

Minutes of Planning and Development Committee

Meeting Date: Thursday, 15 January 2015 at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

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

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

Also in attendance: Councillors R Newmark and R Elms.

496 APOLOGIES

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

497 MINUTES

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

498 DECLARATIONS OF INTEREST

There were no declarations of interest.

499 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION NO: 3/2014/0822/P (GRID REF: SD 360011 436102)
REPLAN FOR PLOTS 32-45 OF RESERVED MATTERS APPLICATION
3/2013/0307 INCLUDING ADDITON OF 3 NO. UNITS AT LAND OFF PRESTON
ROAD, LONGRIDGE

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. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in strict accordance with the proposals as detailed on the submitted drawings:
 - Revised site plan 809145/PL02/Rev A
 - MH/ORW/001
 - MH/ORW/002
 - MH/DAR/001
 - MH/DAR/002
 - MH/TRA/001
 - MH/TRA/002
 - MH/CRO/001
 - MH/CRO/002
 - MH/SG/001

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

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

REASON: In the interests of the visual amenities of the area in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version)

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

The approved landscaping scheme shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed

by the Local Planning Authority, whether in whole or part and shall be maintained thereafter for a period of not less than 15 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policies DMG1, EN2 and DME3 of Ribble Valley Core Strategy (Adoption Version).

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

REASON: To prevent the increased risk of flooding, both on and off site. In accordance with Policies EN2, EN4, DME2 and DME3 Ribble Valley Core Strategy (Adoption Version).

7. No development shall take place unless and until a suitable mechanism has been entered into and completed, to deliver the planning obligations pursuant to the grant of Planning Permission reference 3/2011/0316.

REASON: In order that the Local Planning Authority may ensure that the appropriate planning obligations are secured in accordance policies DMI1 and DMH1 of the Ribble Valley Core Strategy (Adoption Version).

NOTES

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

2. APPLICATION NO: 3/2014/0944/P (GRID REF: SD 373964 438141)
SUBSTITUTION OF HOUSE TYPE FOR 13 DWELLINGS APPROVED UNDER
PLANNING PERMISSION 3/2013/0771. LAND OFF MIDDLE LODGE ROAD,
BARROW, BB7 9WD.

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. Standard amended plans condition. (Full drawing list to be added to decision notice)

REASON: For the avoidance of doubt and to clarify which plans are relevant and to ensure that the development is carried out in accordance with the approved plans.

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

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

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development in accordance with Policies DMG1 and EN4 of the Ribble Valley Core Strategy (Adoption Version).

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

REASON: In the interests of the visual amenities of the area in accordance with Policy Policies DMG1 of the Ribble Valley Core Strategy (Adoption Version).

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1, DMG2 and DME4 of the Ribble Valley Core Strategy (Adoption Version), ensuring a satisfactory standard of appearance and given its location.

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

The approved landscaping scheme shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter for a period of not less than 15 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policies DMG1, EN2 and DME3 of Ribble Valley Core Strategy (Adoption Version).

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

systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To prevent the increased risk of flooding, both on and off site. In accordance with Policies EN2, EN4, DME2 and DME3 Ribble Valley Core Strategy (Adoption Version).

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

REASON: In the interests of Highway Safety and to prevent flooding. In accordance with Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy (Adoption Version).

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

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

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

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

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

12. Prior to any phase of the development being occupied a Framework Travel Plan for the whole development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, prior to the commencement of

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

REASON: To ensure a multi-modal transport provision for the development and reduce the traffic impact on the local road network, in the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

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

REASON: To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site in accordance with Policies EN5, DME3 and DME4 of the Ribble Valley Core Strategy (Adoption Version).

14. No development shall take place unless and until a suitable mechanism has been entered into and completed, to deliver the planning obligations pursuant to the grant of Planning Permission reference 3/2013/0771.

REASON: In order that the Local Planning Authority may ensure that the appropriate planning obligations are secured in accordance policies DMI1 and DMH1 of the Ribble Valley Core Strategy (Adoption Version).

NOTES

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

3. APPLICATION NO: 3/2014/0958/P (GRID REF: SD 362797, 444648)
NEW MACHINERY STORAGE SHED AT THE LAUND, BOWLAND WITH
LEAGRAM, PR3 3GS.

GRANTED subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

2. The permission shall relate to the development as shown on Drawing Numbers:

339/201 – Proposed Plan & Elevations, and,
339/202 – Proposed Site Plan.

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

3. The building hereby permitted shall not be used except for the purposes of agriculture at Laund Farm, Leagram Estate only as defined by section 336 of the Town and Country Planning Act 1990 (as amended).

REASON: To safeguard the amenities of the Forest of Bowland Area of Outstanding Natural Beauty in accordance with Key Statement EN2 of the Ribble Valley Core Strategy (Adopted Version).

INFORMATIVE:

1. The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 and The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA).

Only clean surface water from roofs and paved areas should be discharged to any surface water soakaway

5. APPLICATION NO: 3/2014/1044/P (GRID REF: SD 370064 433182)
PROPOSED CHANGE OF USE FROM GARDEN CENTRE TO OFFICE AND
RETENTION OF SOME EXISTING STORAGE AT CARR HALL GARDEN
CENTRE, WHALLEY ROAD, WILPSHIRE, BB1 9LG

The Head of Planning Services reported additional letters of objection had been received and that the County Surveyor had requested an addition regarding interactive signage.

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the development as shown on drawing numbers SK012 REVA, SK03 REVA and revised site plan received on 26 November 2014 and layout plan received 16 December 2014.

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

3. Prior to commencement of development precise details of the parking area and storage compounds, which shall include the height of any external pallets and associated products shall be submitted to and approved in writing by the Local Planning Authority and thereafter retained for that purpose in perpetuity.

REASON: In order to ensure adequate storage and parking areas are shown to comply with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

4. The use of the premises in accordance with this permission shall be restricted to the hours between 0700 to 1900 on weekdays and 0800 to 1300 on Saturdays and there shall be no operation on Sundays or bank holidays.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version. 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. 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, if deemed appropriate;
- 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) Measures to ensure that construction vehicles do not impede adjoining accesses.

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

REASON: In order to ensure safe working practices on or near the highway in the interests of safety and in the interests of the amenities of nearby residents in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

6. Prior to commencement of use, a scheme for improvements to the footway extension and upgrading of bus stops on the A66 and details of interactive highway signage if necessary, shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved scheme.

REASON: In the interests of highway safety and to encourage sustainable transport in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

7. Prior to commencement of development precise details of the external storage area and nature of plant and machinery stored shall be submitted to and approved in writing by the Local Planning Authority. The external storage area shall remain ancillary to the main office use and not become a separate planning unit.

REASON: In order for the Local Planning Authority to effectively control the nature of the development.

NOTES

1. In accordance with condition 6 the applicant is advised that it will be necessary to enter into a Section 278 Agreement with Lancashire County Council to secure the improvements which would include the interactive signage if deemed appropriate following a speed survey of the area.

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

6. APPLICATION NO: 3/2014/0961/P (GRID REF: SD 376477 455930)
PROPOSED NEW BUNGALOW WITH GARAGE TO PROVIDE SUITABLE
ACCOMMODATION FOR A DISABLED CHILD AT SKIRDEN HALL FARM,
TOSSIDE, BD23 4SX

The Head of Planning Services reported that the Parish Council raised no objections and supported the scheme and an additional letter of support.

REFUSED for the following reason(s):

1. The proposed erection of a new dwelling in the open countryside in a location that is distant from any significant services or facilities would represent unsustainable development contrary to the requirements of NPPF and contrary to Key Statements DS1 (Development Strategy), DS2 (Presumption in Favour of Sustainable Development), EN3 (Sustainable Development and Climate Change) and Policy DMH3 (Dwellings in the Open Countryside and AONB) of the Ribble Valley Core Strategy (Adopted Version). A permission for the development would undermine the Council's Development Strategy as defined in the adopted Core Strategy.
2. Permission for the proposed development would create a harmful precedent for the acceptance of other proposals for dwellings in isolated locations which would have an adverse impact on the implementation of the 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 Waddington spoke in favour of the above application).

7. 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

DEFERRED AND DELEGATED to the Director of Community Services for approval following the satisfactory completion of a legal agreement (in the terms described in the Section 106 Agreement sub-heading of this report) within 2 months from the date of this Committee meeting 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 DMG1 of the Core Strategy (Adopted Version).

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 Policy DMG1 of the Core Strategy (Adopted Version) 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 DMG1

of the Core Strategy (Adopted Version) 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 DMG1 of the Core Strategy (Adopted Version) 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 DMG1 and DME3 of the Core Strategy (Adopted Version).

12. 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.

13. 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 DMG1 and DME2 of the Core Strategy (Adopted Version).

14. 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 DMG1 and DME3 of the Core Strategy (Adopted Version).

15. 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.

16. 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 DMG1 of the Core Strategy (Adopted Version).

17. 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.

18. 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 DME3 of the Core Strategy (Adopted Version).

19. 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.

20. No development shall take place until a check for nesting birds has been undertaken if vegetation removal is to take place between 1st March to 31st

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).

21. 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 details 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.

22. 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 DMH3 of the Core Strategy (Adopted Version) and the advice contained in Section 6 'Delivering a wide choice of high quality homes' of the National Planning Policy Framework.

23. 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 others in the locality of the site are appropriately protected from any potential adverse effects of the development.

24. 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 DMG1 of the Core Strategy (Adopted Version).

25. 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 DMG1 of the Core Strategy (Adopted Version).

26. 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 DMG1 of the Core Strategy (Adopted Version).

27. 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 DMG1 of the Core Strategy (Adopted Version).

- 28. No phase or part of the development hereby approved shall be occupied or opened for trading until details of this developer's contribution to and programming of the offsite highway works and works required for improved access at the junction of Waterloo Road and Shawbridge Street have been determined 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.

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 DMG1 of the Core Strategy (Adopted Version).

- 29. 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 DMG1 of the Core Strategy (Adopted Version).

- 30. 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 DMG1 of the Core Strategy (Adopted Version).

31. 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 DMG1 of the Core Strategy (Adopted Version).

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.

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

8. APPLICATION NO: 3/2014/0742/P (GRID REF: SD 374170 441987)
OUTLINE APPLICATION FOR MATTERS OF ACCESS ONLY FOR THE
ERECTION OF UP TO 19 NO. DWELLINGS WITH ACCESS OFF PIMLICO
ROAD. LAND OFF PIMLICO ROAD CLITHEROE, BB7 4PZ.

The Head of Planning Services reported three more letters of objection and clarified the policy with regard to open space and the latest housing requirements.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within 2 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 two months and subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
 - (a) The expiration of three years from the date of this permission; or
 - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

RESERVED MATTERS

2. The submission of reserved matters shall include 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 unless agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority can ensure that the development responds appropriately to the topography of the site and in the interests of the appearance of the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Submission Version as proposed to be modified).

3. The submission of reserved matters shall be accompanied by an acoustic survey. For the avoidance of doubt the survey shall determine the internal noise levels within habitable rooms and at the boundaries of any residential dwellings and provide suggested adequate mitigation measures where necessary.

REASON: In the interests of protecting the residential amenity of future occupiers from noise and disturbance in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

CONSTRUCTION MANAGEMENT

4. 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 routeing 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 DMG1 of the Ribble Valley Core Strategy (Adopted Version).

LANDSCAPE/ECOLOGY

5. 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.

REASON: To protect and conserve the habitats of species of conservation concern in accordance with Policies DMG1 and EN4 of the Ribble Valley Core Strategy (Adopted version).

6. No site clearance, site preparation or development work shall take place until a scheme of site/street 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, 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 Policies DMG1 and EN4 of the Emerging Core Strategy (Adopted Version).

7. 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).

8. No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting 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 DMG1 and EN4 of the Ribble Valley Core Strategy (Adopted Version).

9. No development shall take place until the mitigation proposals for the protection of bats and birds as contained within EXTENDED PHASE 1 HABITAT STUDY (Simply Ecology Ltd) Dated April 2014, have been submitted to and agreed in writing by the Local Planning Authority. The agreed measures shall be implemented in full prior to the commencement of the development, 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 DMG1 and EN4 of Ribble Valley Core Strategy (Adopted version).

HIGHWAYS

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

REASON: To ensure that satisfactory access is provided to the site before the construction of the development hereby permitted commences in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted version).

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

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

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

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

REASON: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted version).

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

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted version).

FLOOD RISK/DRAINAGE

14. 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.

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 in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted version).

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

501

ITEMS DELEGATED TO DIRECTOR OF COMMUNITY SERVICES UNDER SCHEME OF DELEGATED POWERS

The following proposals have been determined by the Director of Community Services under delegated powers:

APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0152/P	Repair and refurbishment of existing dwelling	Bell Sykes Farm Catlow Road, Slaidburn
3/2014/0753/P	Substitution of plots 12-15 of application 3/2013/0747/P with 5 No houses	Wilkinsons Haulage Yard and adjacent land Whalley Road Billington
3/2014/0795/P	Detached garage within residential curtilage	Plantation House Chipping Road Chaigley
3/2014/0805/P	Hanging sign mounted on a single pole. Fascia sign to replace existing one under front window	Chipping Farm Shop Ltd, Wilsden Garstang Road Chipping
3/2014/0836/P	Proposed alterations to existing garden room to create traditional cat slide, lean-to roof and alterations to master bedroom. Opening in gable wall onto concealed viewing deck	The Barn High House Farm Higher Road Longridge
3/2014/0858/P	Extension of two storey rear extension and dormer to side	37 Chaigley Road Longridge
3/2014/0927/P	Replacement of two front, first floor, circular, timber windows with transom rail one third/two thirds opening with two new circular, timber windows without transom rail, fully opening	Marl Hill Barn Easington Road Cow Ark
3/2014/0966/P	Erection of timber outbuilding for storage in connection with pub/restaurant	Spread Eagle Mellor Lane Mellor
3/2014/1050/P	Security fence approximately 2,000m long to site entrances, reception building and gatehouses, and alterations to footways within the confines of	British Aerospace Systems, Samlesbury Aerodrome Balderstone (LDO)

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0540/P	Conversion of agricultural barn into two dwellings	Barracks Farm Chipping Road Chaigley	Policies G1, G5, H2, H15, H16, H17, ENV1 and ENV7 of the DWLP and Key Statements/Policies DS1, DS2, EN2, EN5, DMG1, DMG2, DME2, DME3, DME4, DMH3 and DMH4 – Unsustainable development due to the isolated location of the site; and detrimental effects upon the appearance and character of the traditional barn, the amenities of existing and the future residents, and species protection/conservation.
3/2014/0607/P	Redevelopment of existing equestrian centre to form horse stables and livery, indoor arena and external riding area, including the demolition of the existing dilapidated building	Trapp Lane Read	Policies G1, ENV3, EN2, DMG1, DME2 and NPPF – Inappropriate scale, design and massing leading to detrimental effects on visual and residential amenity.

3/2014/0805/P	Individual letters mounted under the stone façade (not to be illuminated)	Chipping Farm Shop Ltd Wilsden Garstang Road Chipping	Key Statement EN2 and Policy DMG1 – Detrimental to visual amenity.
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504 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0925/P	Certificate of Lawfulness for an existing use of occupation of the dwelling by persons not satisfying condition 2 of application 3/1991/0313	Croft House Twitter Lane Waddington

505 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 18/12/14	23	With 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 Applicants Solicitor
3/2014/0779	Land off Dale View Billington	16/10/14	18	With LCC
3/2014/0188	Victoria Mill Watt Street, Sabden	13/11/14	40	With Planning
<u>Non Housing</u>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures, draft 106 received from LCC

506 APPEALS

<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>
3/2013/0722 U	16/05/14	Englands Head Farm Paythorne	WR		Awaiting decision
3/2014/0394 R	23/07/14	Stoneroyd Haugh Ave Simonstone	HH		Awaiting decision

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry /Hearing</u>	<u>Progress</u>
3/2014/0235 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		Appeal dismissed 25/11/14
3/2013/1023 U	29/08/14	Land off Kingsmill Avenue, Whalley	WR		Awaiting decision
3/2014/0537 R	29/09/14	Pinfold Cottage Tosside	WR		Awaiting decision
3/2014/0075 R	24/09/14	Sheepfold Farm Balderstone	WR		Awaiting decision
3/2014/0550	01/10/14	Bradyll House Franklin Hill Old Langho	WR		Awaiting decision
3/2014/0501 R	07/10/14	Land at Longsight Rd Copster Green	WR		Awaiting decision
3/2014/0151 Cond	08/10/14	Lower Abbott House Farm, Mellor	WR		Awaiting decision
3/2014/0605 R	09/10/14	Land off Pendle Street East Sabden	WR		Awaiting decision
3/2014/0462 R	10/10/14	Land adj Glen View Longridge	WR		Awaiting decision
3/2014/0535 R	10/10/14	Oaklands Longsight Rd Clayton le Dale	WR		Awaiting decision
3/2014/0143 R	10/10/14	Land adj 52 Chapel Hill Longridge	WR		Awaiting decision
3/2014/0692 R	20/10/14	11 The Old Stables Mitton Road, Whalley	HH		Awaiting decision
3/2014/0419 R	04/11/14	7 Whins Lane Simonstone	WR		Questionnaire docs sent 10/11/14
3/2013/0442 R	05/11/14	Woodfield Farm Longsight Road Clayton le Dale	WR		Questionnaire docs sent 11/11/14
3/2014/0804 R	11/11/14	22 Wellgate Clitheroe	WR		Questionnaire docs sent 26/11/14

<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>
3/2014/0711 R	18/11/14	5 Cowper Place Sawley	CB		Questionnaire docs sent 24/11/14
3/2014/0705 R	Awaiting validation by PINS	Meadows Farm Worston	AB		
3/2014/0464 R	Awaiting validation by PINS	60 Taylor Street Clitheroe			
3/2014/0793 R	Awaiting validation by PINS	Talbot Fold Barn Talbot Bridge Bashall Eaves			
3/2014/0592 R	Awaiting validation by PINS	The Moorcock Inn Slaidburn Road Waddington			
3/2014/0517	Awaiting validation by PINS	Land to the north of Dilworth Lane Longridge			

507 OBSERVATIONS TO ANOTHER LOCAL AUTHORITY – OUTLINE APPLICATION FOR UP TO 150 DWELLINGS WITH ASSOCIATED OPEN SPACE AND LANDSCAPING WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS TO LAND OFF PRESTON ROAD, GRIMSARGH, PRESTON

The Director of Community Services submitted a report requesting Committee's views in relation to an outline application for up to 150 dwellings on land off Preston Road, Grimsargh that is to be determined by Preston City Council. given the proximity of the site to the borough boundary, there is likely to be some impact on the locality in terms of traffic generation and potential impacts on the demand for services within Longridge. It was important that Members assess the proposal in relation to the policies in our own Core Strategy and whilst the works proposed would bring the built settlement edge of Grimsargh closer to the common boundary division, it was not considered that the principle of the proposal would have significant impact on this Council's strategic policies.

RESOLVED: That Committee

1. advise Preston City Council that Ribble Valley Borough Council request that detailed consideration be given to the advice of Lancashire County Council highways and in particular the cumulative impact of previously approved developments in Preston North and Ribble Valley; and
2. note the comments from Ribble River Trust in relation to the adequacy of the ecological approval.

508 REVISED REVENUE BUDGET 2014/2015

The Director of Resources submitted a report asking Committee to agree a revised revenue budget for 2014/2015. Numerous variations to the budget had become apparent as the year progressed, particularly through the budget monitoring process. The revision of the estimates for the current financial year allowed a better assessment of the level of movement anticipated within earmarked reserves and balances and allowed a better forecast for the coming financial year. The 2014/2015 budget included provision for price increases of 2.7% and a pay increase of 1%. The significant variances between the revised and original estimate was set out for Committee's information. The difference between the revised and original estimate is a decrease in net expenditure of £119,920 after allowing for transfers to and from earmarked reserves.

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

509 ORIGINAL REVENUE BUDGET 2015/2016

The Director of Resources submitted a report asking Committee to agree a draft revenue budget for 2015/2016 for consideration at Special Policy and Finance Committee. The three year forecast to Policy and Finance Committee in September showed that significant reductions to the budget of £513,000 and £900,000 would be necessary for 2015/2016 and 2016/2017 based on our indicative grant allocation, following a consultation in the summer and forecast future grant allocation reductions.

Our provisional settlement funding assessment announced on 18 December 2014 is £2,240,595 for 2015/2016. This was a reduction of 14% in our core government funding. The Budget Working Group was meeting regularly to consider the Council's budget for next year and had suggested four options to address the budget shortfall.

- Whether the Council Tax should be increased for 2015/2016
- Examination in detail of underspends and overspends to ensure the base budget is accurate
- Consider increasing the amount of new homes bonus used to finance the revenue budget
- Examination of how much business rates growth can be realistically relied upon

The draft revenue budget for 2015/2016 had been prepared on the current levels of service allowing for a settled pay award of 2.2% spread over two years and price increases of 2%. The report outlined in detail the individual budget areas for this Committee, along with comments on reasons for the main variances.

The draft budget was also summarised in two ways: cost of the service provided by the Committee and types of expenditure and income. Fees and charges for

this Committee had been agreed in October 2014 and had been increased by an average of 2%.

Overall, the original budget for 2015/2016 showed an increase in net expenditure of £4,890 compared with 2014/2015, or £6,140 after allowing for transfers to and from earmarked reserves.

RESOLVED: That Committee agree the revenue budget for 2015/2016 as outlined in the report to be submitted to Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

510 APPEALS

- a) 3/2014/0692 – Erection of single storey extension to rear of 11 The Old Stables, Mitton Road, Whalley – appeal allowed with conditions.

511 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 8.40pm.

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