Committee that the TPO was not a barrier to development and could not be used as such. Its purpose was to ensure that the trees were given due consideration throughout the planning process and that if permission was granted once development was completed, the trees are retained for as long as they remain in a reasonable condition.

RESOLVED: That Committee

1. agree to the making of the Tree Preservation Order so named the Dilworth Lane, Longridge Tree Preservation Order 2014, No 4; and
2. agree to the confirmation of the Tree Preservation Order by the Director of Community Services with or without modification should no objections be received (in accordance with the requirements for consultation outlined within the Town and Country Planning Act and the Town and Country Planning (Trees) (England) Regulations 2012.

344 2013/2014 YEAR END PERFORMANCE INFORMATION

The Director of Resources submitted a report for Committee's information of the year-end report for 2013/2014 that details performance against our local performance indicators.

RESOLVED: That the report be noted.

345 REVENUE MONITORING 2014/2015

The Director of Resources submitted a report informing Committee of the position for the first six months of this year's revenue budget as far as this Committee was concerned. At the present time there was an overall underspend of £61,560 on the net cost of services. After allowing for estimated transfers to and from earmarked reserves, this underspend is increased to £69,865. The main variations were highlighted for Committee's information.

RESOLVED: That the report be noted.

346 APPEALS

- (a) 3/2014/0319/P – New three bed dwelling at Land to the North East of Whitehall Lane, Grindleton – appeal dismissed.
- (b) 3/2013/0445/P – Conversion of barn to form agricultural workers accommodation at Higher Flass Farm, Settle Road, Bolton-by-Bowland – appeal dismissed.
- (c) 3/2014/0116/P – Detached garage without complying with a condition attached to planning permission reference 3/2009/0334/P – regarding private domestic use only at Blue Trees, Copster Green – appeal dismissed.

347

REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 9.15pm.

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

Minutes of Personnel Committee

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

Councillors:

P Ainsworth	D T Smith
S Bibby	D Taylor
S Brunskill	N C Walsh
P Dowson (until 7.20pm)	A Yearing

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

348 APOLOGIES

There were no apologies for absence from the meeting.

Valerie Taylor of the finance team spoke to Members about a visit to London, where she had received an award in recognition of her achievements on the CIPFA qualification.

349 MINUTES

The minutes of the meeting held on 3 September 2014 were approved as a correct record and signed by the Chairman.

350 DECLARATIONS OF INTEREST

There were no declarations of interest.

351 PUBLIC PARTICIPATION

There were no items of public participation.

352 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

353 LEGAL SECTION IER STAFF

The Chief Executive explained the forthcoming changes to the election system and the effect of mandatory changes on the Council's processes and the workload of the Legal Section. A revised staffing structure was proposed and, following discussion, was supported by Members.

RESOLVED: That the Council's staffing Establishment be amended as set out in the report.

354 IMPACT OF WELFARE REFORM

The Chief Executive provided a detailed explanation of the impact of the benefits section entering into a Delivery Partnership Agreement with the Department for

Work and Pensions to support the roll-out of Universal Credit. The effect on staffing levels was discussed in detail and a proposed change to the staffing Establishment in the Revenues and Benefits Team was supported by Members.

RESOLVED: That Committee agree to:

1. the creation of a new post of Benefits Control and Liaison Officer; and
2. the Fraud/Control Officer post be deleted from the Establishment.

355 REFUSE COLLECTION AND VEHICLE WORKSHOP MANAGEMENT

Consideration was given to the written report of the Director of Community Services proposing a restructure to the arrangements for the management of the refuse collection and vehicle workshop operations. The Chief Executive explained the financial implications of the restructure and the efficiencies and benefits to be gained. Following discussion Members agreed to support the restructure.

RESOLVED: That Committee agree to the:

1. removal of the position of Workshop Manager from the Establishment;
2. revision of responsibilities and duties of the current Refuse Manager position;
3. transfer of the current Workshop Manager post holder to the revised position of Refuse Manager; and
4. recruitment of a second HGV and Municipal Vehicle Technician.

(Councillor P Dowson left the meeting at 7.20pm.)

356 MEMBER AND STAFF TRAINING

Consideration was given to the written report of the Personnel Officer updating Members on training courses approved since the last meeting. Councillor Brunskill provided a brief overview of a training session she had attended.

RESOLVED: That the report be noted.

357 QUALIFICATION TRAINING

The Personnel Officer provided Members with an update on members of staff currently studying for a professional qualification. It was noted that a number of employees had successfully completed professional qualifications during the year and Members supported the Chairman's proposal to send letters of congratulation to those concerned.

RESOLVED: That letters of congratulation be sent to employees on completion of their professional qualifications.

358 APPOINTMENTS AND RESIGNATIONS

Consideration was given to the written report of the Personnel Officer informing Members of appointments and resignations that had taken place since the last meeting. A verbal update was provided on a number of recent appointments that had been made since the publication of the report. The retirement of the Head of Engineering Services was noted.

RESOLVED: That a letter of thanks be sent to the Head of Engineering Services on his retirement.

359 LOCAL GOVERNMENT PAY CONSULTATION

The Head of HR distributed copies of documents from the North West Employers' Organisation advising Chief Executives of the intention to begin consultation with Councils and trade unions on a pay proposal for the 2014/15 pay negotiations.

The Chief Executive guided Members through the complexities of the proposal and explained some of the implications for the authority and staff. Following discussion, Members agreed a response.

RESOLVED: That a written response to pay consultations proposals be forwarded to the North West Employers' Organisation.

The meeting closed at 7.45pm.

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

Minutes of Health & Housing Committee

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

Councillors:

S Bibby	L Rimmer
S Brunskill	M Robinson
K Hind	C Ross
S Hore	I Sayers
R Newmark	R Sherras

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

360 APOLOGIES

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

361 MINUTES

The minutes of the meeting held on 4 September 2014 were approved as a correct record and signed by the Chairman.

362 DECLARATIONS OF INTERESTS

There were no declarations of interest.

363 PUBLIC PARTICIPATION

There was no public participation.

364 PRESENTATION ON THE PROCESS OF FOOD SAMPLING

At the request of Members at the previous Committee, the Head of Environmental Health Services gave a brief presentation on the process of food sampling. This included some history, food safety legislation, the sampling process, recent incidents and the future. The Chairman thanked the Head of Environmental Health Services for a very informative presentation.

He also gave a brief presentation on Carbon Dioxide (CO₂) and put into context the recent inclusion of Ribble Valley as one of the areas with the highest ratios per capita included in a recent Department of Energy and Climate Change (DECC) report. He advised Members that CO₂ was not considered an air pollutant per se but a trace gas that was naturally occurring widely used and not considered a health risk. The Chairman again thanked the Head of Environmental Health Services for this informative presentation.

REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Member approval on the proposals to increase the Committee's fees and charges with effect from 1 April 2015. These proposals were the first stage in the review of this Committee's budget for the forthcoming 2015/2016 financial year. The review takes place on an annual basis as part of the budget setting process. The Council's latest budget forecast allows for a 2% increase in the level of income raised from fees and charges. The forecast currently shows a potential budget deficit for 2015/2016 of £513,000 after taking £220,000 from general fund balances. This forecast has already factored in an overall increase in income from fees and charges of 2%.

Specific reference was made to two sets of fees and charges that were set on a different basis.

- Five water sample analysis charges have been reset to take into account amended lab test parameters on each type of test and this alters the cost associated with each test. The proposed fees for these sample tests have been set to cover the direct lab fees and employee costs associated with these checks.
- Two new zoo licence checks replace the previous single zoo licence check, an annual zoo compliance audit and a four year renewal licence check. The proposed fees for these new checks are based on recovering the direct employee costs associated with these checks.

RESOLVED: That Committee approve the charges as set out in Annex 1 to the report for implementation with effect from 1 April 2015.

SMOKING AND TOBACCO ALLIANCE

The Chief Executive submitted a report asking Members to consider a request from Public Health at Lancashire County Council to support the Local Government Declaration on tobacco control. The Declaration is supported by a wide range of bodies involved in public health and the Council already undertake activities which would meet the objectives of the Declaration. These activities related to smoking on public premises, support for staff wishing to stop smoking and activities through the healthy lifestyles team that support the wider community improving their health. This Council had also shown leadership around the potential harm of tobacco smoking to children and young people and had taken on a recent initiative to encourage people not to smoke in playgrounds through the smoke free play area scheme.

RESOLVED: That Committee

1. support the initiative and agree to become a signee to the Local Government Declaration; and
2. ask the Health and Wellbeing Partnership Group to look at the use of e-cigarettes in public houses/places.

367 CAPITAL MONITORING 2014/2015

The Director of Resources submitted a report for Committee's information relating to the progress of the approved capital programme for the period April to September 2014 with regard to schemes which fall under the responsibility of this Committee. There was a total of five capital programme schemes for this Committee, with total planned capital spend for the current year of £297,240. To date just over 87% of the annual capital programme for this Committee had been spent or committed. Main variations referred to were disabled facilities grants, landlord tenant grants and repossession prevention fund. A separate report was included on the agenda regarding the disabled facilities grants.

RESOLVED: That the report be noted.

368 REVENUE MONITORING 2014/2015

The Director of Resources submitted a report informing Committee of the current position for the period April to end of September 2014 for the revenue budget as far as this Committee was concerned. There was an overall net underspend of £84,925 on the net cost of services. The main areas of variation were summarised for Committee's information.

RESOLVED: That the report be noted.

369 RE-COMMISSIONING OF HOME IMPROVEMENT AGENCY SERVICES

The Chief Executive gave a verbal update on the re-commissioning of home improvement agency services, which included the services of a handy person and minor adaptations eg grab rails, which cost less than £500. This funding was being moved to Public Health and would come through the better care fund in future. There was to be an introduction of an index multiple deprivation which would result in Ribble Valley's allocation being reduced from £55,000 to £44,000.

RESOLVED: That the report be noted.

370 EXTRA CARE PROVISION IN RIBBLE VALLEY

The Chief Executive submitted a report informing Members of the changes to the extra care housing schemes at St Anne's Court, Clitheroe and Pleasington Court, Longridge. A letter from Lancashire County Council informed the providers of domiciliary and support services that the contract would not be renewed from January 2015. This decision had been made after consultation with both landlords at St Anne's Court and Pleasington Court which is St Vincent's Housing Association and Ribble Valley Homes. The decision not to renew the contract is in response to Lancashire County Council undertaking a remodelling of all extra care schemes across the county. For the residents in the scheme, this would mean they would have to purchase their care from the standard care providers that operate within the locality. Discussions have taken place with both St Vincent's Housing Association and Ribble Valley Homes managers and agreement had been made to work together to look at the care providers locally to be able to advise them of the care options available. The ideal outcome would

be that one care provider could be commissioned to enable the residents to get the best value for money from their personalised care budgets.

RESOLVED: That the report be noted.

371 HEALTH AND WELLBEING PARTNERSHIP GROUP

The notes of the meetings held on 21 July 2014 and 29 September 2014 were included for Members' information.

Reference was made to the shaping of how the future of public health was moving. The Head of Regeneration and Housing would give a presentation to Health and Housing Committee at a future meeting.

372 GENERAL REPORT OF THE CHIEF EXECUTIVE ON ENVIRONMENTAL HEALTH ISSUES

Committee considered the general report of the Chief Executive which had been submitted to Committee for information and included a progress report on private water supplies risk assessment indicating a revised completion date of July 2015, which had been modified to the Drinking Water Inspectorate and the notes of the Hanson Cement Liaison meeting held on 25 September 2014.

RESOLVED: That the report be noted.

373 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

Councillor Brunskill submitted a report for Committee's information on the Ribble Valley Children's Services 2014. The report informed Committee that the Ribble Valley Children's Trust had now been devolved to form a new partnership with Hyndburn and Rossendale. She felt that the partnership with the inclusion of schools, voluntary organisations that celebrate young people's achievements with understanding of difficult issues and interventions with families in need, was a service that needed to be continued.

The Chairman suggested that this issue could be included as part of the Health and Wellbeing Partnership remit.

374 EXCLUSION OF PRESS AND PUBLIC

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

375 TRANSFER OF FUNDING TO DISABLED FACILITIES GRANT BUDGET

The Chief Executive submitted a report requesting Committee's permission to transfer funds from the landlord tenant budget to the disabled facilities grant budget. In the past 12 months there had been an increase in the number of recommendations due to increased referrals and the number of grants that had exceeded £12,000. This meant that the original budget was not sufficient to fund the cost of the grants already approved and it was felt pertinent that a transfer of

£63,270 from the landlord tenant budget into the disabled facilities grants budget was necessary. The transfer did however mean that there would be no further budget left in 2014/2015 to provide further landlord tenant grants and the Council would need to operate a waiting list for any further Disabled Facility Grant or Landlord Tenant Grant requests received.

RESOLVED: That Committee

1. approve the transfer of £63,270 from the landlord tenant grants 2014/2015 budget to the disabled facilities grants 2014/2015 budget; and
2. submit the request to vire the budgets to Policy and Finance Committee for approval.

376 GENERAL REPORT – GRANTS

The Chief Executive submitted details of six disabled facilities grants, two landlord tenant grants and two boiler replacement grants.

RESOLVED: That the report be noted.

377 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.

There was some concern from Members that with regards to the pre-application schemes, they were not aware of the details until these became live applications.

RESOLVED: That the report be noted.

The meeting closed at 8.57pm.

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

Minutes of Policy & Finance Committee

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

Councillors:

J Hill	A Knox
T Hill	J Rogerson
B Hilton	R J Thompson
S Hore	A Yearling

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

378 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Alcock, R Elms, K Hind, K Horkin, D T Smith.

379 MINUTES

The minutes of the meeting held on 9 September 2014 were approved as a correct record and signed by the Chairman.

380 DECLARATIONS OF INTEREST

Councillor J Rogerson declared an interest in Agenda Item 6 – Additional Concurrent Function Grant Requests.

381 PUBLIC PARTICIPATION

There was no public participation.

382 SURVEILLANCE COMMISSIONERS INSPECTION REPORT

Committee received a report about a recent inspection by the Office of Surveillance Commissioners dated 10 August 2014 arising from an inspection carried out on 5 August.

The report gave background information on the way the Regulation of Investigatory Powers Act 2000 (RIPA) operated in the Ribble Valley. The report reminded Members that RIPA allowed the Council to carry out directed surveillance and/or use covert human intelligence sources lawfully if it is authorised in accordance with the provision of RIPA, it was necessary for the purpose of preventing or detecting crime or disorder, it was proportionate to the aims which it sought to achieve and any authorisation received judicial approval. The Council had been inspected by the Office of Surveillance Commissioners on 5 August and his report was attached to the agenda. Prior to the inspection it was made clear that its main purpose was to review the policies and procedures which the Council had in place to comply with RIPA and the use which the Council makes of its powers.

The Inspector had made two recommendations in his report:

- implement the amendments to the Corporate Policy document as identified in the inspection and set out in paragraph 5 of his report; and
- arrange RIPA training for the Chief Executive and two Directors as soon as possible.

RESOLVED: That Committee

1. note the Inspector's recommendations;
2. approve the amended policy; and
3. approve the amended central record of authorisations.

383 ADDITIONAL CONCURRENT FUNCTION GRANT REQUESTS

Further to Minute 250 of Committee dated 9 September 2014 Committee received an update report detailing a further three applications for concurrent function grants from Longridge Town Council and Billington and Langho and Chipping Parish Councils. The total cost of these schemes was £16,130 of which this Council would contribute £4,032.

RESOLVED: That Committee

1. approve the allocation of subsequent grants totalling £4,032 for the three Parish and Town Council applications that had been received; and
2. agree to the payment of three grants in a single instalment rather than two instalments as outlined in the grant scheme.

384 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report which sought approval of proposals to increase the Committee's fees and charges with effect from 1 April 2015. These proposals were the first stage in the review of the Committee's budget for the forthcoming 2015/16 financial year.

Members were informed that in September 2014 the Budget Working Group considered the overall three year budget forecast which highlighted a shortfall of just over £500,000. This forecast had already factored in an overall increase in income on fees and charges of 2%.

The Head of Financial Services then explained the various steps and decisions required in the review process. He also pointed out to Committee that the recommended charges had taken into account an estimated fall in income in relation to meals on wheels due to changes in service provision and no proposal to increase the charge of issuing summonses. Excluding these two income streams subject to Committee agreeing the recommended charges, the budgeted income to be received would be £88,008, the increase in budgeted income would be £2,118 which equated to 2.47% increase.

RESOLVED: That Committee agree to the revised fees and charges and approve them for implementation with effect from April 2015.

385 FINANCIAL REGULATIONS

Committee gave consideration to a comprehensive review of the Council's financial regulations.

The report included as an Appendix a revised set of financial regulations covering all aspects of the Council's financial arrangements and activities. They applied to every Member and Officer of the Council and anyone acting on the Council's behalf. The main change to these regulations was the updating of the section on securities and inventories (section 13) to include further details on the disposal of assets.

*** RESOLVED: That it be a recommendation to Full Council that they accept the revised financial regulations as now set out in the Director of Resources report. ***

386 LOCAL TAXATION WRITE-OFFS

The Head of Revenues and Benefits sought Committee's approval to the writing off of a National Non-Domestic Rate (NNDR) relating to a commercial business where the company had gone into liquidation. Therefore the Council had been asked to agree to write-off the associated NNDR debt.

RESOLVED: That Committee approve the writing off of £3,212.10 of NNDR debt where it had not been possible to collect the amount due.

387 RIBBLE VALLEY COMMUNITY STRATEGY

Committee received a report which provided an update on the development of a Community Strategy for the Ribble Valley and a delivery of partnership priorities.

Members were reminded that widespread consultation had been undertaken over the past 3 months with Members, communities and partners to review the major issues which affect Ribble Valley and prepare the Community Strategy for 2014/19. The next steps were to work with partners to create initiatives to support these priority areas and report back to Members with associated actions plans, outcomes and timescales.

RESOLVED: That

1. Committee endorses the Ribble Valley Community Strategy 2014/19 and actions proposed; and
2. request that the Chief Executive report back to this Committee as programmes and project are developed.

388 TREASURY MANAGEMENT MONITORING 2014/15

The Head of Financial Services presented a report which provided a monitoring report on our treasury management activities for the period 1 April 2014 to

30 September 2014. The report also sought Member approval for the updating of Prudential Indicator definition for long-term investments of over 365 days to reflect our recent shareholding in the Local Government Bonds Agency (Local Capital Finance Company Ltd).

The report also highlighted the following areas:

- Borrowing requirements.
- Temporary investments.
- Local Government Bond Scheme.
- Prudential indicators.
- Approved organisations.
- Recent events.

The Head of Financial Services gave some further background detail in relation to this Council's involvement with the Local Government Bonds Agency.

RESOLVED: That Committee approve the amendment to the definition of the Prudential Indicator that shows a maximum long-term (more than 365 days) investment limits of nil, to exclude our recent shareholding in the Local Government Bonds Agency (Local Capital Finance Company Ltd).

389 REFERENCES FROM COMMITTEE

Transfer of Funding to Disabled Facilities Grant Budget

The Head of Financial Services referred to a request from Health and Housing Committee to agree to the transfer of capital budget of £63,270 from the Landlord and Tenant Grant Scheme to the Disabled Facilities Grant scheme in the current financial year's capital programme. This request had been submitted by the Chief Executive to the recent Health and Housing Committee.

RESOLVED: That Committee agree to the request for the transfer of capital budget of £63,270 from the Landlord and Tenant Grant Scheme to the Disabled Facilities Grant Scheme in the current financial year's capital programme.

390 BUSINESS RATE MEASURES ANNOUNCED IN THE AUTUMN STATEMENT 2013

The Head of Revenue and Benefits presented a report which informed Committee of the impact and take-up of the business rates measures announced in the Chancellor's Autumn Statement of 2013. He highlighted a number of elements including the RPI cap which had benefitted 2,313 ratepayers, the small business rate relief scheme which had benefitted 1,152 ratepayers, the retail relief scheme which had benefitted 304 ratepayers, the payment of rates by instalments which had had a take up of 68 ratepayers and the reduction in business rate appeal backlog which had recently been announced by the Valuation Office Agency.

RESOLVED: That the report be noted.

391 CALCULATION OF COUNCIL TAX BASE 2015/16

Committee were informed of the Council Tax base for the next financial year and how it was calculated.

RESOLVED: That the report be noted.

392 REVENUES AND BENEFITS GENERAL REPORT

Committee considered a report which covered the following areas:

- a) National Non-Domestic Rates (NNDR).
- b) Council Tax.
- c) Sundry Debtors.
- d) Housing Benefit performance.
- e) Housing Benefit fraud.
- f) Housing Benefit overpayments.

RESOLVED: That the report be noted.

393 REVENUE MONITORING 2014/15

Committee received on information report setting out the position for the period April to September 2014.

RESOLVED: That the report be noted.

394 OVERALL REVENUE MONITORING 2014/15

Committee received a report on the revenue budget for the current financial year to the end of September.

RESOLVED: That the report be noted.

395 CAPITAL MONITORING 2014/15

Committee were provided with information relating to the progress of the approved capital programme for the period April to September 2014 with regards to schemes which came under the responsibility of this Committee.

RESOLVED: That the report be noted.

396 OVERALL CAPITAL MONITORING 2014/15

Committee were provided with information relating to the progress of the approved capital programme for the period April to September 2014.

RESOLVED: That the report be noted.

397 REVIEW OF MEMBERS' ALLOWANCE SCHEME

Committee were reminded of the requirement to review our Members' Allowance Scheme. The last review had commenced in November 2010 and had been

completed in time for the 2011/12 municipal year. The Council were now due to commence the next review in time for the 2015/16 municipal year and therefore needed to appoint an independent panel. Details of the previous panel were provided for Committee's information.

RESOLVED: That the report be noted.

398 BUDGET WORKING GROUP

The Minutes of the Budget Working Group held on 15 July 2014 were received by Committee.

399 RIBBLE VALLEY ENTERPRISING PEOPLE INITIATIVE

Committee received a report giving details of the culmination of a two year project funded by Lancashire County Council in Ribble Valley to encourage the development of micro-enterprise to support those with a personal budget which were part of a new way of managing care and support called Personalisation and strengthen the individual's role in the community.

RESOLVED: That the report be noted.

400 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.

401 LOCAL TAXATION WRITE-OFFS

The Head of Revenues and Benefits sought Committee's approval to write-off a Council Tax debt relating to an individual. There was one case where the debtor was deceased with insufficient funds in the estate and therefore the debt needed to be written off.

RESOLVED: That Committee approve the writing off of £3,008.24 Council Tax debt where it had not been possible to collect the amount due.

402 CYCLING EVENT 2015

The Chief Executive presented his report which referred to the possibility of the Council being involved in a prestigious cycling event in 2015.

Details of likely costs and potential benefits were outlined in this report.

RESOLVED: That

1. Committee agree in principle to proceed with this matter; and
2. delegate further action on the matter to the Chief Executive in consultation with the Chair and Vice Chairman of this Committee and the Shadow Leader.

The meeting closed at 7.30pm

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

Minutes of Parish Councils' Liaison Committee

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

Councillors:

I Brown	R Swarbrick
P Dowson	D Taylor
I Sayers	N C Walsh
G Scott	

Parish Representatives:

D Bland	Aighton Bailey & Chaigley
J Porter	Bolton-by-Bowland, Gisburn Forest & Sawley
H Douglas	Chatburn
B Redhead	Clayton-le-Dale
A Schofield	Clayton-le-Dale
S Hopwood	Dutton
P Entwistle	Grindleton
F Priest	Longridge
S Rawsthorne	Paythorne & Newsholme
B Dixon	Newton-in-Bowland
A Steer	Osbaldeston
C Pollard	Read
R Whittaker	Rimington & Middop
A Haworth	Sabden
J Shorter	Sabden
G Meloy	Simonstone
IR Hirst	Simonstone
R K Jackson	Waddington
D Parker	Waddington
H Best	West Bradford
M J Highton	Whalley
T Gaffney	Wilpshire
J Bremner	Wilpshire
M Farrant	Wiswell & Barrow

In attendance: Chief Executive, Head of Engineering Services.

Also in attendance: Peter Mayes, Oliver Starkey and Ly nne Johnston from Lancashire County Council and Hannah Wignall from BT.

403

APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Borough Councillors P Ainsworth, R Hargreaves, R Newmark, L Rimmer and M Robinson and from the following Parish Representatives:

A Yearling	Clitheroe
K Hutton	Grindleton

T Hoyle	Dinckley
I Forrester	Hothersall
A Davies	Read
D Peat	Simonstone
E Law-Riding	Ribchester
A Ormand	Ribchester
C Ansbro	Thornley with Wheatley

404 MINUTES

The minutes of the meeting held on 11 September 2014 were approved as a correct record and signed by the Chairman. There were no matters arising.

405 DECLARATIONS OF INTERESTS

There were no declarations of interests.

406 THE CONSERVATION REPAIR AND MANAGEMENT OF WAR MEMORIALS

Committee received guidance from English Heritage which had been sent to persons interested in or responsible for the care of War Memorials. The guidance provided much needed information on the assessment, planning and implementation of conservation work to War Memorials. It also gave comprehensive advice on maintenance and protection and outlined the legal framework and statutory duties that related to the ownership and care of War Memorials.

RESOLVED: That the report be noted.

407 CARE, REPAIR AND UPGRADING OF TRADITIONAL WINDOWS

Committee also received guidance on the care, repair and upgrading of traditional windows which was available to download from the English Heritage website. This new guidance covered both timber and metal windows, builds onto the research and was aimed at building professionals and property owners. It set out to challenge many of the common perceptions about older windows and charted their history over centuries of technical development and fashion. Detailed technical advice was then provided on their maintenance, repair and thermal upgrading as well as on restoration.

RESOLVED: That the matter be noted.

408 MATTERS BROUGHT FORWARD BY PARISH COUNCILS – SIMONSTONE PARISH COUNCIL – RIBBLE VALLEY BOROUGH COUNCIL POLICY ON FRACKING

A Parish Representative from Simonstone referred to the debate and growing concerns over the development of fracking in Lancashire and its impact on the environment and local communities.

The Chief Executive commented that whilst the Borough Council had no formal policy on fracking they would keep an eye on developments locally. He

understood that any application for fracking would need to be considered by Lancashire County Council with the Borough Council acting only as a consultee.

Other Members also commented on this issue.

RESOLVED: That the matter be noted.

409 POLICING OF EVENTS ON THE HIGHWAY

The Head of Engineering Services reported that Ribble Valley Borough Council were working with Lancashire County Council to ensure that local events in towns and villages which required staffing resources and road closures could do so in the light of recent decisions taken by Lancashire Constabulary not to provide Police resources to closed roads or provide manpower for these events with effect from 1 April 2015.

The aim was to develop the capacity of local communities to help them organise and run their own events including training for individuals. Any legal notices affecting road closures would be dealt with by Ribble Valley Borough Council. This would help local event organisers to run their events safely, within the law whilst keeping costs down to a bare minimum.

RESOLVED: That the report be noted.

410 POTHoles IN VILLAGES

The Chairman introduced Peter Mayes and Oliver Starkey from Lancashire County Council. Peter gave a presentation on the Transport Asset Management Plan (TAMP) which was Lancashire County Council's answer to the continuing problem of road maintenance costs and ever-increasing demands and expectations on diminishing resources.

He outlined the level of finance which was required to maintain Lancashire's road £35,000,000 per annum and the level of available budgets (£25,000,000 per annum). The plan basically looked at all areas of spend on highways and sought to prioritise so that every area in Lancashire received some funding. The priorities would be on A, B and C class roads and footway maintenance. It was hoped that this approach would address the most serious road maintenance issues and prevent maintenance problems going from bad to worse with no resources directed at them.

Members then asked a number of questions including treatment of weeds on footways, poor pothole repairs, the retrospective nature of funding and why the Ribble Valley was at the top of the league for roads maintenance problems.

Peter commented that once the County Council had been informed what their Government grant allocation for 2015/16 was, a list of proposed schemes would be taken to the local Three Tier Forum for their consideration. Oliver commented that the maintenance work identified by Grindleton Parish Council would be carried out starting in 2015/16.

RESOLVED: That Peter and Oliver be thanked for their helpful presentation.

411 RURAL BROADBAND

The Chairman introduced Lynn(e) Johnston from Lancashire County Council and Hannah Wignall from British Telecom who gave Members a brief overview of how the rollout of rural broadband was progressing across Lancashire. Hannah stated that there was currently 97% coverage in Lancashire with 85% of all users able to access up to 30 megabites. 147,000 premises were now covered by rural broadband. The 3% gap was being actively pursued by Lancashire County Council who were keen to identify areas and individuals who were not currently accessing broadband to explain its wider benefits.

Members expressed some concern with their own experience of broadband in their particular area. Both Hannah and Lynn(e) urged anyone who had a broadband problem to contact them to see if the problem could be rectified.

RESOLVED: That Hannah and Lynn(e) be thanked for their presentation.

412 PAPER AND CARD COLLECTION

The Head of Engineering Services provided information on the revised waste paper and card collections in the Ribble Valley which coincided with green and blue bin collection days. These depended on which geographical area people were resident in. White sacks were also available for Parish Representatives to take away with them.

413 MAYORAL RECEPTION FOR PARISH COUNCILS

The Chief Executive informed the meeting that a Mayoral Reception for Parish Councils would take place early in 2015. A suggested topic for discussion at the reception was elections, both how they were going to be run and also to try to encourage more people to become Parish Councillors.

414 RETIREMENT OF HEAD OF ENGINEERING SERVICES

The Chief Executive informed the meeting that Terry Longden, the current Head of Engineering Services would be retiring in December 2014. Members showed their appreciation of his service to the Ribble Valley.

The meeting closed at 8.00pm.

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

Minutes of Licensing Committee

Meeting Date: Tuesday, 4 November 2014, starting at 6.30pm
Present: Councillor J Alcock (Chairman)

Councillors:

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

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

415 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors P Ainsworth, P Dowson, K Horkin and R Swarbrick.

416 MINUTES

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

417 MINUTES OF SUB-COMMITTEE HEARING HELD ON 8 OCTOBER 2014

Committee received the minutes of the Licensing Sub-Committee in respect of Dove Syke Nursery, West Bradford held on 8 October 2014.

418 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

419 PUBLIC PARTICIPATION

There was no public participation.

420 FEES AND CHARGES

Committee received a report from the Solicitor asking them to determine the annual fees for hackney carriage, private hire, scrap metal and sex establishment licences.

She set out the various pieces of legislation under which such licences were approved and the need to ensure that fees were set purely to recover costs, excluding the cost of enforcement.

She commented that in recent years licence fees had been increased in line with current inflation rates. The Council in recommending uplifting hackney carriage

and private hire licence fees had in mind the current level of inflation, based on the underlying charging assumptions remaining unchanged.

In relation to scrap metal dealers licences she commented that these had now been in place for 1 year and 7 licences had been issued. The Council did not have sufficient evidence therefore to test whether the underlying basis on which the fees were originally calculated required amendment but proposed that these fees be increased by 2% as this was the amount by which we were advised the Council's costs had increased.

Finally, in relation to sex establishment licences, these had been in place since 6 September 2011 but the Council had not received any applications to licence a sex establishment within its area. There was therefore no information to suggest that the underlying basis for the calculation of fees should be changed. The Council proposed to increase those fees by 2% as again this was the amount by which we were advised that Council's costs had increased.

RESOLVED: That Committee agree the following fees:

PRIVATE HIRE & HACKNEY CARRIAGE	2015 from 1 April £
Driver's Renewal/Annual Licence	58.00
Replacement Driver's Badge	11.85
Vehicle Licences:	
ANNUAL – Up to 3 years old	162.28
6 MONTHS – Over 3 years but not exceeding 7 years	85.95
4 MONTHS – Over 7 years	61.20
Discount on previous Licence (1/12 th annual)	13.50
Transfer on Licence ownership	23.75
New or replacement: Plates Brackets	At cost plus 10% admin
Private Hire Operators Licence	150.40 From 1 December to 30 November) per annum for 5 vehicles or fewer, thereafter £11.75 per vehicle
Change to Operators Licence	11.25
Log books (100 sheets) each	1.60
Knowledge test – first one free - paper - in person	7.55

SCRAP METAL DEALER LICENCE	From 1 April 2015
	£
Application/Renewal of Site Licence	282.55
Variation of Site Licence	183.60
Application/Renewal of Collector's Licence	204
Variation of Mobile Collector's Licence	163.20

SEX ESTABLISHMENT LICENCES	From 1 April 2015
	£
Grant of Sex Shop	3,060.00
Grant of Sex Cinema	3,060.00
Grant of Sexual Entertainment Venue	5,100.00
Renewal of Sexual Entertainment Venue	2,550.00
Transfer of Sexual Entertainment Venue	510.00
Variation of Sexual Entertainment Venue	510.00

421

STANDS FOR HACKNEY CARRIAGES

Committee considered a report which informed Committee about a request for additional stands for hackney carriages and sought their views on whether this matter should be progressed.

The Council had received a request from the Hackney Carriage Drivers' Association Ltd for it to consider the creation of several new hackney carriage stands. These were as follows:

Full Time Stand

- King Street, Whalley (3 Vehicles)
- Train Station, Clitheroe (3 Vehicles)
- Market Place, Clitheroe (3 Vehicles)

Part Time Stand

- Rendezvous, Accrington Road, Whalley (4 Vehicles)
- The Eagle at Barrow (3 vehicles)
- The Emporium, Clitheroe (2 vehicles)
- Key Street, Clitheroe (4 vehicles)
- The Dog Inn, Clitheroe (2 vehicles)
- SOBar, Clitheroe (2 vehicles)

The comments of the Lancashire County Council Highway Authority and the Police on these proposals were then considered by Committee who raised a number of questions and concerns in relation to a number of requests.

RESOLVED: That Committee

1. reject any proposals for hackney carriage stands which did not have the support of both the Police and the Highway Authority;

2. authorise the Head of Legal and Democratic Services to investigate further those proposed sites where either the Police or the Highway Authority have not yet provided comments and where legal issues had been raised; and
3. Invite Members of the committee to make suggestions in relation to additional sites which the Council could investigate these to be submitted to either the Head of Legal and Democratic Services or the Council's Solicitor.

The meeting closed at 6.55pm.

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

Minutes of Planning and Development Committee

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

Councillors:

S Bibby	G Mirfin
I Brown	I Sayers
S Carefoot	R Sherras
B Hilton	D Taylor
S Knox	J White

In attendance: Director of Community Services, Head of Planning Services, Head of Legal and Democratic Services, Senior Planning Officers x 2.

Also in attendance: Councillors S Hore, S Hirst, C Ross, K Horkin and K Hind.

422 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Rogerson, M Thomas, R Thompson and A Yearling.

423 MINUTES

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

424 DECLARATIONS OF INTEREST

Councillor G Mirfin declared an interest in planning application 3/2014/0801.

425 PUBLIC PARTICIPATION

There was no public participation.

426 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2014/0326/P (GRID REF: SD 370686 441240)
PROPOSED NEW AGRICULTURAL BUILDING AT WITHGILL FARM,
WITHGILL FOLD, WITHGILL, CLITHEROE, BB7 3LW

The Head of Planning Services referred to late items in relation to further discussions with the Environment Agency on their requirements.

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing No's BARN/23 Dwg03 and 04.

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

3. The development hereby permitted shall not be commenced until a Manure Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details; and, thereafter, the management of manure at this farm shall be carried out, at all times, in complete accordance with the approved details.

REASON: To ensure the development does not pose a risk of pollution to controlled waters and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Ribble Valley Core Strategy Submission Version as proposed to be modified and Paragraph 109 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework.

NOTES

1. The applicant is advised that, in order to satisfy Condition Number 3 of this permission, the Manure Management Plan should include a fully assessed, site specific field risk map (with proper consideration given to field observation and assessment), cropping and monthly land availability schedule, days available for spreading (based on meteorological data), risks associated with spreading in individual fields and contingency planning for extended periods of adverse weather.

A soil management plan should also be included as part of the Manure Management Plan and should include field-by-field identification of run-off and erosion risk, soil management issues and proposals for managing risk. Further information on producing a soil management plan can be viewed via the following link:

<http://adlib.everysite.co.uk/adlib/defra/content.aspx?id=000HK277ZX.0BNAY2UG1A8R.CY>

The risks of water pollution following slurry application can be identified as follows:

- Diffuse pollution as a result of rainfall following application – these risks are mainly influenced by Soil Moisture Deficit levels, rainfall timing and volumes; and
- Direct (point-source) slurry runoff from land spreading – these risks are influenced by application rate, field slopes, connectivity to drains and surface waters

On medium or heavy soils, the greatest risks of ammonium nitrate, phosphorus and microbial pathogen losses in drainflow and surface run-off waters are when slurry applications are made to 'wet' soils (less than 20mm soil moisture deficit) and when sufficient rainfall occurs in the 10-20 day period after application to generate drainflow. The risk of diffuse pollution and soil compaction is greatest during the winter period (November to January). A closed period for slurry application is therefore recommended. Following the 'no-spread' period, any slurry applications made should not exceed 30 cubic metres per hectare (in order to reduce the risk of drainflow). Additionally, spreading evenly at low rates throughout the high risk period should be achievable by not applying from the highway via high trajectory methods.

2. The applicant is advised that condition No 3 of this permission must be the subject of a formal Discharge of Condition Application and that no works on the development shall be commenced until such an application has been submitted to the Local Planning Authority and (following appropriate consultation with the Environment Agency) has been approved.
3. The applicant should be aware that any works to watercourses within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow, may require the prior formal Consent of the Lead Local Flood Authority (Lancashire County Council) under Section 23 of the Land Drainage Act 1991.

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

2. APPLICATION NO: 3/2014/0722/P (GRID REF: SD 360260 437412)
REDUCE SIZE OF THE EXISTING ROYAL BRITISH LEGION CLUBHOUSE BY DEMOLITION OF SINGLE STOREY GABLEEXTENSION, RELOCATION OF BOWLING PAVILLION AND THE ERECTION OF FOUR HOUSES AT TOWNELEY ROAD, LONGRIDGE, PRESTON, PR3 3EA

GRANTED subject to the following conditions:

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

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

2. Unless otherwise required by condition of this permission, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:
 - Jon No.120 Drawing No.111
 - Job No.120 Drawing No.112
 - Job No.120 Drawing No.320

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

3. Precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The development shall be carried out in accordance with the approved details prior to the first occupation of the development.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DME4 of the Ribble Valley Core Strategy (as proposed to be modified).

4. Prior to the commencement of the development, section details at a scale of not less than 1:20 of each elevation including details of eaves, window/door reveals and surrounds, and window/door framing/glazing systems and porch details shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DME4 of the Ribble Valley Core Strategy (as proposed to be modified).

5. Prior to the commencement of the development, 1:20 details of all boundary treatments, fencing and refuse storage including materials and their colour shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in STRICT accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DME4 of the Ribble Valley Core Strategy (as proposed to be modified).

6. No development shall take place until a construction & demolition method statement has been submitted to and approved by the local planning authority in consultation with the highway authority.

It shall provide for:

- i) the parking of site operatives and visitors;
- ii) the loading and unloading of plant and materials;
- iii) the storage of plant and materials used in the construction of the development;

- iv) the erection and maintenance of security hoarding;
- v) measures to control the emission of dust and dirt during construction & demolition;
- vi) the highway routeing and timings of plant and material deliveries to and from the site;
- vii) measures to ensure that construction & demolition vehicles do not impede accesses;
- viii) a scheme to control noise during the construction/demolition phase;
- ix) details of how existing habitat features. Trees, hedgerows shall be retained and protected during the lifetime of the development and from the adverse effects of development works.

The approved statement shall be adhered to throughout the construction period.

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (as proposed to be modified).

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, amending or re-enacting that Order) any future extensions or external alterations to the dwelling(s) including the insertion of any new openings to the external surface of the dwelling(s) (including any roof plane) and any development within the curtilage shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: To ensure that subsequent alterations preserve or enhance the character and appearance of the Conservation Area in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DME4 of the Ribble Valley Core Strategy (as proposed to be modified).

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

3. APPLICATION NO: 3/2014/0801/P (GRID REF: SD 371872 435653)
 PROPOSED CONSTRUCTION OF 19 TWO BEDROOM APARTMENTS FOR THE OVER 55'S AND A 120 PLACE CHILDREN'S DAY NURSERY, ASSOCIATED CAR PARKING AND LANDSCAPING AT LAND OFF ELKER LANE, BILLINGTON

The Head of Planning Services reported on late items including variations to conditions 15, 18 and 19 and in relation to the method statement, he also reported that they had now received an objection from St Augustine's RC High School.

GRANTED subject to the following condition(s):

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

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

2. This permission shall be implemented in accordance with the proposal as detailed on drawings ELKER/01Dwg03 REVA – proposed plans and elevations; ELKER/01Dwg05 REVA – proposed car parking; 805/A/000 – site location plan; 805/A/001 REV1 (received on 29 October 2014) – proposed site plan; 805/A/002 REVB – ground floor plan; 805/A/003 REVB – first floor plan; 805/A/005 REVA – proposed roof plan; 805/A/006 REVA 2B3P – apartment type 1; 805/A/007 REVA 2B3P – apartment type 2; 805/A/008 REVC – proposed elevations; 805/A/009 REVB – proposed elevations; 805/A/010 REVC – proposed elevations; 805/A/011 – proposed street elevations; 805/A/012 – apartment car park layout; 805/A/013 – 2B3P apartment type 3; 805/A/014 – existing site plan; 3104/03 – planting plan one of three; 3104/04 – planting plan two of three; 3104/05 – planting one three of three; 3104/01 – landscape layout.
3. The residential units hereby permitted shall only be used for the purpose of providing affordable housing accommodation as defined in the Housing and Regeneration Act 2008 to be occupied by households or individual in housing need and in accordance with the submitted 'Affordable Housing Condition Terms'. The accommodation is for over 55s or such other persons approved by the HCA in need of 'Care and Support' accommodation.

This condition and the terms described in the 'Affordable Housing Condition Terms' dated 2/10/2014 shall not be binding upon any of the following:

- a. A mortgagee or chargee (or any receiver appointed by such mortgagee or chargee) of the development or any part thereof (including any individual residential unit or group of residential units) together with the successors in title to such mortgagee, chargee or receiver;
- b. A tenant of a residential unit who exercises any statutory right to buy or right to acquire (or equivalent right) such residential unit together with the mortgagee or chargee (or any receiver appointed by such mortgagee or chargee) of such tenant and successors title;
- c. A lessee of a residential unit held under a shared ownership lease who acquires 100% of the interest held under that lease together with the mortgagee or chargee (or any receiver appointed by such mortgagee or chargee) of such lessee and successors in title.

REASON: for the avoidance of doubt as the application is for a development of 100% affordable housing units and to comply with Policy H2 of the Ribble Valley Districtwide Local Plan and Policy DMH3 of the Core Strategy Submission Version as proposed to be modified.

4. The use of the children's day nursery in accordance with this permission shall be restricted to the hours between 0700 to 1800 Monday to Friday.

REASON: In order to comply with Policies G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Submission Version as proposed to be modified. The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

5. The approved landscaping scheme as detailed on drawings 3104/03, 3104/04 and 3104/05 (planting plans 1 – 3) shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 5 years in accordance with the submitted 5 year Landscape Management Plan to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

6. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/ impact assessment and tree constraints plans shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction]

The details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

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

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

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

REASON: In order to ensure that any trees affected by development and considered to be of visual, amenity and value and making a contribution to landscape character are given maximum physical protection against the potential adverse effects of development and to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

7. No tree felling shall take place until such time that all the trees identified for removal have been conclusively established in relation to their potential use by bats. The trees shall be subject of a detailed investigation prior to the commencement of felling by a qualified and licensed ecologist and in accordance with the Bat Conservation Trust Good Practice Guidelines. The results of the investigation shall be submitted to the Local Planning Authority

REASON: To protect the bat population from damaging activities and reduce/remove the impact of tree felling for development in the interests of protecting nature and conservation issues in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Core Strategy Submission Version as proposed to be modified.

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

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Elker Lane to points measured 43m in each direction along the nearer edge of the carriageway of Elker Lane, from the centre line of the access and shall be maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority).

REASON: To ensure adequate visibility at the street junction or site access in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

10. The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and

manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

REASON: To allow for the effective use of the parking areas in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

11. The cycling facilities to be provided in accordance with a scheme to be approved by the Local Planning Authority and the cycling facilities to be provided in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

REASON: To allow for the effective use of the parking areas in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

12. The motorbike facilities to be provided in accordance with a scheme to be approved by the Local Planning Authority and the motorbike facilities to be provided in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

REASON: To allow for the effective use of the parking areas in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

13. Prior to the first use of the development hereby permitted, a Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. The Business Travel Plan shall be implemented within the timescale set out in the approved plan and will be audited and updated at intervals not greater than 18 months to ensure that the approved Plan is carried out.

REASON: To promote and provide access to sustainable transport options in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

14. The development hereby permitted shall be carried out in strict accordance with the mitigation measures outlined in Section 10.1 to 10.3 of the Noise Assessment Report dated 23 October 2014. Precise details of the acoustic barriers shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The barriers shall thereafter be constructed in accordance with the details so approved and all noise mitigation measures thereafter retained in perpetuity.

REASON: In the interests of amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy submission version as proposed to be modified.

15. The development shall be carried out in accordance with the construction method statement submitted on 12 November 2014. The approved statement shall be adhered to throughout the construction period.

REASON: In the interests of amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy submission version as proposed to be modified.

16. The off-site highway works associated with the creation of the lay-by on the easterly side of Elker Lane shall be fully implemented and available for use prior to the occupation of the first apartments or the Children's Day Nursery whichever is the earlier

REASON: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

17. The development permitted by this planning permission shall only be carried out in accordance with the approved FRA (Ref: B1586 Version 2, dated 11 September 2014) and the mitigation measures detailed within the FRA. The mitigation measures shall be fully implemented prior to occupation 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 ensure the development is not at an unacceptable risk of flooding or exacerbate flood risk elsewhere in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

18. Foul water shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building(s) in accordance with the approved details. This development shall be completed, maintained and managed in accordance with the approved scheme.

REASON: To prevent the increased risk of flooding, both on and off site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

19. The surface water drainage scheme must be restricted to existing run-off rates unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To prevent the increased risk of flooding, both on and off site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

INFORMATIVES

- 1 The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section.
2. Before proceeding with the scheme preparation the Developer should consult with the Environment Director for detailed requirements relating to land arrangements, design, assessment, construction and maintenance of all existing or new highway structures included in, or affected by, the proposed scheme. For this purpose the term highway structure shall include:
 - any bridge or culvert having a span of 1.5 metres or greater, or having a waterway opening cross sectional area exceeding 2.2 square metres {Note: span refers to the distance between centre of supports and not the clear distance between supports},
 - any retaining wall supporting the highway (including and supporting land which provides support to the highway),
 - Any retaining wall supporting land or property alongside the highway.

The term 'highway' shall include footpaths and bridleways

3. Any works to the watercourses within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow, may require the prior formal Consent of the Lead Local Flood Authority (Lancashire County Council) under Section 23 of the Land Drainage Act 1991.
4. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking/servicing areas

should be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained.

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

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

4. APPLICATION NO: 3/2014/0687/P (GRID REF: SD 370556 434580)
PROPOSED OUTLINE PLANNING APPLICATION FOR UP TO 132
RESIDENTIAL DWELLINGS AND ASSOCIATED ACCESS, LANDSCAPING
AND OTHER NECESSARY WORKS ON LAND OFF LONGSIGHT ROAD,
LANGHO

The Head of Planning Services reported on late items.

REFUSED for the following reasons:

1. The proposal is considered to be 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 Submission Version as proposed to be modified in that a permission would lead to the creation of new dwellings in the open countryside outside the boundaries of a Tier 1 settlement considerably in excess of the identified residual number of dwellings for that settlement. The proposal is therefore without sufficient justification and 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 by virtue of its scale, size and location would result in an unacceptable visual intrusion to the local landscape and would have a significant adverse effect on the character, appearance and visual amenities of the area. As such the proposal is contrary to Policies G1, G5, ENV3 and ENV13 of the Districtwide Local Plan and Policies DMG1, DME2 and Key Statement DS2 of the emerging Ribble Valley Core Strategy Submission Version as proposed to be modified.
3. The proposed development would create a harmful precedent for the acceptance of other similar unjustified proposals 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 the core principles and policies of NPPF.

(Mr Tibernan spoke in favour of the above application. Mr White spoke against the above application. Councillor S Hirst was given permission to speak on the above application).

5. APPLICATION NO: 3/2014/0831/P (GRID REF: SD 374068 437823)
OUTLINE PROPOSAL FOR A RESIDENTIAL DEVELOPMENT OF UP TO 25
DWELLINGS WITH ACCESS FROM WHITEACRE LANE, BARROW - ALL
OTHER MATTERS RESERVED.

REFUSED for the following reason(s):

1. The proposal, by reason of its scale and location, would lead to the creation of new residential development in the open countryside in excess of the identified residual number of dwellings proposed to be accommodated in Barrow. The proposal would undermine the social dimensions of sustainable development and would cause harm to the development strategy set out in the emerging Ribble Valley Core Strategy Submission Version as proposed to be modified. As such, the proposal does not comprise sustainable development and is therefore considered to be contrary to Policies G5 and H2 of the Ribble Valley Districtwide Local Plan, Key Statements DS1, DS2 and EN3 and Policies DMG1, DMG2 and DMH3 of the emerging Ribble Valley Core Strategy Submission Version as proposed to be modified and the National Planning Policy Framework.
2. The proposal would create a harmful precedent for the acceptable of similar unjustified proposals, 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 and the core principles and policies of the National Planning Policy Framework.
3. The applicant has failed to demonstrate that the proposal would mitigate the risk of flooding and would not increase flood risk elsewhere, contrary to the National Planning Policy Framework, Policy G1 of the Districtwide Local Plan, Key Statements EN3 and Policies DMG1 and DME6 of the emerging Ribble Valley Core Strategy Submission Version as proposed to be modified.
4. The proposal, by reason of its scale and the level of development proposed, would result in a discordant and unsympathetic form of development that fails to respond to the inherent pattern of development in the immediate vicinity to the detriment of the visual amenities, character and appearance of the area. As such, the proposal is contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DMG2 and DMH3 of the emerging Ribble Valley Core Strategy Submission Version as proposed to be modified and the National Planning Policy Framework.

6. APPLICATION NO: 3/2014/0183/P (GRID REF: SD 362058 443496)
PROPOSED HYBRID PLANNING APPLICATION SEEKING BOTH FULL AND
OUTLINE PLANNING PERMISSION AS FOLLOWS: FULL PLANNING
PERMISSION FOR WORKS AND A CHANGE OF USE TO A GRADE II LISTED
KIRK MILL TO CREATE A HOTEL (18 BED, USE CLASS C1) AND BAR
RESTAURANT (USE CLASS A3), WORKS TO THE BARN BUILDING TO

CREATE 7 HOLIDAY COTTAGES (USE CLASS C1), CONSTRUCTION OF A HOTEL AND SPA (20 BED USE CLASS C1), WEDDING VENUE (USE CLASS D1), KIDS CLUB (USE CLASS D1) AND TRAILHEAD CENTRE (USE CLASS D1 AND A3), CHANGE OF USE OF MALT KILN HOUSE FROM RESIDENTIAL TO USE CLASS C1, CONSTRUCTION OF A NEW CRICKET PAVILION (SUI GENERIS), DEMOLITION OF THE GROUP OF DERELICT FACTORY BUILDINGS. OUTLINE PLANNING PERMISSION FOR 60 RESIDENTIAL DWELLINGS, SPLIT OVER TWO SITES, WITH A MAXIMUM OF 56 AND 4 UNITS ON EACH WILL ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS AT LAND AT MALT KILN BROW, CHIPPING

The Head of Planning Services reported on late items including a further letter of objection and some slight amendments to conditions regarding demolition.

MINDED TO REFUSE and the application to go back to Committee for officers to finalise the reason for refusal based on the following issues:

- Harm to listed building
- Visual impact to Conservation Area and the setting of the listed building
- Visual impact to the Area of Outstanding Natural Beauty
- Contrary to Sustainable development on the basis that any regeneration benefits do not outweigh the harm to the Council's Core Strategy and its development strategy.

(Mr Chicken spoke in favour of the above application. Mr Hunt spoke against the above application. Councillor Hore was given permission to speak on this application).

7. APPLICATION NO: 3/2014/0188/P (GRID REF: SD 377579 437273)
PART DEMOLITION OF EXISTING MILL AND PROVISION OF 37 NO. NEW-BUILD HOUSES, 2 NO. DWELLINGS IN A CONVERTED RETAINED MILL BUILDING AND ASSOCIATED HARD AND SOFT LANDSCAPING AND DEMOLITION OF CHIMNEY. VICTORIA MILL, WATT STREET, SABDEN BB7 9ED

DEFERRED and DELEGATED to the Director of Community Services for approval to allow for further negotiation to be undertaken in matters relating to planning conditions and following the satisfactory completion of a Legal Agreement within three months from the date of this Committee Meeting or delegated to the Director of Community Services in conjunction with Chairman and Vice Chair of Planning & Development Committee should exceptional circumstances exist beyond the period of three months and subject to the following conditions:

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

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

2. The development hereby permitted shall be carried out in complete with the proposals as detailed on the submitted drawings accordance (unless explicitly required by condition within this consent):

(Drawings numbers TBC)

Demolition/Construction Management/Timings

3. No development shall take place, including any demolition, until a Construction & Demolition Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 1. The parking of vehicles of site operatives and visitors
 2. The loading and unloading of plant and materials
 3. The storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding
 5. Wheel washing facilities
 6. Measures to control the emission of dust and dirt during construction and demolition.
 7. The highway routing of plant and material deliveries to and from the site.
 8. Measures to limit noise disturbance during construction & demolition
 9. A scheme for the recycling/disposing of materials/waste resulting from demolition and construction

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

Building/Feature Retention

4. Prior to the commencement of the development a detailed phasing plan including timetables for completion and commencement of each phase of development shall be submitted to and agreed by the Local Planning Authority. The development shall be carried out in strict accordance with the approved phasing and timings unless otherwise agreed in writing.

REASON: To avoid parts of the development site remaining undeveloped and in order that the Local Planning Authority shall retain effective control over the development and to prevent further deterioration on the buildings proposed to be retained on site. In accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies

DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

5. All external works to the building(s) to be converted into dwellings or buildings indicated to be retained by this approval, shall be completed prior to the expiration of two years from the date of the commencement of development.

REASON: In order that the Local planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building. In accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

6. Prior to the commencement of the demolition works on site, a methodology and schedule of works in relation to all proposed demolition shall be submitted to an agreed in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall contain a further building condition survey relating to the buildings/structures to remain on site, details regarding the method and phasing of demolition and details in respect of demolition works relating to or affecting the Spinning Mill building.

The schedule and timing of works shall also include detailed proposals to ensure the structural stability of the Spinning Mill during the course of demolition and construction of the development and include elevational and engineering details as to how the Spinning Mill will be retained in a satisfactory and sound condition thereafter.

All works shall be carried out in strict accordance with the agreed details.

REASON: To protect and conserve the Spinning Mill Building on site and to ensure that there is no significant deterioration in the condition of the building. In accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

7. No development approved by this permission shall be commenced until a detailed methodology & management plan for the retention, conservation and on-going maintenance and programme of repair of Spinning Mill building has been submitted to and approved in writing by the Local planning Authority.

The Spinning Mill shall thereafter be retained and maintained in strict accordance approved methodology & management plan. Any proposed alterations to the Mill building shall be carried out in strict accordance with the approved details and all proposed works completed prior to the expiration of two years from the date of the commencement of development unless otherwise agreed.

REASON: To ensure that there is no significant deterioration in the condition of the building in accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

8. No development approved by this permission shall be commenced until a detailed methodology for the reduction in height of the chimney on site including a management plan for the retention, conservation and on-going maintenance of the chimney has been submitted to and approved in writing by the Local planning Authority.

For the avoidance of doubt the methodology/management plan shall include section details of how the chimney will be made structurally sound and methods by which its structural integrity will be maintained during any works (including demolition) undertaken on site.

The Chimney shall thereafter be retained and maintained in strict accordance with the approved methodology/management plan. Any proposed alterations to the chimney shall be carried out in strict accordance with the approved details and all proposed works completed prior to the expiration of two years from the date of the commencement of development.

REASON: To protect and conserve the existing chimney on site and to ensure that there is no significant deterioration in the condition of the building in accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

9. Prior to the commencement of the development, a schedule of works including a sequence of operations for the scheme of conversion of the former Marbill Office building shall have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall also include full details of the methods of 'cleaning' the external fabric of the building (where necessary).

All external proposed works to the building shall be completed prior to the expiration of two years from the date of the commencement of development and all internal works must be completed prior to 50% of Phase 01 being occupied, all works shall be carried out in strict accordance with the approved details.

REASON: To ensure the Local Planning Authority remains satisfied as to the extent of necessary works to be undertaken, the manner in which they are carried out and to ensure that there is no significant deterioration in the condition of the building. In accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1,

EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

10. Prior to the commencement of any construction or demolition works on site, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

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

Detailed Design/External Appearance

11. Notwithstanding the details provided on the submitted plans, precise specifications or samples of all external materials, including surfacing materials and their extents, of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

12. Prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation of the proposed dwellings and buildings to be converted shall have been submitted to and approved by the Local Planning Authority.

For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles and materials. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

13. Notwithstanding the submitted details and prior to the commencement of the development, section details at a scale of not less than 1:20 of the proposed boundary treatments/fencing, walling including any coping details shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance

with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

14. The car parking areas shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

REASON: To allow for the effective use of the parking areas and in the interests of the appearance of the area in accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

15. Prior to the commencement of the development further details of bin/refuse storage areas including access arrangements shall be submitted to and agreed in writing by the Local Planning Authority. The proposal shall be carried out in strict accordance with the approved details.

REASON: To ensure adequate bin storage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 Ribble Valley Core Strategy (Submission Version as proposed to be modified).

16. Prior to the commencement of the development, details and the locations of interpretation boards (or other another measures) regarding the history of the site shall be submitted to and agreed by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details. The approved details/scheme shall be implemented, maintained to a reasonable standard and retained thereafter in perpetuity.

REASON: In order that the Local Planning Authority may ensure a recorded history of the site is provided on site in accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

Landscape/Ecology

17. No development approved by the granting of this consent shall be commenced until details of existing and proposed land levels, including slab levels, shall have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority can ensure the accurate variation of land levels on site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

18. Notwithstanding the submitted details, prior to the commencement of the development, full details of the proposed landscaping shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the landscaping details shall indicate all trees and hedgerows identified to be retained or how those adjacent to the proposed development and/or application area/boundary will be adequately protected during construction, in accordance with BS5837: 2012 'Trees in relation to design, demolition and construction' or equivalent unless otherwise agreed. The agreed protection measures shall be put in place and maintained during the construction period of the development.

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

REASON: To protect trees and hedges on and adjacent to the site and to ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and Policies DME1 and DME3 of the draft Ribble Valley Core Strategy (Submission Version as proposed to be modified).

19. No site clearance, site preparation or development work shall take place until the approved method statement for impacts on common toad and their habitat has been implemented in full.

REASON: To protect and conserve the habitats of species of conservation concern in accordance with G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Emerging Core Strategy (Submission Version as proposed to be modified).

20. No site clearance, site preparation or development work shall take place until a construction environment management plan has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in full. The scheme shall include but not be limited to details of protective fencing for retained habitats and trees (in accordance with guidelines *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations*), directional and screened lighting to avoid impacts on wildlife habitat, and pollution prevention measures for the protection of waterbodies/watercourses.

REASON: To protect and conserve the habitats of species of conservation concern in accordance with G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Emerging Core Strategy (Submission Version as proposed to be modified).

21. No site clearance, site preparation or development work shall take place until a scheme of replacement bird nesting opportunities (as recommended by the ecology report) has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in strict accordance with the approved details.

REASON: To protect, conserve and enhance the habitats of species of conservation concern in accordance with G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Emerging Core Strategy (Submission Version as proposed to be modified).

22. No site clearance, site preparation or development work shall take place until a scheme for the removal of the culvert has been submitted and approved by in writing by Ribble Valley Borough in consultation with specialist advisors. The approved scheme shall be implemented in strict accordance with the approved details.

REASON: To ensure the proposed works do not have a negative impact on the habitats of species of conservation concern or the adjacent Brook in accordance with G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Emerging Core Strategy (Submission Version as proposed to be modified).

23. No site clearance, site preparation or development work shall take place until details of methods for the rescue of fish (including Species of Principal Importance) has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in strict accordance with the approved details.

REASON: To protect species of conservation concern and reduce the impact of the development in accordance with G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Emerging Core Strategy (Submission Version as proposed to be modified).

24. No site clearance, site preparation or development work shall take place until a scheme of site lighting has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in full. The scheme shall demonstrate that there will be no artificial illumination (above existing levels) of retained and created habitats such as boundary trees, the brook corridor, bat roosts, bat foraging and commuting habitat, or ponds. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance *Bats and Lighting in the UK, 2009*).

REASON: To protect, conserve and enhance the habitats of species of conservation concern and reduce the impact of the development in accordance with G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Emerging Core Strategy (Submission Version as proposed to be modified).

25. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds will be avoided between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections and agreed in writing by the Local planning Authority.

REASON: To protect, conserve and enhance the habitats of species of conservation concern and reduce the impact of the development in accordance with G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Emerging Core Strategy (Submission Version as proposed to be modified).

26. No site clearance, site preparation or development work shall take place until a scheme of habitat creation, enhancement and management has been submitted and approved by Ribble Valley Borough Council in consultation with specialist advisors. The approved management plan shall be implemented in strict accordance with the approved details. The scheme shall include but not be limited to further details of adequate replacement tree planting (numbers, species, location), brook corridor treatment, nesting bird habitats, replacement ponds and surrounding terrestrial habitat, and habitat connectivity within the application and the wider landscape.

REASON: To protect, conserve and enhance the habitats of species of conservation concern and reduce the impact of the development in accordance with G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Emerging Core Strategy (Submission Version as proposed to be modified).

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

REASON: To protect species of conservation concern and reduce the impact of the development in accordance with G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Emerging Core Strategy (Submission Version as proposed to be modified).

28. Prior to the commencement of the development, full details of a scheme for the eradication of Japanese Knotweed (*Fallopia Japonica*) and Himalayan Balsam (*Impatiens Glandulifera*) on site shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of these species during any operations such as mowing, strimming or soil movement. It shall contain measures to ensure that any soils brought into the site are free of seeds/root/stem of any invasive plant covered under the Wildlife & Countryside Act 1981. The Scheme shall include a timetable for implementation and works shall be commenced within one year of approval, and the development shall proceed in accordance with the approved method

statement. A delay of more than one year will render the approved scheme void and further site survey must be undertaken and submitted to the Local Planning Authority for approval in order to ensure that the agreed scheme is still applicable.

REASON: To ensure the development does not contribute to the further spread of these invasive species.

29. No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting have been submitted to, and approved in writing by the Local Planning Authority. Details shall identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be incorporated into the buildings prior to the buildings being first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Emerging Core Strategy (Submission Version as proposed to be modified).

30. The bat mitigation proposals for the protection of bats as contained within ECOLOGICAL SURVEY AND ASSESSMENT (INCLUDING SURVEYS FOR PROTECTED SPECIES) Dated February 2011 (Updated February 2014) will be implemented in full, subject to any changes required by Natural England at the Licensing stage.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Emerging Core Strategy (Submission Version as proposed to be modified).

Highways

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

The visibility splays to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed estate roads –

1. from the continuation of the nearer edge of the carriageway of Watt street to points measured 43m in each direction along the nearer edge of the carriageway of Watt Street (2 junctions) from the centre line of the access;

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

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

Contaminated Land

32. Prior to commencement of development within a phase, the sampling and analytical strategy of the site investigation for that phase shall be submitted to and approved in writing by the local planning authority. The strategy shall address; the nature, degree and distribution of contamination and ground gases; an identification and assessment of the risk to receptors as defined under Part IIA of the Environmental Protection Act 1990, focusing primarily on risks to human health and controlled waters; implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes; and on wider environmental receptors including ecological systems and property. The site investigation shall be carried out in accordance with the approved details and the results submitted to and approved in writing by the local planning authority prior to commencement of development.

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

REASON: To prevent pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use in accordance with Policies G1, ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the emerging Ribble Valley Core Strategy as proposed to be modified.

Archaeology

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

REASON: To ensure and safeguard the recording and inspection of matters of archaeological and historical importance associated with the site.

Flood Risk/Drainage

34. The development permitted by this planning permission shall only be carried out in accordance with the approved FRA (Ref: ELLUC-BW-329-270214-FRA-F1) and the following mitigation measures detailed within the FRA:

1. The existing culvert on Sabden Brook on this site must be removed prior to development commencing. The prior written Consent of the Environment Agency must be obtained before development commences.
2. Finished floor levels are set no lower than 142.92 metres above Ordnance Datum (m AOD) in the eastern part and 140.05m AOD in the western part of the site.
3. Use of sustainable drainage systems (SUDS) to be reviewed following completion of ground investigation.

The mitigation measures shall be fully implemented prior to occupation 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 reduce the risk of flooding from blockages to the existing culvert(s). To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

35. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. Surface water run-off rates post development need to be restricted to 58 litres per second as stated in the FRA (Ref: ELLUC-BW-329-270214-FRA-F1). The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

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

36. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

Further Control Over Development

37. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, amending or re-enacting that Order) any future extensions or external alterations to the buildings including the insertion of any new openings to the external surface of the building (including any roof plane) and any development within the curtilage shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the character and appearance of the development remains appropriate to the locality in accordance with Policies G1, ENV16, ENV17 and ENV18, of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN5 and DME4 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

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

8. APPLICATION NO: 3/2014/0517/P (GRID REF: SD 361304 437393)
OUTLINE APPLICATION FOR UP TO 220 DWELLINGS WITH ALL MATTERS RESERVED, SAVE FOR MEANS OF ACCESS FROM DILWORTH LANE/BLACKBURN ROAD, LONGRIDGE, PR3 3ST

The Head of Planning Services referred to one late item.

Committee agreed they would REFUSE the application for the following reason:

1. The proposal development by virtue of its scale, size and location would result in an unacceptable visual intrusion to the local landscape and would have a significant adverse effect on the character, appearance and visual amenities of the area. As such, the proposal does not comprise sustainable development and is contrary to the national planning policy Framework, Policies G1, G5, ENV3 and ENV13 of the Districtwide Local Plan and Policies DMG1, DME2 and Key Statement DS2 of the emerging Ribble Valley Core Strategy Submission Version as proposed to be modified.

(Mr Dickson spoke in favour of the above application. Mr Walmsley spoke against the above application. Councillor K Hind was given permission to speak on the above application).

427 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:

428 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0385/P	Non material amendment to planning consent 3/2013/00760: Relocate the garden store door from the end gable wall to the elevation facing the garden. Internally subdivide the garage from the workshop/utility area and create an additional external door opening	The Old Smithy Little Bowland Road Leagram Chipping
3/2014/0437/P	Application for discharge of conditions no. 3 (materials), 4 (root protection measures) and 5 (landscaping) of planning approval 3/2013/0760/P	The Old Smithy Little Bowland Road Leagram Chipping
3/2014/0470/P	Demolish existing single storey lounge extension and form new 2 storey extension to form additional bedrooms/ensuite and loggia to rear	Madgell Bank Ribchester Road Clayton le Dale
3/2014/0544/P	Discharge of condition 10 – programme of archaeological works	Mill Lane Depot Mill Lane Hesketh Lane, Chipping
3/2014/0549/P	Extension, garage and stable	Loudside Cottage Back Lane, Chipping
3/2014/0651/P	Proposed two storey side extension	22 Langshaw Drive Clitheroe
3/2014/0670/P (LBC)	Refurbishment of existing café, gift shop exhibition area and toilets and alteration of guarding/glazing details to four number existing openings to the first floor accommodation	North Range Building Whalley Abbey Whalley
3/2014/0694/P	Proposed two storey side extension and detached garage with biomass facility	Big Holme Farm Bolton by Bowland
3/2014/0717/P	Variation of Condition 6 – Landscaping Drawings of Planning Application 3/2011/0837/P	Land off Pendle Drive Calderstones Park Whalley
3/2014/0739/P	Proposed demolition of detached garage to make room for a two storey side extension. External alterations to the roof profile and material finishes	12 Whittam Crescent Whalley

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0744/P	Clarification of out building height in relation to the adjacent garage	Fern Cottage Hollin Hall Longridge
3/2014/0760/P	Single Storey Rear Extension	1 Hollowhead Avenue Wilpshire
3/2014/0775/P	Demolition and replacement of existing garage to south elevation	2 Chapel Rise Billington
3/2014/0777/P	Erection of first floor extension and change of use from community centre to 2No one bedroom flats.	Hodgefield Billington Gardens Billington
3/2014/0783/P & 3/2014/0784/P	Change of use of Downham Post Office to form en-suite letting bedrooms and café at ground floor	Downham Post Office Downham
3/2014/0790/P	Installation of one 25m lattice mast with 3 antennas, 2 dishes and 1 equipment cabin and associated ancillary development	BAE Systems Samlesbury Aerodrome Myerscough Road Balderstone
3/2014/0792/P	Change of use and Listed building consent for internal alterations to form en-suite letting bedrooms	Ash Tree Cottage Downham
3/2014/0798/P	Single storey rear extension	The Bungalow Clitheroe Road Waddington
3/2014/0800/P	Non material amendment application relating to change of window size and materials and omission of cladding (original planning permission 3/2010/0961/P)	plots 1 and 2 Greenacres/Tennyson Ave Read
3/2014/0825/P	Non material amendment application for changes to window proportions, removal of lift and introduction of rooflights to south and west elevations	Inside Track Ltd Victoria Street Garage Victoria Street Clitheroe
3/2014/0832/P	Proposed alteration and extensions	16 Claremont Avenue Clitheroe
3/2014/0906/P	Non material amendment application to condition 3 of planning approval 3/2013/0405 - request to amend material type to rear patio doors only	Grimbaldeston Farmhouse Preston Road Longridge
3/2014/0928/P	Non-material amendment following grant of planning permission 3/2014/0733 for alteration of door and window on rear elevation to patio doors.	2 Eastfield Drive West Bradford

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0579/P	Two storey extension to form swimming pool extension at ground floor level and en-suite bedroom accommodation at first floor level	Lane Ends Barn Pleckgate Road Ramsgreave	The scale of the proposed extension results in disproportionate additions which by definition is harmful to the green belt, and the property itself, a barn conversion.
3/2014/0695/P	Creation of new agricultural access track	land at A59 Gisburn Road Gisburn	Policies G5, ENV3, ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG2 and DMB5 of the Core Strategy - No justification has been provided that the proposed track is reasonably necessary for agriculture. The construction of the track and its materials would be visually harmful to this rural location.
3/2014/0748/P	Two storey extension to the rear	21 Eastfield Drive West Bradford	The proposed development, by virtue of its design, scale and mass, would result in an unsympathetic and incongruous scheme of development, would overwhelm the host dwelling and would create a precedent for similar developments in the locality. In addition, the development would cause significant harm to the amenity of

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			neighbouring residents through loss of outlook.
3/2014/0780/P	Proposed window at ground floor on the side elevation	4 Park Mews Gisburn	G1, ENV16, CAA/EN5, DMG1, DME4 – domestication of traditional rural building, detracting from character and appearance of designated heritage assets.
3/2014/0799/P	Lean-to conservatory to front of dwelling	29 Whitecroft Lane Mellor	G1, H10, SPG/DMG1, DMH5 – incongruous addition harmful to visual and residential amenity.

430 AGRICULTURAL NOTIFICATIONS WHERE PLANNING CONSENT WILL **NOT** BE NECESSARY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0856/P	Off-road livestock gathering and loading pen on land located	off U22920 Worston Rd associated with Up Brooks Farm Up Brooks, Clitheroe

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0866/P	Lawful Development Certificate for demolition of existing single garage and replacement with larger single garage	53 Kenilworth Drive Clitheroe

432 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>
3/2014/0479/P	Agricultural storage building	The Glass House Elswick Farm Mellor Brow
3/2014/0882/P	Agricultural building for the storage of animal feed	Mason Green Farm Bashall Eaves Clitheroe

433 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0709/P	Double garage and storage area	Bank House Sawley Road Grindleton
3/2014/0740/P	Two storey side extension on footprint of existing sitting room with balcony at first floor. Amended scheme for approved garage	Intack Farm Old Clitheroe Road Hurst Green
3/2014/0747/P	Single storey rear extension	Highfield Tunstead Avenue Simonstone
3/2014/0754/P	Installation of a fume cupboard exhaust stack, filter and extraction fan	3M Healthcare Clitheroe
3/2014/0817/P	Single storey rear and side extension	57 Beech Drive Whalley

434 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
3/2014/0981	Land at Chatburn Road Clitheroe	13/2/14	23	Ongoing negotiations with Agent & LCC
3/2014/0666	15 Parker Avenue Clitheroe	18/9/14	15	With Applicants Solicitor
3/2014/0597	Land off Waddington Road Clitheroe	16/10/14	275	With LCC
3/2014/0779	Land off Dale View Billington	16/10/14	18	With LCC
<u>Non Housing</u>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures, draft 106 received from Lancashire County Council

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2013/0445 R	29/04/14	Higher Flass Farm	Hearing	30/7/14	Appeal dismissed 09/09/14
3/2013/0722 U	16/05/14	Englands Head Farm Paythorne	WR		Awaiting decision
3/2013/0448 R	05/06/14	Oakfield Longsight Road Clayton le Dale	WR		Appeal dismissed 13/10/14
3/2014/0319 R	23/06/14	Land at Whitehall Lane Grindleton	WR		Appeal dismissed 24/09/14
3/2014/0116 R	30/06/14	Blue Trees Copster Green	WR		Appeal dismissed 09/09/14
3/2014/0204 R	09/07/14	The Warren Hurst Green	WR		Appeal dismissed 07/10/14
3/2014/0394 R	23/07/14	Stoneroyd Haugh Ave Simonstone	HH		Awaiting decision
3/2014/0175 R	30/07/14	20 Brookside Old Langho	WR		Appeal allowed 24/10/14
3/2014/0307 R	29/07/14	Land at Albany Drive Salesbury	Hearing	16/09/14	Appeal dismissed 21/10/14
3/2014/0401 R	24/07/14	Boococks Barn	WR		Appeal dismissed 27/10/14
3/2014/0235 R	29/07/14	20 Chapel Hill Longridge	HH		Awaiting decision
3/2014/0258 R	01/08/14	1 Main Street Bolton by Bowland	HH		Awaiting decision
3/2014/0298 R	11/08/14	Rose Cottage Main Street Grindleton	HH		Awaiting decision
3/2014/0146 R	21/08/14	The Coach House 1 Ashcroft Cottages Clitheroe Road West Bradford	WR		Awaiting decision
3/2014/0342 R	27/08/14	11 Primrose Road Clitheroe	HH		Appeal dismissed 23/10/14
3/2013/1023 U	29/08/14	Land off Kingsmill Avenue, Whalley	WR		Awaiting decision
3/2014/0447 R	09/09/14	10 Chatburn Park Drive, Clitheroe	HH		Appeal dismissed 23/10/14
3/2014/0537 R	29/09/14	Pinfold Cottage Tosside	WR		Questionnaire sent 2/10/14
3/2014/0075 R	24/09/14	Sheepfold Farm Balderstone	WR		Questionnaire sent 30/09/14

<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>
3/2014/0550	01/10/14	Bradyll House Franklin Hill Old Langho	WR		Questionnaire docs sent 7/10/14
3/2014/0501 R	07/10/14	Land at Longsight Road Copster Green	WR		Questionnaire docs sent 13/10/14
3/2014/0151 Cond	08/10/14	Lower Abbott House Farm, Mellor	WR		Questionnaire docs sent 14/10/14
3/2014/0605 R	09/10/14	Land off Pendle Street East, Sabden	WR		Questionnaire docs sent 14/10/14
3/2014/0462 R	10/10/14	Land adj Glen View, Longridge	WR		Questionnaire docs sent 16/10/14
3/2014/0535 R	10/10/14	Oaklands Longsight Rd Clayton le Dale	WR		Questionnaire docs sent 15/10/14
3/2014/0143 R	10/10/14	Land adj 52 Chapel Hill Longridge	WR		Questionnaire docs sent 16/10/14
3/2014/0692 R	20/10/14	11 The Old Stable Mitton Road, Whalley	HH		Questionnaire docs sent 24/10/14

436 APPEALS

- (a) 3/2014/0342/P – increase in height of garden wall adjacent to Primrose Road by one course and the fitting of a gate at 11 Primrose Road, Clitheroe – appeal dismissed.
- (b) 3/2014/0175/P – erection of a single dwelling at 20 Brookside, Old Langho – granted with conditions.
- (c) 3/2014/0307/P – erection of up to 32 dwellings and associated works at land at Albany Drive, Salesbury – appeal dismissed.
- (d) 3/2014/0447/P – proposed demolition of existing attached garage and rear porch to create the space for new single storey rear and side extension at 10 Chatburn Park Drive, Clitheroe – appeal dismissed.
- (e) 3/2013/0448/P – poultry unit at land south of Oakfield, Showley Road, Clayton-le-Dale – appeal dismissed.
- (f) 3/2014/0204/P – erection of one new residential dwelling at The Warren, Hurst Green – appeal dismissed.
- (g) 3/2014/0401/P – conversion of a former agricultural building into a holiday cottage without complying with a condition attached to planning permission 3/2008/0105/P at Boococks Barn, Knotts Lane, Tosside – appeal dismissed.

The meeting closed at 9.22pm.

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

Minutes of Accounts & Audit Committee

Meeting Date: Wednesday, 19 November 2014 starting at 6.30pm
Present: Councillor J Hill (Chairman)

Councillors:

I Brown	R Sherras
A Knox	J Shervey
G Mirfin	N C Walsh

In attendance: Chief Executive, Director of Resources, Head of Financial Services, Karen Murray (Grant Thornton).

437 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors P Ainsworth, R Bennett, R Newmark and M Thomas.

438 MINUTES

The minutes of the meeting held on 27 August 2014 were approved as a correct record and signed by the Chairman.

439 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

440 PUBLIC PARTICIPATION

There was no public participation.

441 ANNUAL AUDIT LETTER 2013/2014

Karen Murray submitted a report on behalf of Grant Thornton which summarised the key findings arising from the work that had been carried out at Ribble Valley Borough Council for the year ending 31 March 2014. She informed Committee that Grant Thornton had issued an unqualified opinion on the Council's 2013/2014 financial statements on 3 September 2014, meeting the deadline set by the Department for Communities and Local Government of 30 September 2014. The opinion confirmed that the financial statements gave a true and fair view of the Council's financial position of the income and expenditure recorded by the Council. The key messages arising from the audit of the Council's financial statements were:

- The accounts were prepared to good standard and supported by good working papers.
- No adjustments affecting the Council's reported financial position were identified.
- A small number of adjustments to improve the presentation of and disclosures in the financial statements were identified.

An unqualified value for money conclusion for 2013/2014 had also been issued and work was currently being undertaken which was required to certify the

Council's housing benefit grant claim. The audit fee was confirmed as £53,602 with the grant certification fee still to be confirmed.

The Chairman thanked Grant Thornton for this report and also conveyed thanks to the Director of Resources and her financial team for achieving an unqualified opinion on the financial statements on 3 September 2014 which was the earliest for all Lancashire authorities.

RESOLVED: That the report be noted.

442 INTERNAL AUDIT CHARTER

The Director of Resources submitted a report seeking Members' approval for the Internal Audit Charter following the adoption of the public sector Internal Audit Standards. As of 1 April the CIPFA guidance had been replaced by the PSIAS, a set of new standards developed for the UK and public services and based on the Global Institute of Internal Auditors International Professional Practices Framework. Internal audit have a terms of reference and an audit manual that has been in place for many years. The Internal Audit Charter has replaced these documents and are largely the same content as was in the terms of reference and audit manual. Where there are additional requirements, these have been incorporated into the new Internal Audit Charter. A copy of the Charter was included for Committee's information.

RESOLVED: That Committee approve the Internal Audit Charter as outlined.

443 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 audit plan for Committee's information as well as the specific audit that had been carried out since the last report to Committee in August.

RESOLVED: That the report be noted.

444 UPDATE ON CHANGES TO TRANSPARENCY REQUIREMENTS

The Director of Resources submitted a report for Committee's information providing Members with an update following the recent government response to the consultation by the Department for Communities and Local Government on the code of Recommended Practice on Data Transparency in Local Government. The report outlined the key changes in terms of additional information that was recommended to be published and the action the Council is taking to comply with this. The new and extended requirements of the government's transparency code are developed around the three principles of demand led, open and timely. The report gave a summary of the publication areas covered that must be published both quarterly and annually. Members expressed concern about the volume of work and the resources required to provide the additional recommendations of this code.

RESOLVED: That the report be noted and a further report on the cost implications of carrying out this work be submitted to the next meeting of this Committee.

445 GRANT THORNTON PROGRESS UPDATE

Karen Murray on behalf of Grant Thornton submitted a report on their progress in delivering their responsibilities as external auditors. The paper also included a summary of the emerging national issues and developments that may be relevant and a number of challenge questions in respect of these emerging issues which Members may wish to consider. The report outlined that as at November 2014 the 2014/2015 Accounts Audit Plan would be completed in line with the agreed timetable. With regards to the interim accounts audit, the detailed timing would be agreed with the Head of Financial Services in due course, as will the work for the value for money conclusion.

With reference to the emerging issues, Karen Murray highlighted the CIPFA LAAP updates, and sections of the report on managing Council property assets; anti-fraud and corruption; the National Fraud Initiative; the right to report; and auditing of Parish Councils. With regard to the auditing of Parish Councils, concern had been expressed about the complexity of the government's new arrangements for Parish Council audits, to come into place from 2017, where the default option for all parishes would be to appoint their own auditors. Although the Borough Council does not have responsibility for Parish Councils, it was felt that this should be brought to their attention.

RESOLVED: That the Director of Resources write to the Parish Councils regarding the implications of the Government proposals for Parish Council audits following the closure of the Audit Commission.

446 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That the 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.

447 RISK MANAGEMENT – UPDATE ON RED RISKS

The Director of Resources submitted a report providing Members with an update on the current areas of high risks for the Council as identified on the risk register. Two of the red risks reported at the last meeting relating to the Core Strategy had now been downgraded to amber level as there was now less risk of issues arising around the evidence base given at the stage of the Examination. At the present time there were two red risks included on the register:

- Kerbside recycling and waste paper collection.
- Risks relating to costs associated with planning appeals.

Both of these risks were regularly considered by both the Community Services Committee and Planning and Development Committee.

RESOLVED: That the report be noted.

The meeting closed at 7.08pm.

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