



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, 3 MARCH 2015** at **6.30PM**.

CHIEF EXECUTIVE
23 February 2015

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 **16 December 2014**.
5. Mayoral Communications.
6. Statutory Budget Consultation with Non-Domestic Ratepayer Representatives and Voluntary Organisations – report of Director of Resources – to be circulated at the meeting.
7. Revenue Budget 2015/2016 and Capital Programme 2015/2018 and setting the Council Tax for each Category of Dwelling in the Council's' area for 2015/2016 – copy enclosed.

NB. In accordance with the Local Authorities (Standing Orders) (England) (Amendment) Regulations 2014 the Council is required to formally record votes on this item.

8. Leader's Report and Question Time.
9. To receive and consider, where appropriate, the minutes of the following Committee meetings now circulated (items marked *** are referred to Council for decision).

COMMITTEE MEETINGS: 16 DECEMBER 2014 TO 12 FEBRUARY 2015			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
COUNCIL	16 DEC	1 – 4	448 – 457
PLANNING & DEVELOPMENT	18 DEC	5 – 26	458 – 475

COMMITTEE MEETINGS: 16 DECEMBER 2014 TO 12 FEBRUARY 2015			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
COMMUNITY	13 JAN 2015	27 – 34	476 – 495
PLANNING & DEVELOPMENT	15 JAN	35 – 65	496 - 511
PERSONNEL	21 JAN	66 – 68	512 - 523
HEALTH & HOUSING	22 JAN	69 – 76	524 – 541
POLICY & FINANCE	27 JAN	77 – 85	542 – 567
PARISH COUNCIL LIAISON	29 JAN	86 – 89	568 – 574
LICENSING	NO MEETING	---	---
SPECIAL POLICY & FINANCE	10 FEB	90 – 95	575 – 582
PLANNING & DEVELOPMENT	12 FEB	96 – 110	583 – 605
ACCOUNTS & AUDIT	NO MEETING	---	---

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, 16 December 2014, starting at 6.30pm
Present: Councillor EMH Ranson (Chairman)

Councillors:

P Ainsworth	G Mirfin
J E Alcock	R Newmark
R Bennett	M Robinson
S Bibby	J Rogerson
I Brown	I Sayers
S Brunskill	R E Sherras
P Dowson	D T Smith
J B Hill	R Swarbrick
T Hill	D Taylor
B Hilton	M Thomas
K Hind	R J Thompson
S A Hirst	N C Walsh
J Holgate	J White
S Hore	A Yearling
A M Knox	

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

448 PRAYERS

The Mayor's Chaplin, the Rev Roger Wood, opened the meeting with prayers.

449 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Carefoot, R J Elms, R Hargreaves, K Horkin, S Knox, R Moores, L Rimmer, C Ross, G Scott and J Shervey.

450 DECLARATIONS OF INTEREST

There were no declarations of interest.

451 PUBLIC PARTICIPATION

There were no items of public participation.

452 COUNCIL MINUTES

The minutes of the meeting of the Council held on 7 October 2014 were confirmed as a correct record and signed by the Chairman.

453 MAYORAL COMMUNICATIONS

The Mayor reported that he had attended over 60 engagements since the last meeting. During that period he had attended a number of Remembrance

Services and Parades and the dedication of additional names to the War Memorial at Simonstone. He was pleased to report that he had completed the planting of 38 Oak trees across the borough to commemorate the 100th anniversary of the outbreak of World War I, with the last tree being planted by His Royal Highness the Duke of Kent in the Castle grounds.

The Mayor confirmed that his “beating the bounds” walk had now reached Longridge and would continue in the New Year. He encouraged everyone to join him on the walks.

Finally the Mayor thanked all those who had helped and supported him throughout the year.

The Mayor ended by wishing everybody a Merry Christmas.

454

CORE STRATEGY ADOPTION

Consideration was given to the written report of the Chief Executive seeking Council’s agreement to the adoption of the Core Strategy, along with the recommended Main Modifications as laid out in the Appendix to the Planning Inspector’s report. The Chairman of Planning and Development Committee, Councillor T Hill, spoke in support of the recommendation and paid tribute to all officers who had worked on the strategy and passed on his thanks for all their hard work and efforts.

RESOLVED: That

1. the Core Strategy and Main Modifications recommended by the Inspector be adopted;
2. the Chief Executive be authorised to undertake the necessary steps for the adoption process to be completed;
3. Authority be delegated to the Head of Regeneration and Housing to make any final minor modifications to the document; and
4. the Council endorse the proposal to review the Local Development Scheme and monitoring procedures as set out in Section 3 of the report, with any subsequent monitoring reports to be considered by Planning and Development Committee.

455

LEADER’S REPORT

The Leader began by identifying the key challenges for the New Year in 2015 and particular in relation to two areas. Firstly he identified that the recent Autumn Statement would have a significant impact on the Council’s strategic financial planning going forward in 2015 and beyond.

Secondly the Leader reported on recent discussions concerning the potential creation of a combined authority for Lancashire. He confirmed that further discussions were scheduled for the New Year and that he had asked the Chief Executive to hold a full briefing session for all Members on the matter in January. He stressed that the concept of a combined authority was not a proposal for a

unitary council but rather a coming of together of authorities across Lancashire to work together at a strategic level.

The Leader also added his congratulations and thanks to officers and Members for the finalisation of the Core Strategy.

The Leader ended by wishing everyone a happy and peaceful Christmas and a prosperous New Year.

456 LEADER'S QUESTION TIME

The Leader of the Opposition, Councillor A Knox, noted that figures suggested that 13% of children in the Ribble Valley would be living in poverty over Christmas and asked what policies would the Council pursue in the coming year to reduce that figure?

The Leader thanked Councillor Knox for his question and noted that child poverty was a concern to all and especially at this time of year. He did however wish to put things in perspective and reminded Members that Ribble Valley was in the top 10 of Local Authorities with the lowest levels of child poverty in the UK. He confirmed that the Council would continue to provide the right environment for businesses to prosper and for residents to enjoy good schools, good services and good housing. In addition it would support and create employment opportunities, maintain a low level of Council Tax, provide an efficient benefits service for those in need and continue to support community and voluntary organisations, all of which were measures which could help to address poverty.

457 COMMITTEE MINUTES

(i) Community Services Committee – 14 October 2014

Councillor J Rogerson submitted a written question under Standing Order 9 regarding public toilet facilities in Longridge. He asked for a commitment from the Council to invest in the development of the toilets in Berry Lane, Longridge on a similar level to that which had been invested in Clitheroe and Chipping.

The Chairman of the Committee, Councillor Thompson, thanked Councillor Rogerson for his question. He reminded Members that there had been considerable and extensive debate before the Council had taken the decision to close 8 toilet stations across the borough due to cost saving measures but he also highlighted the success of alternative arrangements eg the community toilet scheme. He was mindful that a similar creative approach may be needed in the future as finances continued to be restricted.

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

(ii) Planning and Development Committee – 16 October 2014

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

(iii) Personnel Committee – 22 October 2014

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

(iv) Health and Housing Committee – 23 October 2014

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

(v) Policy and Finance Committee – 28 October 2014

RESOLVED: That the minutes of the above meeting be received with the exception of Minute Number 385 – Financial Regulations.

Minute 385 – Financial Regulations

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

RESOLVED: That the revised Financial Regulations be accepted.

(vi) Parish Council Liaison Committee – 30 October 2014

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

(vii) Licencing Committee – 4 November 2014

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

(viii) Planning and Development Committee – 13 November 2014

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

(ix) Accounts and Audit Committee – 19 November 2014

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

The meeting closed at 7.30PM

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

MS/CMS/COUNCIL/16 DEC 15

Minutes of Planning and Development Committee

Meeting Date: Thursday, 18 December 2014, starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

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

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

Also in attendance: Councillor S Hore and N Walsh.

458 APOLOGIES

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

459 MINUTES

The minutes of the meeting held on 13 November 2014 were approved as a correct record and signed by the Chairman, with the following amendment – Minute 426 (8) reads 'proposed development' rather than 'proposal development'.

460 DECLARATIONS OF INTEREST

There were no declarations of interest.

461 PUBLIC PARTICIPATION

There was no public participation.

462 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2014/0940/P (GRID REF: SD 364922 438183)
CHANGE OF USE OF GARAGE/HOME OFFICE TO RESIDENTIAL DWELLING
(RESUBMISSION OF 3/2012/0708P FOR ELEVATIONAL CHANGES) AT NEW
ROW COTTAGES, CLITHEROE ROAD, KNOWLE GREEN, PR3 2YS

RECOMMENDATION: That planning permission be GRANTED subject to the following condition(s):

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 no.

02 - Proposed Block Plan and Location Plan - received 6th October 2014
002 Rev A - Ground Floor Plan & Elevations - received 27th November 2014

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1, EN2 and DME2 of the Ribble Valley Core Strategy adopted version.

4. All doors and windows shall be framed in timber and retained as such in perpetuity.

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, EN2 and DME2 of the Ribble Valley Core Strategy adopted version.

5. In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

REASON: To ensure that in the event that any bats are present there will be no adverse effects on the favourable conservation status of a bat population in accordance with Policy DME3 of the Ribble Valley Core Strategy adopted version.

2. APPLICATION NO: 3/2014/0755/P (LBC) (GRID REF: SD 364931 429867)
PROPOSED IMPROVEMENT WORKS TO EXISTING EXTENSION TO GRADE II LISTED HISTORIC BUILDING AT MELLOR LODGE, PRESTON NEW ROAD, MELLOR, BLACKBURN

RECOMMENDATION: That listed building consent be refused for the following reason:

The proposal would be of substantial harm to the special architectural and historic interest and significance of the listed building because of the scale, height, materials and fenestration and door design (including surrounds) of the proposed extension and the retention of inappropriate fenestration in the historic build. This is contrary to the National Planning Policy Framework Paragraph 17 (conserve heritage assets in a manner appropriate to their significance), Paragraph 131 (development sustaining and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness), Paragraph 60 (promoting and reinforcing local distinctiveness) and Paragraph 132 (great weight to conservation) and Policies DME4 and DMG1 of the Ribble Valley Core Strategy (adopted version).

(Mr Lewis – Pierpoint spoke in favour of this application.)

3. APPLICATION NO: 3/2014/0846/P (GRID REF: SD 374067 438461)
OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR
THE ERECTION OF 167 RESIDENTIAL DWELLINGS WITH ACCESS AND
ASSOCIATED LANDSCAPING FOLLOWING DEMOLITION OF NO 23 AND 25
OLD ROW, AT LAND AT 23-25 OLD ROW, BARROW

RECOMMENDATION: That outline planning permission be refused for the following reasons:

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 Ribble Valley Core Strategy adopted version. 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 and DMG2 of the Ribble Valley Core adopted version as proposed to be modified and the National Planning Policy Framework.
2. The majority of the application site (approximately 6 hectares) has the benefit of an extant planning permission for employment generating B1, B2 and B8 commercial uses. That extant permission is compliant with the intention of the Council's Core Strategy (Key Statement DS1) that 'strategic employment opportunities will be promoted through the development of the Barrow Enterprise Site as a main location for employment'. A permission for residential development on this site would cause harm to the future growth prospects within the local economy and would seriously undermine the delivery of the economic aspects of the Core Strategy. For these reasons, the

proposal would be contrary to Key Statements DS1, DS2, EC1 and EN3 and Policies DMG2 and DMB1 of the Ribble Valley Core adopted version; and would also be contrary to the sustainability requirements of NPPF.

3. The proposed development would result in a significant increase in vehicle flows to and from the existing highway network from the proposed access point on to Whalley Road. The submitted Transport Assessment is not sufficiently comprehensive and does not fully assess the impact of the proposed development upon traffic conditions on the local highway network. The granting of outline planning permission at this stage is therefore considered to be detrimental to highway safety contrary to Policy DMG1 of the Ribble Valley Core Strategy adopted version.
4. The proposal would create a harmful precedent for the acceptance 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.

(Mrs J Brown spoke against this application.)

4. 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 commented that 67 new letters in relation to this application had been received, 64 of which were against the application.

REFUSED for the following reasons:

1. The proposal is harmful to the special architectural and historic interest, significance and setting of both Kirk Mill (Grade II listed) and Kirk House (Grade II listed; former mill owner's house; immediately adjacent to Kirk Mill). This is because of the loss and alteration of important historic fabric, plan

form and design at Kirk Mill, the addition of poorly designed and inappropriate extensions to Kirk Mill and the intrusion of poorly designed and inappropriate development into the setting of both listed buildings. This is contrary to the National Planning Policy Framework, and Policies DME4, DMG1, DMB2 and DMB3 Ribble Valley Core Strategy adopted version.

2. The proposal is harmful to the character and appearance, significance, setting and views into and out of Kirk Mill Conservation Area and Chipping Conservation Area. This is because of the intrusion upon and coalescence of the conservation areas from poorly designed and inappropriate development. This is contrary to the National Planning Policy Framework and Policies DME4, DMG1, DMB2 and DMB3 of the Ribble Valley Core Strategy adopted version.
3. The proposal would lead to significant development in an unsustainable location contrary to Key Statements DS1, DS2, EC1 and Policies DMG2, DMH3 and DMB1 of the Ribble Valley Core Strategy adopted version. This harm is not outweighed by the regeneration benefits of the scheme and the housing part of the development does not meet the requirements for affordable housing or community contributions. Approval of the application without sufficient justification would therefore lead to the creation of a range of hotel/leisure uses and up to 60 residential dwellings with associated infrastructure works in the open countryside without sufficient justification which would cause harm to the development strategy for the borough as set out in the Ribble Valley Core Strategy adopted version leading to unsustainable development.
4. Given the location, size, intensity, nature and design of the proposed Kirk Mill redevelopment works and associated housing proposals they would be an incongruous feature that would result in the loss of landscape fabric. The proposal would not contribute to, or be in keeping with, the landscape character of the Area of Outstanding Natural Beauty and would cause visual harm, thereby failing to conserve or enhance the natural beauty of the area. No exceptional circumstances have been provided to justify this 'major development' within the Forest of Bowland Area of Outstanding Natural Beauty and thus the proposal is considered contrary to Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan, Key Statement EN2 and Policies DMG1, DME2, DMB2 and DMB3 of the Ribble Valley Core Strategy adopted version and the environmental role of the NPPF which seek to ensure that development proposals contribute to, protect and enhance the environment.

(Mrs Hunter spoke in favour of the application.)

(Mr Hunt spoke against the application.)

(Councillor S Hore was given permission to speak on this item.)

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

RECOMMENDATION: That the application be DEFERRED and DELEGATED to the Director of Community Services for outline approval following the satisfactory completion of a Legal Agreement within a period of one month from the date of this decision as outlined in the Section 106 Agreement sub-heading within this report and subject to the following conditions and authorise minor changes to the reasons of the conditions that may result from the adoption of the Core Strategy:

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

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the access, layout, scale, appearance and landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

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

REASON: To define the scope of the permission and to ensure that the development complies with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

4. Any reserved matters application shall include a detailed arboricultural assessment/tree constraints plan that shall indicate how the existing trees have informed the detailed layout that has been submitted for reserved matters approval. The details shall include a plan to a scale and level of

accuracy appropriate to the proposal that shows the position of every tree on site with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres, and also the details of all hedgerows within the site and on its boundaries.

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

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

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

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

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

REASON: In order to ensure that the detailed layout of the development has been informed by the location and condition of existing trees and to ensure that trees of visual amenity value are given maximum physical protection from the adverse effects of development in order to comply with Policies DMG1 and DME1 of the Ribble Valley Core Strategy adopted version.

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

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

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

REASON: To protect the bird/bat population from damaging activities and reduce or remove the impact of development in order to comply with Policy DME3 of the Ribble Valley Core Strategy adopted version.

6. Any reserved matters application shall include details of all proposed artificial external lighting. The details shall include the type, location, intensity and direction of all proposed lighting; and shall also include details of mitigation measures designed to reduce the impact of artificial lighting on protected species or species of conservation concern, identified and/or other named species.

REASON: In order to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of any protected species or species of conservation concern in order to comply with Policy DME3 of the Ribble Valley Core Strategy adopted version.

7. Any removal of vegetation including trees and hedges associated with the development hereby permitted in outline shall be undertaken outside the nesting bird season (March - August inclusive). Any removal of vegetation out with the nesting bird season shall first be agreed by the Local Planning Authority and shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds, and to protect the bird population from damaging activities and reduce or remove the impact of development in order to comply with Policy DME3 of the Ribble Valley Core Strategy adopted version.

8. No part of the development hereby permitted in outline shall be commenced until a non-native species removal and disposal method statement has been submitted to and agreed in writing by the Local Planning Authority. The details of which shall include details of the eradication and removal from the site all Japanese Knotweed and Himalayan Balsam.

REASON: To ensure that there is no risk of further spread of a non-native plant species and to ensure that there are no residue non-native plant species parts remaining in order to comply with Policy DME3 of the Ribble Valley Core Strategy adopted version.

9. No part of the development hereby permitted in outline shall commence until a water vole and great crested newt survey has been carried out during the optimum period, and details of its findings, including all protection and mitigation measures for non-disturbance and protection of all streams and watercourses, has been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to ensure that the streams and watercourses are protected against spillage incidents and pollution that may arise during construction works.

REASON: To ensure that the development is not detrimental to the ecological wildlife value of the watercourse that crosses the site and to comply with Policy DME3 of the Ribble Valley Core Strategy adopted version.

10. The development hereby permitted in outline shall not be commenced until details of the landscaping of landscape buffers around habitat zones have been submitted to, and approved in writing by, the Local Planning Authority. The details shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, including details of any changes of level or landform and the types and details of all mammalian friendly fencing and screening.

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

REASON: In the interests of visual amenity and to ensure that the development provides appropriate habitat protection and mitigation measures and enhances biodiversity value in order to comply with Policies DMG1 and DME3 of the Ribble Valley Core Strategy adopted version.

11. The development hereby permitted in outline shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (Ref: P4558-Rev003 dated 5 July 2013) and the following mitigation be filled within the FRA:

Limiting the surface water run-off from the site to a maximum of its 17l/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off site.

The mitigation measures shall be fully implemented prior to occupation of any dwelling and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

REASON: To prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in order to comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

12. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate that the surface water run-off generated up to and including the 1:100 year 6 hour critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed

and shall also include details of how the scheme shall be maintained and managed thereafter in perpetuity.

REASON: To prevent the risk of flooding both on and off site and to comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

13. No development shall take place until a scheme for the provision and management of a minimum of 5m buffer zone alongside Pimlico watercourse has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing by the Local Planning Authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision.

REASON: To protect and enhance the Pimlico watercourse as a wildlife corridor and key green infrastructure asset and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy adopted version.

14. Any reserved matters application shall include detailed plans for any footbridge that is proposed to be erected over the Pimlico watercourse.

REASON: In order to ensure the retention of a continuous buffer strip of broadly natural character, providing a corridor for the passage of wildlife and reduce of pollution from run-off, and in the interests of visual amenity and to comply with Policies DMG1 and DME3 of the Ribble Valley Core Strategy adopted version.

15. The development hereby permitted in outline shall not be commenced until a scheme for the disposal of foul waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. Within the scheme, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory form of development including the satisfactory treatment and disposal of foul drainage in order to comply with the requirements of Policy DMG1 of the Ribble Valley Core Strategy adopted version.

16. Prior to the commencement of development, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall provide details of:
 - i) Sustainable travel options for journeys to and from work for the site operatives, including pedestrian routes, travel by bicycles, journeys by train, car sharing schemes and other opportunities to reduce journeys by motor car.

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

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

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

17. Prior to the commencement of development, an intrusive ground investigation shall be carried out as recommended and described in Section 7 (Recommendations) of the Preliminary Risk Assessment Report by Thomas Consulting (ref. P4459-01-R1 dated October 2013) that was submitted with the outline application; and a report of the findings of the investigation shall be submitted for the written approval of the Local Planning Authority. Any mitigation measures that are found to be necessary shall be carried out to the satisfaction of the Local Planning Authority prior to the commencement of development. In the event that unforeseen problems arise during construction works, the Local Planning Authority shall be informed and shall advise in writing on any appropriate remediation/mitigation measures that the developer will be required to implement.

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

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

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

19. Prior to the first occupation of the development hereby permitted in outline, the existing access on to Chatburn Road shall be physically and permanently closed and the existing footway and kerbing of the vehicular crossing shall be reinstated with the Lancashire County Council Specification for Construction of Estate Roads.

REASON: To limit the number of access points to, and to maintain the proper construction of the highway in the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

20. No part of the development hereby permitted in outline shall be commenced until all the highway works that facilitate construction traffic access have been constructed in accordance with a detailed scheme that has first been submitted to and approved in writing by the Local Planning Authority.

REASON: To enable all construction traffic to enter and leave the premises in a safe manner in the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

21. No part of the development hereby permitted in outline shall be occupied until all the off-site highway works have been constructed in accordance with the scheme that shall have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works in the interest of highway safety and to comply Policy DMG1 of the Ribble Valley Core Strategy adopted version.

22. Prior to commencement of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) including the proposed area of public open space on the north western part of the site, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall also provide precise details of any play equipment and its maintenance and indicate a timescale when any such equipment will be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved.

REASON: In the interests of residential and visual amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

NOTES

1. The development for which outline planning permission is hereby granted requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1908, Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can

carry out these works and therefore, before any access works are commenced, the applicant or developer is advised to contact Customer Services at highways@lancashire.gov.uk and on 0845 0530000.

2. As the application site immediately adjoins an operational railway line, Network Rail has advised that the applicant or developer should submit a method statement and risk assessment to Network Rail's Asset Protection Engineer for approval prior to any works commencing on site (email: assetprotectionlnwnorth@networkrail.co.uk) Network Rail has also provided advice and guidance on matters relating to boundary fencing; encroachment on to railway land; scaffolding; drainage; excavation/earthworks in the vicinity of the railway; a 2m gap required between buildings on the site and the boundary fencing to the railway; and landscaping. The applicant or developer is therefore advised that it would be appropriate to consult Network Rail on these matters before the commencement of development, and ideally before the submission of any reserved matters planning applications (email: townplanninglnw@networkrail.co.uk).

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

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

464 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0539/P	Proposed construction of outdoor multi use games area, floodlights, green gym and youth shelter	Whalley QEII Playing Fields Mitton Road, Whalley
3/2014/0107/P	Application for discharge of conditions nos. 4 (relating to obscure glazing), 5 (landscaping) and 6 (tree protection) of planning approval 3/2014/0107/P	Bolton Folt Cottage Alston Lane, Alston Preston
3/2014/0461/P	Outline application for three dwellings, access and parking	115 Kemple View Clitheroe
3/2014/0570/P	Roof alterations	147 Henthorn Road Clitheroe
3/2014/0645/P	Demolition of existing single storey rear extension and construction of new two storey rear extension	43 Accrington Road Whalley
3/2014/0676/P	Variation of condition 2 (drawings amended) of planning permission 3/2011/0746/P	RV Remembrance Park Mitton Road, Whalley
3/2014/0696/P	New render and redecorations to the front elevation, new barrier rail, refrigeration plant and AC installations/alterations	United North West Co-operatives Ltd Berry Lane Longridge

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0712/P	Discharge of condition No 6 (finished floor slab levels) and No 8 (construction of first 15m of access track) of planning permission 3/2010/0807/P	The Knolle 26 Whalley Road Wilpshire
3/2014/0718/P	Formation of dormer extension to front of property	19 Crow Trees Road Sabden
3/2014/0720/P	Erection of shed and greenhouse	Brookfield Stoneygate Lane Ribchester
3/2014/0722/P	Single storey rear extension	11 Glendale Drive Mellor
3/2014/0725/P	Seven dwellings and associated works	land off Clitheroe Road, 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
3/2014/0741/P	Conversion of loft space into bedroom involving two rooflights on the front elevation and two rooflights on the rear and partial removal of chimney	Wellsprings House Woodlands Drive Whalley
3/2014/0746/P (PA)	New porch to front elevation linked to 3/2013/0578/P	Wolfen Hall Chipping
3/2014/0766/P	Proposed new garage to replace existing	24 Humber Street Longridge
3/2014/0794/P	Deletion of condition 30, variation of conditions 2 and 31 and revised wording to conditions 3, 4, 6, 7, 8, 9, 10, 12, 14, 15, 16, 17, 19, 20, 21, 22, 24, 26 and 33 of planning consent 3/2011/1071/P	land at Chapel Hill Longridge
3/2014/0819/P	Small structure to be positioned adjacent to the existing café to form a unit containing a display area and office	Fairfield Business Park Longsight Road Clayton-le-Dale
3/2014/0832/P	Proposed alteration and extensions	16 Claremont Avenue Clitheroe
3/2014/0835/P	Extension to an agricultural livestock building (additional floor space 125m ²)	Foulds House Farm Sabden Road Padiham
3/2014/0851/P	Front and rear dormer extension, single storey rear extension and formation of first floor gable window opening to SW elevation.	12 Hoghton Road Longridge

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0852/P	First floor extension to replace existing dormer. Upgrade and clad the existing entrance facade in stone	The Meadows Worston, Clitheroe
3/2014/0853/P	Proposed dormer extension and alterations	5 Byland Close Simonstone
3/2014/0855/P	Proposed two storey and single storey side extension	Bonny Blacks Farm Howgill Lane Gisburn
3/2014/0864/P	Front porch extension to include entrance hall and toilet.	35 Moorland Crescent Clitheroe
3/2014/0871/P	Proposed rear conservatory	68 Hillcrest Road Langho
3/2014/0874/P	New hay storage and drying building on land adjacent	Radcliffe Farm Lower Road Longridge
3/2014/0881/P	Single storey side extension at the rear of adjoining garage	29 Whitecroft Lane Mellor
3/2014/0888/P	Erection of an agricultural building for the storage of silage and dry feed	Old Buckley Farm Stoneygate Lane Knowle Green
3/2014/0889/P	Extension to rear to provide additional toilets and internal facilities	Pendleton Village Hall Pendleton
3/2014/0891/P	Advertisement consent for 2 x wall mounted flat aluminium panels - non illuminated signs and 1 x internally illuminated 3.5m totem	United North West Co-operatives Ltd Berry Lane Longridge
3/2014/0902/P	Two storey side extension, detached garage, and new driveway	Eatoughs Farm Fleet Street Lane Ribchester
3/2014/0908/P	Proposed single storey side extension to form garage and conversion of existing garage into playroom	9 Moorland Avenue Clitheroe
3/2014/0922/P	Application for outline planning permission for demolition of an existing garage and erection of two detached dwellings including details of layout and access with all other matters reserved	65 Whalley Road Langho
3/2014/0959/P	Single storey rear extension to provide garden room, utility room, shower and store	Highfield Tunstead Avenue Simonstone
3/2014/0973/P	Modification of Section 106 Agreement to reflect revised mix of affordable properties from	land at former Chipping Village Hall Kirklands

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
	intermediate rent to be affordable rent and references to affordable sale to be removed as all units will be for rent	Chipping

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0684/P	Outline application (all matters reserved) for the demolition of the existing dwelling and outbuildings and the erection of 9 dwellings	Meadcroft Clitheroe Road Whalley	Contrary to Policies G5, H2 and Key Statement DS1, Policies DMG2 and DMH3. Contrary to Development Strategy and would result in the creation of new dwellings that would be visually divorced from other built form within the defined open countryside, resulting in a discordant and incongruous pattern of development.
3/2014/0697/P	Development of 11 residential units on land adjacent to Clitheroe Road, West Bradford	land adjacent to Clitheroe Road West Bradford	Policies G1, G5, ENV3, H2; Key Statement DS1, DS2, EN2, DMG1, DMG2, DMG2, DME2, and DMH3 of the Core Strategy as proposed to be modified and NPPF – inappropriate unsustainable development in the open countryside causing harm to the Development Strategy, detrimental effects upon highway safety, lack of a sequential test and visual amenity.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0834/P	Proposed new dwelling off Back Lane to the rear	Stonecroft Rimington Lane Rimington	The proposal, by reason of its location in an isolated village with no local facilities, would increase reliance on the private car to access local facilities and the harm that would arise would significantly and demonstrably outweigh the benefits of the proposal. In addition, the design of the proposed development would not harmonise with the wider locality, would facilitate the loss of a landscape feature, and would result in a cramped and visually prominence addition.
3/2014/0838/P	Two storey side extension	Beech House Alston Lane Alston	The proposed single storey side extension, by virtue of its massing and design, would devalue the character of this traditional farm building and that of the surrounding environment.
3/2014/0891/P	1 x internally illuminated 3.5m totem	United North West Co-operatives Ltd Berry Lane Longridge	Policies G1, ENV16, DMG1, EN5, DME4 - unsympathetic and harmful to designated heritage assets; namely the Longridge Conservation Area
3/2014/0913/P	Proposed change of use and associated alterations from maintenance/stora	The Manse Church Street Longridge	Policies G1, ENV16, DMG1, DME4 and Section 12 of NPPF – detriment to the appearance and

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont	ge room into a retail shop area and hot food take-away and change of use of adjacent one bedroom domestic apartment into dining area with staff welfare facilities		character of the existing building and the Conservation Area and detriment to highway safety.
3/2014/0918/P	Demolition of existing cottage and commercial garage and erection of three dwellings	4 Osbaldeston Lane Osbaldeston	Policy EMP11 DWLP; Key Statements DS1 and EC1 and Policies DMG2 and DMB1 Core Strategy Submission Version as proposed to be modified – inappropriate unsustainable development within a Tier 2 settlement causing harm to the Development Strategy, and lack of information to demonstrate that suitable alternate employment generating uses have been sought.

466 AGRICULTURAL NOTIFICATIONS WHERE PLANNING CONSENT **WILL BE NECESSARY**

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0952/P	Alteration of an existing road	Fletcher Fold Farm Osbaldeston Lane Osbaldeston

467 OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0912/P	Direction of four temporary containers and a steel clad walled tent at the rear of S610 building	Samlesbury Aerodrome Samlesbury

3/2014/0930/P Single storey extension to rear of the existing Humanities Building to create new music classroom, office and 2 practise rooms St Augustine's RC High School Elker Lane, Billington

468 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0865/P	Application for a Certificate of Lawfulness for a proposed development in the form of a single storey detached outbuilding to be used as a private swimming pool	Giles Farm Four Acre Lane Thornley
3/2014/0924/P	Application for a Lawful Development Certificate for the erection of a single storey side extension	1 Scott Avenue Simonstone

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0785/P	Certificate of Lawfulness in respect of proposed extension to existing hipped roof to form gable and dormer extension to rear	19 Warwick Drive Clitheroe

470 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0829/P	Discharge of condition 4 of 3/2010/0194	New Barn, Holden Lane Slaidburn
3/2014/0803/P	Extension of farmhouse into barn. Demolition of agricultural buildings. Raise barn roof. Construct orangery and balcony, construct double garage with office/games room above. Site static caravan	Ox Close Farm Stopper Lane Rimington
3/2014/0820/P	Demolition of existing conservatory to be replaced with open veranda	Sabden House Wesley Street Sabden
3/2014/0946/P (LBC)	Demolition of existing conservatory to be replaced with open veranda	Sabden House Wesley Street Sabden

471

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	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

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APPEALS UPDATE

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2013/0722 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
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 Road, 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
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		

473 CONFIRMATION OF PUBLIC FOOTPATH DIVERSION FOR FOOTPATH 76, CHIPPING

Committee received a report requesting the confirmation of a Public Footpath Diversion Order under Section 257 of the Town and Country Planning Act 1990 for footpath no 76 at Abbott Barn Farm, Chipping.

The report gave details that on 25 November 2013, the Borough Council had received a formal application for the diversion of the public footpath 76 in accordance with the provisions of the Town and Country Planning Act 1990. An informal consultation had then taken place with all statutory consultees in June 2014 and there had been no objections to that diversion.

On 3 September 2014 the Footpath Diversion Order had been made, signed and sealed and the formal consultation period began; one objection had been received but was later withdrawn.

RESOLVED: That Committee agree to the confirmation of the Public Footpath Diversion Order under Section 257 of the Town and Country Planning Act 1990 for footpath no 76 at Abbott Barn Farm, Chipping.

474 TREE PRESERVATION ORDER – SOMERSET AVENUE, WILPSHIRE

Committee were requested to make a new Tree Preservation Order (TPO) relating to trees along the roadside on Somerset Avenue, Wilpshire.

In November 2014 a resident had requested that the Council impose a Tree Preservation Order on these trees. The resident outlined that over the past four years, two or three trees had been removed each year and that this action without replacement trees was resulting in the fragmentation of trees on the avenue.

Somerset Avenue is a private and unadopted road; therefore Lancashire County Council Highways Authority had no jurisdiction over the trees. As each resident only owns a handful of trees in front of their property, a felling licence restriction would not apply and therefore no permissions or conditions for replacement planting were currently in place.

The full consultation with all interested parties would take place during the month after the making of the Order and local Ward Councillors had been notified and signified that they were in agreement.

The Tree Preservation Order had been drafted to include all trees on the avenue but none of the trees located with private gardens. If the Tree Preservation Order received no objections the Director of Community Services had delegated authority to confirm the Order with or without modifications on behalf of the Council.

RESOLVED: That Committee

1. agree to the making of the Tree Preservation Order as named Somerset Avenue, Wilpshire, Tree Preservation Order 2014 no 5; and
2. agree to the confirmation of the tree 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 within the Town and Country Planning Act and the Town and Country Planning (Trees) (England) Regulations 2012.

475

APPEAL

3/2014/0146/P – Coach House rear of 1 Ash Croft Cottage, Clitheroe Road, West Bradford – proposed change of the Coach House to a single dwellinghouse – appeal dismissed.

The meeting closed at 7.37pm.

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

Minutes of Community Services Committee

Meeting Date: Tuesday, 13 January 2015, starting at 6.30pm
Present: Councillor R J Thompson (Chairman)

Councillors:

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

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

Also in attendance: Councillor S Hirst.

The Chairman introduced Adrian Harper who had taken over the post of Head of Engineering Services.

476 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors L Rimmer, R Swarbrick and J White.

Councillor J Hill was absent from the meeting.

477 MINUTES

The minutes of the meeting held on 14 October 2014 were approved as a correct record and signed by the Chairman.

478 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

479 PUBLIC PARTICIPATION

There was no public participation.

480 REVISED CAPITAL PROGRAMME 2014/15

The Director of Resources presented a report asking Committee to approve the Revised Capital Programme for the current financial year for this Committee. Three new schemes, a slippage scheme and a new scheme had been included in the capital budget for 2014/15 totalling £137,160. Each of the schemes in the Capital Programme had been discussed with budget holders and the programme had been revised to reflect their progress and estimated full year expenditure. Four of the five schemes would be completed in year and spend should be in line with the budgets approved. The budget for the installation of a 3G artificial pitch scheme, £47,000, had been moved to 2015/16 as this scheme was dependent

upon external funding that had not been forthcoming as yet. Expenditure to date on the other four schemes equalled 92% of the revised estimate.

The revised estimate for this Committee was calculated to be £90,160.

RESOLVED: That Committee approve the revised Capital Programme for 2014/15 as set out in the report.

481 PROPOSED CAPITAL PROGRAMME 2015/2018

The Director of Resources submitted a report recommending a proposed future 3 year Capital Programme 2015/16 to 2017/18 for this Committee. The report reviewed the draft programme of schemes for the next 3 financial years based on the bids received from Heads of Service. This was bearing in mind the limited financial resources that are available to finance the Capital Programme. Heads of Service had reviewed the programme of provisionally approved schemes for 2015/16 and 2016/17 and suggested any amendments that were required to those schemes. They had also been asked to put forward bids for the 2017/18 Capital Programme. The total of all schemes submitted for the 3 year programme was £1,288,310.

The Director of Resources reminded Committee that all other Committees would also be receiving similar reports for the new scheme bids and that these would be finally considered alongside each other by the Budget Working Group and Policy and Finance Committee against the limited financial resources that were available to finance the Capital Programme.

Committee considered the various capital bids that had been submitted.

RESOLVED: That Committee recommend to Policy and Finance Committee the future 3 year Capital Programme for this Committee's services as outlined in the report.

482 REVISED REVENUE BUDGET 2014/15

The Director of Resources submitted a report asking Committee to agree a revised Revenue Budget for 2014/15. 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 2014/15 budget included provision for price increases of 2.75% and a pay increase of 1%. The significant variances between the revised and original estimate were set out for Committee's information. The difference between the revised and original estimate is a decrease of £61,730 or £68,360 after allowing for transfers to and from earmarked reserves.

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

ORIGINAL REVENUE BUDGET 2015/16

The Director of Resources submitted a report asking Committee to agree a draft Revenue Budget for 2015/16 for consideration at Special Policy and Finance Committee. The 3 year forecast to Policy and Finance Committee in September showed that significant reductions to the budget of £513k and £900k would be necessary for 2015/16 and 2016/17 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 the 18 December 2014 is £2,240,595 for 2015/16. 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 2015/16.
- 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 2015/16 had been prepared on the current levels of service allowing for a settled pay award of 2.2% spread over 2 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 type 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%.

The Director of Resources informed Committee that the refuse collection and recycling estimates would be amended to reflect any decision taken with regard to cost sharing/the withdrawal of recycling credits.

RESOLVED: That Committee agree the Revenue Budget for 2015/16 as outlined in the report to be submitted to Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

STONEBRIDGE PUBLIC CONVENIENCES – LONGRIDGE

The Director of Community Services submitted a report asking Committee to consider a proposal for the disposal of the existing public conveniences at Stonebridge in Longridge and the provision of alternative conveniences.

The Council currently provides a set of public conveniences at Stonebridge adjacent to The Bonds of Longridge Petrol Station at Longridge. These facilities do not match the more modern internal conditions of all of the other public toilets

provided by the Council. Bonds Garage were currently engaged by the Council to clean the facilities and the Council's involvement was limited to funding the cleaning operation, the maintenance of the facilities and the provision of toilet requisites.

The garage owner had expressed an interest in purchasing the toilet block with the intention of demolishing the block and incorporating the area into a refurbishment of the former car sales room and fuel sales counter area in order to provide a convenience store to be operated in conjunction with the existing fuel station. The proposal includes new toilet facilities within the convenience store and the garage owner states that these would be available for public use when the store is open. The Longridge Town Council support this proposal. The incorporation of the new toilet facility within the convenience store would create an improved accessible facility at no cost to the Council.

RESOLVED: That Committee approve the sale of the existing toilet block to the garage proprietor at the market value on the understanding that the site is to be incorporated into a convenience store to be operated in conjunction with the fuel/petrol station and that a new single sex fully accessible toilet facility would be incorporated at ground level in the new convenience store and be made available to the public as part of the Ribble Valley Community Toilet Scheme.

485 PENDLETON CAR PARK – SURRENDER OF LEASE

The Director of Community Services submitted a report asking Committee to consider the surrender of the Leases for the Council operated free car park at Pendleton. The Council currently provides a free off-street car park located between the Pendleton Village Hall and the Swan with Two Necks Public House at Pendleton. The car park is made up of two areas each being leased to the Council on 25 year Leases at rents of 1 peppercorn per annum for one area and at £50 per annum for the other. The Council does not own any of the car parks. Both of the 25 year Leases expired on 1 January 2015 and occupation by the Council of the areas would continue as the Leases are "holding over".

It was now felt that it would be appropriate for the Council to formally surrender the Leases and that the landlords be informed accordingly which would mean the Council's liability would cease for the upkeep of the car park and the ongoing maintenance and NNDR charges.

RESOLVED: That Committee approve the Leases with Pendleton Parish Council and Dutton Brewery Limited for their successors be formally terminated.

486 REVIEW OF LANCASHIRE WASTE COLLECTION SERVICES

The Director of Community Services submitted a report seeking a decision from Committee on whether this authority should take part in a Lancashire County Council funded review of Lancashire District collection services. He reminded Committee that notification had been received from the County Council that they had taken the decision to withdraw recycling credit payment from 1 April 2014 although this had been deferred until 1 April 2015 due to the lateness of advising districts. Similarly notification had also been given to districts that the cost sharing payment would not be extended past April 2018.

In response to concerns expressed by the districts at the prospects of severe reductions in compensatory recycling payments, the County Council had offered to work with District Councils to explore how waste collection costs in Lancashire could be reduced to meet the future reduction in resources by funding an independent review of waste collection services. Ribble Valley had not yet made a formal commitment to taking part in this review as concern had been expressed that it should also include waste disposal and treatment arrangements. The report outlined the draft scope that would mean sharing commercially sensitive information and would concentrate on reducing a countywide waste collection cost base.

The Director of Community Services reminded Members that the provision of a weekly collection of residual/general waste was important to the residents of Ribble Valley and that any potential cost savings may warrant changes to the collection frequencies/systems.

The Director of Community Services also informed Committee that a letter had been received from the Chief Executive of the County Council asking districts who have not yet confirmed their intention to take part in the review, to respond one way or the other by 23 January 2015, which would preclude any chance of the concerns outlined in the report being recognised in the review process.

RESOLVED: That Committee

1. note the report; and
2. inform the Lancashire County Council that the Ribble Valley Borough Council was not in a position to commit to this review at the present time due to the rural nature of Ribble Valley and other circumstances.

487 MUSIC AND FOOD EVENT IN CLITHEROE CASTLE GROUNDS

The Director of Community Services submitted a report outlining a request received from Lancashire Bites for a food and music event in Clitheroe Castle Grounds on May Day Bank Holiday 2015. This would coincide with the Ribble Valley Jazz Festival who would provide music for the event should it receive permission. The proposal would be to extend the Jazz Festival until the Monday and combine music and a market over the weekend. The plan is to have a temporary fence around the whole of the castle field enclosing around 50 stalls selling artisan food and drink from across the north, food demonstrations, a music tent, a beer tent and additional toilets. There would be a charge for people to get into the area which would include access to the music and the stalls/demonstrations. The event is deemed commercial and the standard charge for this event whose only comparator available is that of the fair at the Clitheroe Food Festival who were charged £1,500 plus clean-up costs and a £500 bond.

It was felt that although there would be some implications for local residents and users of the Castle, there would be a positive economic impact for the town and the wider area, in addition to adding to the culture offer available to residents and visitors alike.

The event had not yet been considered by RV SAG as the organiser could not commit further finances to the event planning until a decision was made on whether it could be staged.

Members considered the request and the implications it would have on both local residents and the food festival proposed for August.

RESOLVED: That Committee approve the request for the music and food event in Clitheroe Castle Grounds on May Day Bank Holiday 2015 in principle subject to the normal licence approvals and confirmation by the Ribble Valley Safety Advisory Group of the event organisers arrangements at the rate of £1,500 plus clean-up costs plus £500 bond.

488 MANAGEMENT OF EVENTS ON THE HIGHWAY

The Director of Community Services submitted a report for Committee's information on the intended withdrawal of Police support in providing traffic management for certain events that are staged or encroach upon the public highway and also advising Members of the subsequent intended development by Lancashire County Council of a policy for the management of events on the highway.

RESOLVED: That the report be noted.

489 CAR PARK WORKING GROUP

The Director of Community Services submitted a report for Committee's information on the progress of the Council's Car Park Working Group; the purpose of which was to consider the provision and operation of the Council's off-street car parks across the borough. The notes of the two meetings that had been held were included for Committee's information.

RESOLVED: That the report be noted.

490 AUDIT OF PLATFORM GALLERY AND VISITOR INFORMATION CENTRE

The Director of Resources submitted a report for Committee's information outlining the results of a follow-up audit carried out at the Platform Gallery and Visitor Information Centre. This audit had resulted in an assurance level of 2 where the Council can place reliance on the arrangements and controls in place.

RESOLVED: That the report be noted.

491 GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report informing Committee on recent developments with the Open Space Working Group, wedding partnership launch, Platform Gallery, Ribblesdale Pool and sports development.

RESOLVED: that the report be noted.

492 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

493 EXCLUSION OF PRESS AND PUBLIC

That by virtue of the fact that the following items of business be exempt information under Category 3 of Part 1 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

494 EVENTS IN CLITHEROE CASTLE GROUNDS

The Director of Community Services submitted a report asking Committee to consider a fourth day being added to a music event in the Castle grounds during 2015 where approval had already been given for 3 days. An event of 4 days would clearly have a significant economic impact for the town and the wider area for accommodation providers and business who could service the audience but would also have an impact on local residents including disruption to Eshton Terrace during load in/out. The event had not yet been considered by RV SAG because the promoter could not commit further finances to the event planning until a decision was made on whether it could be staged.

Committee carefully considered the request to increase this music event to 4 days from the already approved in principle commitment of a 3 day festival.

RESOLVED: That Committee agree that the music event be limited to 3 days as previously approved in principle not to be held on a Bank Holiday and that the promoter be asked to produce a programme of nuisance mitigation measures for the next meeting of this Committee.

495 OPTIONS FOLLOWING THE WITHDRAWAL OF RECYCLING CREDITS

The Director of Community Services submitted a report requesting Committee to consider the options available to this authority following the proposal by Lancashire County Council to cease recycling credit payments and to consider the options available.

The report reminded Committee that earlier decisions taken had approved the delivery of the separate waste streams recovered through the 3 stream wheeled bin collection service to the County PFI Waste Technology Park. However it had not been possible to resolve the financial and operational issues with the County Council on their exclusivity demands for our mixed paper and cardboard and we continued to make separate arrangements for the collection and sale of this material. Members were aware that the collection of waste paper and cardboard was part of the Council's in-house collection service with the change of collection aligned to the wheeled bin collection day.

With the County Council's notification of the cessation of recycling credit payments from 31 March 2015 a cost sharing had been offered to Ribble Valley but on different terms than currently offered to all the other Lancashire districts. Having taken Council's opinion it was now necessary to make a decision as to the way forward from 1 April 2015.

Discussions had taken place involving the Leader with other Member and Senior Officers of this Council and the Leader and Senior Representatives of the County Council. The report outlined the details of the options available which included:

- challenging the County Council's decision to cease recycling credit payments;
- entering cost sharing; and
- changing collection arrangements for paper and cardboard.

Committee were also reminded that the cost sharing agreement would end in 2018 with the expectation that there would be no other financial support offered by the County Council.

Committee considered and discussed the various options as outlined.

RESOLVED: That Committee

1. note the report; and
2. are minded to approve a cost sharing agreement subject to satisfactory contractual agreement being reached and delegate to the Chief Executive and Director of Community Services in consultation with the Leader and Chairman of Committee authority to negotiate the agreement with a view to concluding this matter to the benefit of the Ribble Valley Taxpayers.

The meeting closed at 8.20pm.

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

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).

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

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

APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0152/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).

Minutes of Personnel Committee

Meeting Date: Wednesday, 21 January 2015, starting at 6.30pm
Present: Councillor R J Elms (Chairman)

Councillors:

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

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

512 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor P Ainsworth and a Personnel Officer.

513 MINUTES

The minutes of the meeting held on 22 October 2014 were approved as a correct record and signed by the Chairman.

514 DECLARATIONS OF INTEREST

The Chief Executive and the Head of HR declared an interest in respect of Agenda Item 11.

515 PUBLIC PARTICIPATION

There were no items of public participation.

516 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

517 PAY POLICY STATEMENT 2015/2016

The Head of HR presented a written report concerning the annual review of the Council's Pay Policy Statement in accordance with the Localism Act 2011. She explained the requirements of the Localism Act with specific reference to pay accountability and the requirement to determine and publish an annual Pay Policy Statement. The purpose of the Pay Policy was to ensure transparency as to how pay and remuneration was set by the Council for its employees, particularly in respect of the most senior level posts. She explained that information regarding pension contributions had not been updated as we awaited confirmation from the Pension Service of the latest contribution rates. It was anticipated that this would be received prior to the Policy going to Full Council for final approval. She also highlighted the requirements under the Local Government Transparency Code 2014 in relation to the Pay Policy.

Following discussion the Pay Policy Statement was approved for submission to Full Council to final approval and adoption.

*** RESOLVED: That the Pay Policy Statement for 2015/2016 be submitted for approval and adoption by Full Council at its meeting on 3 March 2015. ***

518 EXCLUSION OF PRESS AND PUBLIC

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

519 ANALYSIS OF EXIT INTERVIEWS

The Personnel Officer presented a written report providing Members with information relating to staff who had left the Authority during 2014. She explained the background to the exit interview process and the use of the data collected. Members reviewed and discussed the comments made by staff who had left the Council and noted any suggestions for improvements.

RESOLVED: That the report be noted.

520 UPDATE ON FIXED TERM CONTRACTS

Consideration was given to the written report of the Personnel Officer updating Members on the number of staff who were currently employed on temporary or fixed term contracts. She explained some of the reasons for using fixed term contracts and the potential difficulties in retaining staff towards the end of such contracts. Overall however, the use of fixed term contracts was effective.

RESOLVED: That the report be noted.

521 MEMBER AND STAFF TRAINING

Consideration was given to the written report of the Personnel Officer updating Members on training courses approved since the last meeting. She highlighted some of the events that had taken place during that period.

RESOLVED: That the report be noted.

522 APPOINTMENTS AND RESIGNATIONS

Consideration was given to the written report of the Personnel Officer informing Members of appointments and resignations that had taken place since the last meeting. She updated Members on some of the more recent appointments and internal movement within the authority. It was noted that one member of staff had recently retired.

The requests to reappoint were noted.

RESOLVED: That a letter of thanks be sent to the Member of staff who had recently retired from the authority.

The Chief Executive and Head of HR declared an interest in Agenda Item 11 and left the meeting.

523

NATIONAL PAY NEGOTIATIONS UPDATE

Consideration was given to the written report of the Chief Executive updating Members on the outcome of National Pay Negotiations. He reported that an agreement had been reached between the Employers and Unions on 14 November 2014. The agreement was for a 2.2% increase to be effective from 1 January 2015 and to cover the period 1 April 2014 to 31 March 2016.

In addition to the increase in pay scales, the agreement had also included a “one-off” non-consolidated payment for all posts up to spinal column point (scp) 49. The Chief Executive reported that Heads of Service and Chief Officers salary scales extended beyond scp 49 and so the Council had sought clarification as to whether the non-consolidated payment could be applied beyond that point. The Council had been advised that it was a matter for local determination and therefore the Chief Executive asked Members to consider whether they wished to apply the non-consolidated element to all posts beyond scp 49 in the authority.

RESOLVED: That the non-consolidated element of the National Pay Agreement for 2014-2016 be applied to all staff including Heads of Service and Chief Officers.

The meeting closed at 7.03pm.

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

Minutes of Health & Housing Committee

Meeting Date: Thursday, 22 January 2015, starting at 6.30pm
Present: Councillor B Hilton (Chairman)

Councillors:

S Bibby	S Hore
S Brunskill	R Newmark
R Hargreaves	M Robinson
K Hind	I Sayers
J Holgate	R Sherras

In attendance: Chief Executive, Director of Resources, Head of Regeneration and Housing, Housing Strategy Officer and Senior Accountant.

524 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Hill, L Rimmer and J Shervey.

525 MINUTES

The minutes of the meeting held on 23 October 2014 were approved as a correct record and signed by the Chairman.

526 DECLARATIONS OF INTERESTS

There were no declarations of interest.

527 PUBLIC PARTICIPATION

There was no public participation.

528 REVISED CAPITAL PROGRAMME 2014/15

The Director of Resources submitted a report requesting Committee's approval of the revised Capital programme for the current financial year for this Committee. The original Capital Programme for 2014/15 had been approved by Policy and Finance in February 2014 and since then regular updates had been presented quarterly to this Committee on progress with the Capital Programme. The original Capital Programme had included schemes at a total cost of £262,560. Slippage from the previous year totalling £34,690 has been added to the programme.

A transfer from the landlord tenant grant budget to the disabled facilities grant budget of £63,270 had taken place following approval by Policy and Finance Committee in October 2014. These adjustments resulted in a total capital programme of £297,240.

Each of the schemes in the Capital Programme had been discussed in detail with budget holders and the revised programme had been formulated to reflect the

likely expenditure this year. It was highlighted that the repossession prevent fund may not be fully spent in year, however any unspent budget would be carried forward.

The revised estimate was calculated to be the same as the total approved budget at £297,240. It was anticipated that all the capital schemes would be completed by the end of the current financial year, subject to demand for the repossession prevention fund.

RESOLVED: That Committee approve the Revised Capital Programme for 2014/15 as set out in the report.

529 PROPOSED CAPITAL PROGRAMME 2015/18

The Director of Resources submitted a report seeking Committee's approval for the proposed future 3 year programme 2015/16 to 2017/18 for this Committee.

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

The Director of Resources also informed Committee that only the Disabled Facilities Grants scheme has potential external funding identified. It is estimated at £161,000 currently, but this is based on the allocation for 2015/16. If the funding allocation changes in future, then the budget for the scheme will change to reflect that.

RESOLVED: That Committee

1. approve the 3 year Capital Programme 2015/16 to 2017/18 outlined in the report; and
2. recommend to Policy and Finance Committee the programme as outlined for this Committee's services.

530 REVISED REVENUE BUDGET 2014/15

The Director of Resources submitted a report asking Committee to agree a revised Revenue Budget for 2014/15 for consideration at Special Policy and Finance Committee. The original estimate for this current financial year had been set in March 2014. To allow a better comparison of the budget to the revised estimates to the original estimates the changes were outlined in table format for Committee's consideration.

In conclusion, the revised estimate is £32,550 lower than the original estimate. After taking into account transfer to and from earmarked reserves the revised estimate is £60,300 lower than the original estimated.

The Director of Resources highlighted and explained the main changes included in the revised estimate.

RESOLVED: That

1. Committee approve the revised Revenue Budget for 2014/15; and
2. further reports be submitted to Committee as outlined.

531 ORIGINAL REVENUE BUDGET 2015/16

The Director of Resources submitted a report asking Committee to agree the draft Revenue Budget for 2015/16 for consideration at Special Policy and Finance Committee. She reminded Committee that the 3 year forecast to Policy and Finance Committee in September had showed that significant reductions to the overall Council budget would be necessary based on our indicative grant allocation from the Government.

A provisional settlement funding assessment had now been received and this represented a reduction of 14% in our 2015/16 core government funding and a reduction of 1% in our 2015/16 spending power. Looking further ahead, we have assigned core funding reductions of 10% in 2016/17 and 5% in 2017/18. The Budget Working Group had been meeting regularly to consider the Council's budget and had suggested four options to address any shortfall:

- Whether the Council Tax should be increased for 2015/16.
- Examination in detail of our underspends and overspends to ensure our base budget is accurate.
- Consider increasing the amount of New Homes Bonus we use to finance the Revenue Budget.
- Examination of how much Business Rate growth we can realistically expect to rely upon.

With regard to Health and Housing Committee's draft Revenue Budget for 2015/16 the estimates had been prepared on the current levels of service allowing for a settled pay award of 2.2% and price increases of 2%.

Individual budget areas for this Committee were shown in detail including reasons for the main variations between the 2014/15 original estimate and the 2015/16 original estimate. The report also showed the draft budget summarised both objectively and subjectively for Committee's information. The Director of Resources also explained some of the main variations and answered Members' questions.

The Director of Resources reminded Committee that they had agreed the increase in fees and charges in October 2014 on an average of 2% which would be applicable from 1 April 2015.

In conclusion the proposed estimate for 2015/16 is £833,880 after allowing for transfers to and from earmarked reserves. Net expenditure has increased by £1,270 between the 2014/15 original estimate and the 2015/16 proposed original estimate.

RESOLVED: That Committee approve the Revenue Budget for 2015/16 to be submitted to Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

532 REQUEST TO PRESTON BOROUGH COUNCIL FOR NOMINATION RIGHTS

Committee's approval was sought to make a request to Preston Borough Council for affordable housing nomination rights. Committee were informed that over 12 months ago as part of the Core Strategy requirement to consult with neighbouring authorities, discussions had been held with Preston Borough Council regarding sites in Longridge that were on the boundary between Ribble Valley and Preston Borough Council.

These sites had now secured planning permission and we had received enquiries from registered providers as to whether Ribble Valley Borough Council would support development of affordable housing schemes on the sites. Clearly any affordable units developed on the sites would most likely meet the housing needs of the residents of Longridge and the nearest Preston settlements would be Grimsargh or Whittingham.

The nominations agreement would set out that on the first allocations the units would be shared between the two boroughs and any future allocations would be on alternate arrangements with one to Ribble Valley and to Preston. This matter had been reported to the Strategic Housing Working Group on 8 December 2014 where it had been agreed that the request should be reported to this Committee.

RESOLVED: That Committee agree that a written request is made to Preston Borough Council to agree a 50% nomination agreement on a site by site basis where sites border Ribble Valley Borough Council.

533 AUTHORISATION OF ALTERNATIVE PROPER OFFICER

Committee were asked to consider and confirm revised arrangements in relation to the authorisation of proper officer appointments with the Public Health Organisations.

Committee were reminded that as a district council Ribble Valley Borough Council was required to authorised medical officers to give advice and act on its behalf in relation to a variety of legislation.

Recently there had been significant changes in both associated legislation and the structure of organisations and their personnel who could provide this service on the Council's behalf. Some of these services were now provided through the Offices of Public Health England, Cumbria and Lancashire Health Protection Team based at Chorley on behalf of Public Health England, whilst responsibilities under the National Assistance Act remain vested in the borough council but undertaken by Public Health Team at County level.

RESOLVED: That Committee agree the following authorisations:

1. for Section 84 and 85 Public Health Act 1936 and Section 27 Public Health Act 1961, Sections 48, 61 and 62 of the Public Health (Control of Disease) Act 1984 and the Health Protection (Notification) Regulations 2010 - proper officer Dr Ken Lamden – Health Protection Team and alternative proper officers Dr John Asbury, Grainne Nixon, Kate Brierley and Nicola Schinaia;
2. for the National Assistance Act 1948 and the National ‘Assistance (Amendments) Act 1951 – proper officer delegate to this Council’s Chief Executive to appoint a proper officer nominated by Lancashire County Council Public Health Team on a case by case basis.

534

WHITE RIBBON CAMPAIGN

Committee were asked to support the White Ribbon Campaign and to decide how best the Council could promote and become involved in the Campaign.

Committee were informed that the aims of the White Ribbon Campaign were:

- promote respectful relationships and non-violence in all aspects of life;
- mobilise men to support anti-violence against women which increases the message in effectiveness and reaches all Lancashire communities;
- address and alter social norms that lead to violent behaviour against women and increasing awareness on the issue.

The White Ribbon Campaign was being led and co-ordinated by Lancashire County Council who had already signed up key agencies which were supporting and driving the Campaign. These agencies were as follows:

- Lancashire Constabulary;
- Lancashire Fire and Rescue Service;
- Office of Police and Crime Commissioner;
- Blackburn with Darwen and Blackpool Unitary Councils.

In addition to this Lancashire County Council were keen to enlist the support of all Lancashire District Councils.

An action plan will be developed by Officers to raise awareness throughout the Ribble Valley. Councillor support for the Campaign is seen as vital as all Lancashire districts were encouraged to sign up to the Campaign.

Members were also asked to give some thought to the choice of a Champion or strong advocate who could act as spokesman for the campaign. There was some discussion amongst Members about who would be most appropriate in this instance and it was felt that with elections coming up a senior politician may not be the most appropriate person.

RESOLVED: That Committee

1. agree to become a White Ribbon Council and to take an active part in the Campaign;
2. develop an action plan along the lines now identified in the report; and
3. agreed that thought should be given to the names of people who could be approached to become a Champion for the Ribble Valley White Ribbon Campaign.

535 AFFORDABILITY OF RETIREMENT ACCOMMODATION

Committee were informed of an all-party inquiry into the affordability of retirement accommodation. This inquiry had identified a number of particular issues including the fact that some 8 million people over 60 in 7 million homes were interested in downsizing and 83% of over 60's were owner/occupiers and in most regions 50-60% of those could afford to buy purpose build retirement apartment or bungalow.

There were a number of recommendations for this inquiry including spreading the use of alternative ownership models, tackling costs, reducing the cost to buyers (help to move), equity loans, stamp duty exemption and help to improve the financial advice and information.

RESOLVED: That the report be noted and this report be submitted to the Housing Working Group for further consideration.

536 HEALTH AND WELLBEING IN RIBBLE VALLEY UPDATE

Committee received an update report on current issues relating to the changing in public health and the NHS as they relate to Ribble Valley.

The most fundamental change was to move responsibilities for public health from the former Primary Care Trust to the Lancashire County Council and to create clinical commissioning groups to direct priorities and manage the commissioning and delivery of patient services at a much more local and clinically led level.

A consequence of these changes is to have in place a number of new organisations to deliver the change each of which had needed time to bed in and each of which had a different range of responsibilities. These bodies included the County Council with a new role for public health, hospital trust delivering acute services, clinical commissioning groups who commissioned services but were clinically led, the NHS England and NHS Lancashire which was soon to merge with NHS Manchester which were responsible for the delivery of NHS services.

Ribble Valley Health and Wellbeing Partnership provide Committee with a dedicated working group to ensure issues could be considered and in areas interest could be reported through at the various levels of representative bodies that the Council worked with.

Mention was also made the Government has recently sought to align more closely the funding for delivery of acute services through hospitals and GPs and social care funding. In Lancashire the better care fund submission had been overseen by Lancashire Health and Wellbeing Board which is a body set up to ensure the delivery of appropriate services. Ribble Valley area falls within 3 clinical commissioning groups: East Lancashire, Blackburn with Darwen and Central Lancashire. The majority of joint working had been done with East Lancashire and Ribble Valley Borough Council is a member of the East Lancashire Clinical Commissioning Group.

RESOLVED: That the report be noted.

537 HEALTH AND WELLBEING PARTNERSHIP

The notes of this meeting held on 8 December 2014 were noted by Committee.

538 GENERAL REPORT

Committee considered the general report of the Chief Executive which dealt with the following issues:

- Private water supplies risk assessment progress.
- Environment Agency liaison meeting.
- Hanson Cement application for variation.
- Food Standards Agency audit of approved premises.
- Local authority Carbon dioxide emissions estimates 2012.
- Mid-year report on environmental health/food control.

Members then discussed this matter in some detail.

RESOLVED: That

1. the report be noted; and
2. this report be submitted to the next meeting of this Committee for further consideration.

539 EXCLUSION OF PRESS AND PUBLIC

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

540 GENERAL REPORTS – GRANTS

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

RESOLVED: That the report be noted.

541

AFFORDABLE HOUSING UPDATE

The Chief Executive submitted a list of affordable housing schemes in progress and proposed in the borough. The table separates them into two sites that had received pre-application advice and sites where an application had been submitted and was either approved or awaiting determination subject to a Section 106 Agreement being completed.

RESOLVED: That the report be noted.

The meeting closed at 8.32pm.

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

Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 27 January 2015 starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

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

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

542 APOLOGIES

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

543 MINUTES

The minutes of the meeting held on 28 October 2014 were approved as a correct record and signed by the Chairman.

544 MATTERS ARISING

Minute 402 – Cycling Events – The Chief Executive reported on the progress of discussions with Pendle Borough Council in relation to this matter and suggested that a Member Working Group should be created to progress our involvement in the event.

RESOLVED: That a working group consisting of the Chairman, Vice Chairman and shadow Leader be formed to oversee the Council's participation in the event.

545 DECLARATIONS OF INTEREST

Councillor K Horkin declared an interest in various properties which he owned in Clitheroe.

546 PUBLIC PARTICIPATION

There was no public participation.

547 REVISED CAPITAL PROGRAMME 2014/2015

The Director of Resources sought Committee's approval for the revised capital programme for the current financial year for this Committee.

She reported that two schemes for this Committee were included within the original capital programme for this year. However, it seemed likely that the scheme for economic development initiatives of £100,000 would slip into the financial year 2015/2016. The scheme for public sector network compliance totalling £16,430 was expected to be spent this financial year.

Members raised concerns about underspends and government pronouncements about how these would be dealt with in the future and the Director of Resources gave her comments on this matter.

RESOLVED: That Committee approve the revised capital programme for 2014/2015 as now set out in the report.

548 PROPOSED CAPITAL PROGRAMME 2015/2018

Committee were asked to approve the proposed future three year capital programme from 2015/2016 to 2017/2018 for this Committee.

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

- Council Office window and roof light replacement - £88,900
- Council Chamber seating renewal - £11,250
- Replacement server for Revenues and Benefits - £25,000
- ICT infrastructure refresh - £160,000

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

RESOLVED: That Committee recommends to Special Policy and Finance Committee a future three year capital programme for this Committee's services.

549 LUNCHEON CLUBS

Committee received a report updating them on the position of the Meals on Wheels service and other luncheon clubs in the Ribble Valley. Committee were also being asked to approve the suggested approach being taken by officers.

The current position on Meals on Wheels was that the service had now ended and alternative arrangements made for recipients via Social Services to provide meals through families Pendle Catering and I-care. Committee were informed that it was clear from research that the main requirement for luncheon clubs and

village halls was to provide a meeting place for those in the community that could not readily leave the village and consequently suffer from the effects from isolation and loneliness.

The Council receive a grant from Lancashire County Council based on 50% of the Council's Meals on Wheels and luncheon club costs up to a ceiling calculated using the pensionable population of the borough as a per capita multiplier.

Lancashire County Council have now written informing this Council that they would only be able to continue funding luncheon clubs until March 2016 when their financial support would cease.

Since the last report to this Committee, a number of luncheon clubs in various villages had been supported and further work was planned to develop new clubs and initiatives in locations where there was currently limited provision. The agreement between this Council and Lancashire County Council allows for existing luncheon clubs to be supported and new ones introduced. Costs would be match funded by LCC up until March 2016.

It was proposed that the funding previously paid to the RVS would remain within the Committee's budget and be invested in new luncheon club provisions and the development of existing clubs but with the objective of them becoming self-sustainable by 2016/2017. To ensure fair allocation of money, it was proposed that there be an application process in which organisations may apply for money to start a new group or support an existing one.

RESOLVED: That Committee note the progress being made and agree to the proposed use of the draft 2015/2016 budget to support existing and new luncheon clubs throughout the borough.

550 OPEN AND ACCOUNTABLE GOVERNMENT

The Chief Executive informed Committee of new regulations 'Open and Accountable Local Government' and their impact upon the Council and asked Members to approve documents relating to public participation and the recording of meetings.

He informed Members that a guide had been received from the Department of Communities and Local Government on Open and Accountable Local Government that included

- Part 1 – Your rights to attend and report meetings
- Part 2 – Access to meetings and documents of council executives
- Part 3 – Access to non-executive meetings and documents of a local government body, other than parish and town councils
- Part 4 – Access to meetings and documents of parish and town councils
- Part 5 – Other rights

He pointed out that the rules had changed to make Councils more transparent and accountable to their local communities and the guide gave practical

information about what the new rules meant for members of the public attending meetings and how they could access information on decisions taken. A detailed explanation was given about how this would and was already affecting the Council at its public meetings.

Concerns about disruption and possible editing of any records made during the meeting were raised by Members and discussions continued around the possibility of webcasting of meetings and the role of the Chairman in controlling such issues. There were also concerns about providing appropriate signage that meetings were being recorded.

The Chief Executive also reported that the Council had taken the opportunity to produce a revised protocol for public participation at all its public meetings.

RESOLVED: That Committee

1. note the action taken in order for the Council to adhere to the new regulations regarding Open and Accountable Local Government;
2. approve the protocol for recording of meetings as set out at Appendix A; and
3. approve the protocol for public participation at meetings as set out at Appendix B.

551 REVISED REVENUE BUDGET 2014/2015

Committee were asked to agree a revised revenue budget for 2014/2015 for consideration by Policy and Finance Committee. The Director of Resources commented that the original estimate had been approved in March 2014 and since then a number of virements between budget heads had taken place. Overall, the net budgets for the Council had not changed but this had the impact of increasing or decreasing the budget levels on a number of service cost centres for which this Committee results in a net increase in the budget. She then commented on the revised budget which was £87,440 higher than the original estimate. This had been reduced to £42,990 after allowing for transfers to and from earmarked reserves. Committee then considered the comparison between the original and revised estimates of each cost centre.

RESOLVED: That Committee approve the revised budget for 2014/2015.

552 ORIGINAL REVENUE BUDGET 2015/2016

The Director of Resources asked Committee to agree the draft revenue budget for 2015/2016 for consideration by Special Policy and Finance Committee in February.

She reminded Members that our provisional settlement funding assessment was £2,240,595 for 2015/2016. In comparison our current year's allocation is £2,603,789 which represented a 14% cut in our core government funding.

Committee were then asked to consider various cost centres in relation to the draft revenue budget for this Committee. The report highlighted where variations have occurred and gave reasons for those variations. Fees and charges for this Committee had been agreed in October 2014 and had been increased by 2% or more if the increase could be sustained. Similarly, pay increases had been agreed at 2.2% over a two year period 2014/2015 and 2015/2016 and an allowance made for general inflation of 2%.

The Director of Resources responded to a number of questions raised by Members regarding the draft budget.

RESOLVED: That Committee agree the revenue budget for 2015/2016 and submit this to Special Policy and Finance Committee subject to any further considerations by the Budget Working Group.

553 RIBBLE VALLEY COMMUNITY SAFETY PARTNERSHIP – CURRENT ISSUES

Committee received an update report on recent initiatives which Ribble Valley Community Safety Partnership had been involved with. These included:

- CAN/CANSAFE;
- extra polycarbonate glasses in town centre pubs;
- supporting Early Break outreach projects;
- supporting waste lives campaign;
- white ribbon campaign;
- wider collaboration with neighbouring Councils.

In particular, Committee's attention was drawn to the ongoing discussions about a merger of the Pennine Lancashire Community Safety Steering Group and this had been discussed at a recent meeting of East Lancashire Chief Executives and other key agencies. Ribble Valley continues to be opposed to this idea as we feel that our influence and local voice would be lost in a larger merged community safety partnership. Members were asked to endorse the officer stance on this particular issue.

Members expressed their support for the continuance of the Ribble Valley Community Safety Partnership and asked specific questions in relation to Longridge CCTV and staffing resources.

RESOLVED: That Committee note the contents of the report and endorse the retention of the Ribble Valley Community Safety Partnership as a stand-alone partnership.

554 REVIEW OF 2011 TO 2015 CORPORATE STRATEGY

Committee considered the Council's revised Corporate Strategy 2011/2015. The Strategy contained five corporate priorities to address issues that most affect the borough. Each priority had a number of objectives; those objectives were supported by key actions and key measures of success were also outlined.

Performance against our priorities would be regularly published in accordance with good practice on the Council's website. Performance was also reported to our citizens in the Annual Report and in Ribble Valley News.

Whilst there were a number of unknowns and changes in the external environment which may impact on the Council, it was also clear that there would be decreasing resources available to the Council to deliver those priorities.

RESOLVED: That Committee consider and approve the revised Corporate Strategy 2011/2015.

555 VOLUNTARY ORGANISATIONS GRANT APPLICATION

Committee considered a revised application for a voluntary organisation grant that had been received from Gisburn Festival Hall. The application had been previously submitted by the Festival Hall Committee as part of the above grant application process for 2014/2015 but had not been recommended for approval by the Council's Working Group. The Council had since received a letter asking for them to reconsider an amended application taking into account further information provided by them. Members were therefore asked to consider the contents of the application and letter and the request for a voluntary organisation grant.

Members then discussed the request in some detail and officers gave their comments on the background behind this matter.

RESOLVED: That Committee confirm their original decision and refuse the request and that the Director of Resources inform the applicant of the outcome.

556 LOCAL TAXATION WRITE-OFFS

The Head of Revenues and Benefits sought Committee's approval to write off National Non Domestic Rate debts. There were several cases where companies had gone into liquidation and therefore the Council needed to write off the NNDR debts.

RESOLVED: That Committee the writing off of £59,410.05 of NNDR debt where it had not been possible to collect the amount due.

557 PARISH POLLS

The Chief Executive informed Committee of a consultation document on the modernisation of Parish Polls with the aim of bringing the process up to date which would make the process more transparent.

He commented that Parish Polls were a tool which local communities could use to gauge local reaction to a particular issue which had arisen at a Parish meeting and which would have an impact on the local community. In Parishes with a Parish Council, Parish meetings must happen at least annually and given opportunity for all voters to raise and discuss issues of relevance to the Parish

although the votes were non-binding. A Parish wide poll could be called on any question that arose at a Parish meeting. The results of the poll could be useful for the Parish Council to determine local views on local issues. The consultation paper gave examples of discrepancies between the arrangements for such polls and local Parish Council elections, in particular in relation to the number of people who could request a poll, specific voting arrangements around hours of poll and postal and proxy voting and the specific question on which a poll could be agreed.

The government's proposals including increasing the trigger for the number of electors needed to call a poll to limit vexatious unnecessary or otherwise inappropriate use of the trigger.

Updating the voting arrangements to improve access and modernise polling procedures to bring in mechanisms in line with other local government polls including ballot boxes being available from 7am to 10pm and voting being possible by postal and proxy voters and finally more closely define the question on which a Parish poll could be held to enable questions which were appropriate to local issues.

In view of the limited time for response, the Council had included the suggested response which the Council would send to the Department of Communities and Local Government.

RESOLVED: That Committee agree the suggested response to the consultation as set out in Appendix A to this report.

558 UPDATE ON LOCAL COUNCIL TAX SUPPORT AND COUNCIL TAX TECHNICAL CHANGES

Committee received a report which gave an update on the latest position in relation to local Council Tax support and Council Tax technical changes. Some of the issues discussed were in relation to local Council Tax support and Council Tax technical changes.

RESOLVED: That the matter be noted.

559 RURAL DEVELOPMENT PROGRAMME FOR ENGLAND 2014/2020

Committee received a report which gave an update regarding the forthcoming Rural Development Programme. Members were reminded that the rural Development Programme for England was jointly funded by the European Union and the Department of Environment, Food and Rural Affairs (DEFRA). The aims of the programme were to safeguard and enhance the rural environmental, improve competitiveness in the agriculture sector and foster sustainable and thriving rural businesses and rural economies across England. Ribble Valley was included in Lancashire North and Bowland for the purposes of bids.

RESOLVED: That the report be noted.

560 TREASURY MANAGEMENT MONITORING 2014/2015

Committee considered a monitoring report on our treasury management activities for the period 1 April 2014 to 31 December 2014. The report discussed the following topics:

- public works loan board
- temporary investments
- prudential indicators
- local government bonds agency
- approved organisations
- recent events

RESOLVED: That the report be noted.

561 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.

562 BUDGET WORKING GROUP

Committee received the minutes of budget working groups held on 30 September and 15 December 2014.

563 EXCLUSION OF PRESS AND PUBLIC

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

564 LOCAL TAXATION AND BENEFIT WRITE-OFFS

Committee considered a report requesting the approval to write-off certain National Non Domestic Rates and Council Tax/Housing Benefit debts relating to individuals or sole traders. There was one case of an NNDR write-off and also three cases of Council Tax benefit overpayments.

RESOLVED: That Committee approve the writing off of £3,994.10 NNDR and £6,467.19 Council Tax benefit debts where it had not been possible to collect the amounts due.

565 ECONOMIC DEVELOPMENT WORKING GROUP

Committee received the minutes of the Economic Development Working Group held on 25 September and 10 November 2014.

566 MARKET RE-DEVELOPMENT, CLITHEROE

Committee received an update in relation to the market development site and sought Member endorsement of the appointment of special advisors. Committee were informed that the assessment of the submissions in relation to this particular project had led to four successful parties being chosen and the Council would now move on to the next procurement stage involving detailed discussions on proposals.

RESOLVED: That Committee

1. note the provision set out and revised project timetables set out in the report; and instruct the Chief Executive to keep Committee informed of progress; and
2. endorse the appointment of specialist advisors Jones Laing LaSalle to support the delivery at stage 1 as set out in paragraph 3.4 of the report at a cost of £10,400 and agree to make provision for a further £26,100 to provide consultancy support as identified for the remaining stages set out in paragraph 3.4 with a view to such cost being recovered from the development.

567 SALE OF LAND AT TWIN BROOKS, SALTHILL

Committee received a report from the Chief Executive seeking their agreement to the disposal of Council land at Twin Brooks, Salthill.

RESOLVED: That Members agree to the sale of the land as shown on the plan at Appendix 1 to the report on the terms recommended by the District Valuer and set out in paragraph 3.3 of the report and that the Chief Executive be asked to proceed with this sale.

The meeting closed at 7.55pm.

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

Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 29 January 2015 starting at 6,30pm
Present: P Young (Chairman)

Councillors:

P Ainsworth	I Sayers
I Brown	G Scott
R Hargreaves	R Swarbrick
R Newmark	N C Walsh
C Ross	

Parish Representatives:

B Redhead	Clayton-le-Dale
A Schofield	Clayton-le-Dale
R Whittaker	Newton-in-Bowland
A Ormand	Ribchester
J Shorter	Sabden
A Haworth	Sabden
H D Parker	Waddington
A Bristol	West Bradford
J Bremner	Wilpshire
T Gaffney	Wilpshire
M Robinson	Wiswell

In attendance: Chief Executive, Head of Engineering Services.

568

APOLOGIES

Apologies for absence from the meeting were submitted on behalf of the following Borough Councillor:

L Rimmer

Apologies for absence from the meeting were submitted on behalf of the following Parish Representatives:

A Carr	Bowland Forest Higher Division
A Yearing	Clitheroe
R Assheton	Downham
T Hoyle	Dinckley
P Entwistle	Grindleton
S Rawsthorne	Newsolme and Paythorne
A Steer	Osbaldeston
A Davies	Read
E Law-Riding	Ribchester
G Malloy	Simonstone
D Peat	Simonstone
K Jackson	Waddington
J Brown	Whalley

569

MINUTES

The minutes of the meeting held on 30 October 2014 were approved as a correct record and signed by the Chairman.

570

EVENTS ON THE HIGHWAY

The Head of Engineering Services presented a report which informed Members of the intended withdrawal of police support in providing traffic management for certain events that are staged or encroach upon the public highway. The report also advised Members of the subsequent intended development by Lancashire County Council of a policy for the management of such events.

He reminded Members that it had long been the established practice of the police to provide the necessary traffic management support for numerous charity and community type events, such as parades, village fetes, civic processions and local celebrations. The police had previously undertaken this work without charge.

Lancashire Constabulary had however recently adopted the Association of Chief Police Officers (ACPO) National Guidance which meant that the police do not undertake any traffic management for an event on the highway other than those events that are deemed by the police to be of national importance such as Remembrance Day parades. This meant that event organisers would from here on be responsible for the provision of appropriate traffic management measures that would enable their event to be undertaken in a safe and proper manner.

It was also the intention of the Lancashire County Council as the highways authority to produce a policy that defined the respective responsibilities of parties involved in the staging of this type of event and to provide a set of procedures which collectively would lead to the delivery of events in a safe and proper manner.

There were two potential options which event organisers could provide safe and proper traffic management to support these events. Method 1 where traffic was briefly halted behind a procession that walks or travels on the highway or traffic is guided round it. Method 2 where temporary or full closure utilising traffic signage.

The Chief Executive pointed out that Ribble Valley Borough Council would facilitate wherever possible with this legal requirement by producing road closures under the Town Police Clauses Act 1847. The Head of Engineering Services also offered full advice and guidance for any village events which were unclear on what the new guidance meant. He suggested that event organisers complete an event form which would then be submitted to and commented on by the Safety Advisory Group which included the Police and the Lancashire County Council Highways Authority.

Members voiced their concerns in relation to these new requirements and in particular to the police's withdrawal of support and their inflexibility in helping with training marshals.

RESOLVED: That the Chief Executive write to the undermentioned organisations objecting to these new requirements and pointing out the practical difficulties these new rules place on small rural communities:

Police and Crime Commissioner
Chief Constable of Lancashire
Chief Executive of Lancashire County Council
Nigel Evans MP

571 STEVE MORGAN – LANCASHIRE FIRE AND RESCUE SERVICE

The Chairman introduce Steve Morgan who was Community Protection Manager for Blackburn with Darwen, Hyndburn and Ribble Valley. He referred to recent changes in the way Lancashire Fire and Rescue Services worked, in particular in relation to home fire safety checks and pointed out the improved targeting of this service, in particular targeting over 65s, the vulnerable and isolated people.

He also referred to Springboard which was a collaborative operation done in partnership with the Clinical Commissioning Group and Age UK. The operation would target the whole of East Lancashire (excluding Longridge) and would focus on over 65s and targeted home fire safety checks to those most at risk. A “Supporting You” proposal would be developed for potential clients to complete in relation to their own circumstances.

Members asked a number of questions in relation to how the scheme would work in practice.

RESOLVED: That Steve Morgan be thanked for his informative presentation.

572 PARISH POLLS

The Chief Executive informed Committee of a consultation document on the modernisation of Parish Polls with the aim of bringing the process up to date, which would also make the process more transparent.

He informed Members that this consultation was in relation to Parish Polls which arose out of Parish meetings called on a particular topic. This was where parishes may have an important issue to discuss at a Parish meeting. At the present time the arrangements for such Parish Polls were rather outmoded and needed some tightening up in the following three areas:

- Trigger – at present it only requires one third (or 10 whichever is the lower) of those in attendance at a Parish meeting to trigger a poll. This had resulted in cases in which a smaller number of people could demand polls to take place to pursue their own personal agenda.
- Where polls take place there is no provision to use postal or proxy voting and ballots would only open between 4-9pm.
- In addition the rules around what matters could be the subject of a poll were widely drawn with the result that polls could potentially be called on questions not strictly within the remit of Parish Councils.

The proposed changes were as follows:

- To increase the trigger for the number of electors needed to call a poll to limit vexatious unnecessary or otherwise inappropriate use of the trigger. This would be half of those present at a Parish meeting, the number of which should constitute at least 60 voters or 10% of the number of voters, whichever is the greater.
- Update the voting arrangements to improve access and modernise the polling procedure to bring mechanisms in line with other local government polls including polls being available from 7am to 10pm and voting being accessible for postal and proxy voting.
- More closely define the question on which a Parish poll could be held to enable questions which were appropriate to local issues.

The report pointed out that in view of the deadline for this consultation being 30 January, a suggested response had been prepared by the Chief Executive.

RESOLVED: That Committee agree to the suggested response on this consultation document as now set out in the report; this be sent to the Department of Communities and Local Government.

573 MATTERS BROUGHT FORWARD BY PARISH COUNCILS

The Chief Executive sought Parish views on giving more publicity to the forthcoming Parish elections, in particular with a view to encouraging a greater number of candidates. He suggested that a poster or leaflet could be developed by his staff to help explain the requirements for becoming a Parish Councillor, what the qualifications to become one were, and how easy it was to become a candidate. The aim was to encourage more candidates to submit their names as candidates in the forthcoming elections.

RESOLVED: That Parishes support the Chief Executive's suggestion on improving information and publicity on Parish Council elections to encourage more candidates.

574 DATE AND TIME OF NEXT MEETING

The Chairman announced that the next meeting of this Committee would be held on Thursday, 28 March 2015.

The meeting closed at 7.40pm.

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

Minutes of Special Policy & Finance Committee

Meeting Date: Tuesday, 10 February 2015, starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

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

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

Also in attendance: Councillors P Ainsworth and N Walsh.

575 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors K Horkin and D T Smith.

576 DECLARATIONS OF INTEREST

There were no declarations of interest.

577 PUBLIC PARTICIPATION

There was no public participation.

578 PROVISIONAL LOCAL GOVERNMENT FINANCE SETTLEMENT 2015/16

The Director of Resources submitted a report for Committee's information providing details of the provisional finance settlement for 2015/16. This was a one year settlement covering 2015/16 only and largely confirmed the illustrative settlement announced last year. The Government have stated the following:

- Settlement Funding Assessment (SFA) figures for 2015/16 – This is a cut of 13.9% in 2015/16 or 14.6% if the GLA is taken out of the figures.
- Revenue Spending Power (RSP) figures for 2015/16 for each Council – These show an overall cut in RSP of 1.8% in 2015/16. These figures include Council Tax income. If you leave Council Tax out this is a cut of 3.7% in 2015/16 after removing ring-fenced and social care new burdens funding, the reduction is 11.8%. The difference between RSP and SFA is explained by:
 - the RSP figures include the new homes bonus grant which is top sliced from the SFA.

- The effects of changes to business rates announced in the autumn statement including the 2% cap.

The Government has confirmed that it will pay efficiency support grant to Council's which would otherwise have a RSP cut of more than 6.4%. This grant is worth £2.29m and 19 Councils are eligible in 2015/16. They will also continue to pay a grant to the more sparsely populated authorities; this is estimated at £15.5m in 2015/16. This is incorporated into the SFA.

The report also referred to the new homes bonus, the business rates retention scheme which is now in its third year, Council Tax freeze grant, local Council Tax support and what the Government refers to as spending power.

The Director of Resources confirmed that the grant settlement was virtually the same as was announced as illustrative figures in December 2013 and shows that we face a 14% reduction in grant next year; this is before taking into account other funding such as the new homes bonus allocation.

The Director of Resources informed Members that the final grant settlement had since been announced and confirmed our provisional figures.

RESOLVED: That the report be noted.

579 OVERALL REVISED CAPITAL PROGRAMME 2014/15

The Director of Resources submitted a report informing Committee of the Overall Revised Capital Programme. This had been approved by Full Council in March 2014 and regular reports had been presented quarterly to all Committees on progress. She reminded Committee that the total approved capital programme budget for 2014/15 was £550,830 covering 12 schemes. Each of these schemes had been discussed with budget holders and the programme revised to reflect their progress and estimated full year expenditure. It was recommended that two schemes totalling £147,000 be recommended for transfer into 2015/16. These were:

- installation of 3G artificial pitch - £47,000 – the scheme is dependent on external funding which has not been obtained to date;
- economic development initiative - £100,000 – the budget was set up to provide support for economic development whenever appropriate opportunities arise.

This meant that the overall revised capital programme for 2014/15 was £403,830. Actual expenditure as at the end of December was £351,068 which equated to 86.9% of the revised estimate. The overall budget had increased by £31,270 from the originally approved capital programme because of slippage from the previous year and these changes were summarised for Committee's information.

RESOLVED: That Committee approve the Overall Revised Capital Programme for 2014/15.

580 OVERALL CAPITAL PROGRAMME 2015/18

The Director of Resources submitted a report recommending a Capital Programme for 2015/18 to Full Council on 3 March 2015. All Heads of Service

had been asked to submit capital bids bearing in mind the limited financial resources that were available to finance the Capital Programme. Full details of all these bids had been presented to Members during the recent Committee cycle as part of the forward capital programme reports. The Budget Working Group and Corporate Management Team had also met to consider the draft programme and made a number of proposals/amendments.

Details of the schemes originally approved in the Capital Programme for 2015/16 and 2016/17 were outlined for Committee's information. In reviewing the available resources for any new schemes and balancing the needs of revenue, there was a recommended maximum level of resources that would be made available for new capital bids; this totalled £586,000. His summary of the new bids and amendments to the previously approved Capital Programme were outlined for Committee to consider and based on the available resources detailed previously in the report it was not possible for all the bits to be approved into the forward Capital Programme.

The report outlined the recommendations of both the Budget Working Group and the Corporate Management Team with regards to the new bids that had been submitted and how they could be resourced. A final proposed Capital Programme was summarised for Committee to consider.

Committee	2015/16			2016/17 £	2017/18 £
	2015/16 £	Moved from 2014/15 £	Total for 2015/16 £		
Community Services	436,600	47,000	483,600	212,000	452,610
Policy and Finance	371,400	100,000	471,400	100,000	36,250
Health and Housing	236,000	0	236,000	411,000	211,000
TOTAL	1,044,000	147,000	1,191,000	723,000	699,860

Committee considered the proposed capital programme as outlined and asked Officers to clarify several specific points with regard to the proposed schemes.

*** RESOLVED: Committee recommend to Council the Capital Programme for 2015/18 as set out in Annex 4 of the report. ***

581 OVERALL REVENUE BUDGET 2015/16

The Director of Resources submitted a report asking Committee to approve the revised Revenue Budget for 2014/15 and to consider and recommend a Revenue Budget and Council Tax requirement for 2015/16 to Full Council on 3 March 2015. She gave a brief overview of the current year's revised budget for 2014/15, highlighting the main reasons for the Committee expenditure having fallen by £38,000, the movement in other items, the latest estimate of business rate income, the movement in earmarked reserves. These showed that the Council would have a reduction in net expenditure of £310k compared with the original estimate; therefore instead of taking £150k from general fund balances at the end of the year, based on the revised estimates £161 would be added to balances.

Turning to 2015/16 the report made reference to the Local Government finance settlement, the Collection Fund, local Council Tax support and the Council Tax base.

The Director of Resources reminded Committee that the announcement of the finance settlement confirmed that Local Government continued to bear the brunt of public spending cuts. She made reference to the Council Tax freeze grant and the capping criteria and reminded Committee that our current Band D tax of £140.69 is the lowest across Lancashire and in the bottom quartile of all Councils in England. She reminded Committee of the new homes bonus scheme which commenced in April 2011 which match funds the additional Council Tax raised for new homes and empty properties brought back into use with an additional amount for affordable homes for the following 6 years. This was shared 80/20 between district and county councils in two tier areas and was unring-fenced. She informed Committee that our allocation for next year will be £968,616.

The report outlined in some detail the Council Tax requirement, the base budget position, Service Committee expenditure and the main reasons for the variances, movement in other items, the business rate retention scheme and commented on volatility and uncertainty of this funding and updated Members on a change to the expected business rate income to the general fund. This would result in expected business rate income of £402,463 which meant the transfer to earmarked reserves would be £139,537.

The Director of Resources also referred to specific budget items that would affect the 2015/16 Revenue Budget; this included refuse collection and recycling where the County Council would cease paying recycling credits on 31 March 2015 and the Tour of Britain Cycle Race to which a contribution of £90,000 would be made. It was recommended that the budget impact of £24,910 for potentially signing up to the County's Cost Sharing Agreement for refuse collection and recycling be funded from the new homes bonus allocation and that the contribution to the Tour of Britain Cycle Race be funded from earmarked reserves these being Concessionary Travel Reserve and the tourism element of the Performance Reward Grant Reserve.

The Director of Resources reminded Committee that the Budget Working Group had met frequently throughout the year to consider the Council's financial position and had made a number of recommendations:

- That the Council Tax be frozen for 2015/16 – £32k resulting in an entitlement of freeze grant from the Government.
- That a maximum of £150k should be used from general fund balances to finance the Revenue Budget shortfall.
- Following examination of the base budget previous underspends/overspends had been incorporated into the draft Committee budget reports.
- That £263k from business rates growth be used to support the Revenue Budget.

- A total amount of £651k of the new homes bonus be used to support the base Revenue Budget.

The Director of Resources went on to inform Committee of the robustness of the estimates and balances and reserves and outlined a recommended Revenue Budget for 2015/16 from the Budget Working Group for which the net expenditure would be £5,465,994 which after use of balances would result in a net budget of £5,315,994.

The Director of Resources also commented on Parish Precepts which totalled £363,992 and explained how they were incorporated into the Council Tax requirement.

She also gave Committee a summary of the updated 3 year forecast for the Revenue Budget assuming the 2015/16 budget was agreed and highlighted how the budget gaps would increase over the next 3 years.

Members asked a number of questions regarding the budget and the Council's earmarked reserves. They were pleased to recommend a Council Tax freeze for 2015/16 whilst maintaining healthy levels of reserves and balances.

RESOLVED: That Committee

1. approve the Revised Budget for 2014/15;
2. approve the Budget Working Group's recommendations and set a budget and Council Tax requirement for 2015/16 as set out:

BUDGET AND COUNCIL TAX REQUIREMENT		£
RVBC Net Budget		5,315,994
Plus Parish Precepts		363,992
		5,679,986
Less	- Settlement Funding Assessment	-2,240,595
	Net Requirement Before Adjustments	3,439,391
	Council Tax Surplus	-22,004
	Council Tax Requirement (Including Parishes)	3,417,387

3. recommend the budget and Council Tax requirement to Full Council meeting on 3 March 2015.

582

MEDIUM TERM FINANCIAL STRATEGY

The Director of Resources submitted a report asking Committee to approve the Council's Medium Term Financial Strategy 2015/16 to 2017/18. This was the Council's key financial planning document and aimed to provide the Council with an assurance that the Council's spending plans are affordable over the medium

term. It included a 3 year budget forecast and provides the financial foundation for the delivery of the Council's policy priorities. She informed Committee that the Budget Working Group would consider this strategy in more detail in the coming months.

RESOLVED: That Committee approve the Medium Term Financial Strategy for 2015/16 to 2017/18.

The meeting closed at 7.37pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 12 February 2015 starting 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
J Rogerson	A Yearling
I Sayers	

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

Also in attendance: Councillor M Ranson.

583 APOLOGIES

An apology for absence from the meeting was submitted on behalf of Councillor G Mirfin.

584 MINUTES

The minutes of the meeting held on 15 January 2015 were approved as a correct record and signed by the Chairman.

585 DECLARATIONS OF INTEREST

There were no declarations of interest.

586 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION NO: 3/2014/0996/P (GRID REF: SD 372988 443572)
PROPOSED CHANGE OF USE OF HAIRDRESSERS SHOP TO A ONE
BEDROOM GROUND FLOOR FLAT AT 16 SPRING GARDENS,
WADDINGTON, BB7 3HH

The Head of Planning Services added a late item in which the Environment Agency had now withdrawn their objections and this had entailed an additional condition.

GRANTED subject to the following conditions and subject to adverse comments received from the Environment Agency:

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 carried out in accordance with plan references 4665-01REVB and 4665-03A.

REASON: For the avoidance of doubt.

3. Prior to occupation of the dwelling precise details of the obscure glazing shall be submitted to and approved in writing by the Local Planning Authority. It shall thereafter remain in that matter in perpetuity.

REASON: To safeguard adjacent residential amenity and to comply with Policy DMG1 of the Core Strategy Adopted Version.

4. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) for 16 Spring Gardens, Waddington by PSA Design (Reference D2019; Job D1935; dated 24 January 2015; Issue 2) and associated Addendum (Reference D2019A; dated 12 February 2015). The mitigation measures detailed in the approved FRA and associated addendum shall be fully implemented prior to occupation 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 and to comply with Policy DMG1 of adopted Version Core Strategy.

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

2. APPLICATION NO: 3/2015/0008/P (GRID REF: SD 374244 441693)
PROPOSED DISMANTLING AND REBUILDING OF HISTORIC PINNACLE FROM THE HOUSES OF PARLIAMENT TO REMOVE CORRODED FERROUS CRAMPS, DOWELS ETC WITH NECESSARY STONE REPAIRS MADE USING CONCEALED STAINLESS STEEL FIXINGS AT ROSE GARDEN, CLITHEROE CASTLE GROUNDS

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Precise specifications and samples of lime mortar pointing, new stone, stone indent repairs, stone tooling, stone cleaning and any consolidation of small decorative elements shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the special architectural and historic interest and significance of the listed buildings and the character, appearance and significance of Clitheroe Conservation Area.

3. Precise details of the storage (including location) of dismantled pinnacle elements shall have been submitted to and approved by the Local Planning Authority before the commencement of proposed works.

REASON: In order to safeguard the special architectural and historic interest and significance of the listed buildings and the character, appearance and significance of Clitheroe Conservation Area.

4. The reconstruction of the pinnacle shall be undertaken within twelve months of the commencement of its dismantling.

REASON: In order to safeguard the special architectural and historic interest and significance of the listed buildings and the character, appearance and significance of Clitheroe Conservation Area.

5. Precise specifications of any proposed below ground work shall have been submitted to and approved by the Local Planning Authority before its implementation.

REASON: In order to safeguard the special architectural and historic interest and significance of the listed buildings and the character, appearance and significance of Clitheroe Conservation Area.

6. This consent shall be implemented in accordance with the proposal as amended by letter received on the 28 January 2015 confirming the extent of stone cleaning.

REASON: For the avoidance of doubt since the proposal was subject of agreement amendments.

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

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

APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0633/P	Modify access and layout of existing car park	Stydd Nursery Stoneygate Lane Ribchester
3/2014/0661/P	Discharge of conditions nos. 4- Materials agricultural building, 5- materials barn conversions, 6 - building record, 7 - visibility splays, 8 - details and construction specification new manure store, 9 - site access improvement onto Heights Lane, 10 - improvement of site access onto Elmridge Lane, 11 - landscaping of farmstead development relating to planning approval 3/2013/0691/P	Elmridge Farm Elmridge Lane Chipping
3/2014/0839/P	Construction of pedestrian bridge over West Bradford Brook to link garden area to nearby land.	Brook House Clitheroe Road West Bradford
3/2014/0902/P	Two storey extension to side and rear to provide additional living accommodation, new detached garage, covered courtyard and new driveway	Eatough's Farm Fleet Street Lane Ribchester
3/2014/0934/P	Two storey extension to the rear	Stonyhurst Salthill Gardens Clitheroe
3/2014/0941/P	Extension to second floor living accommodation	Lee Carter House Castle Gate, Clitheroe
3/2014/0964/P	Single storey side extension and alterations	Sands Cottage 34 The Sands, Whalley
3/2014/0965/P		
3/2014/0968/P	Conversion of an existing building into a granny annex.	Marl Hill Byre Easington Road Cow Ark
3/2014/0969/P	Conversion of an existing building into a granny annex	Marl Hill Byre Easington Road Cow Ark
3/2014/0983/P	Replacement single storey extension and internal alterations	11 Hollies Road Wilpshire
3/2014/0984/P	Conversion of existing integral garage into art studio for personal use. Proposed timber garage, car port and garden store.	Moss Hall Higher Road Longridge
3/2014/0986/P	Proposed conversion of an agricultural building to a camping bunk barn with pedestrian access from public right of way (footpath 43)	Hill House Farm Sawley Road Grindleton

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0987/P	Demolition of existing conservatory and construction of rear storey extension	14 Waters Edge Whalley
3/2014/0988/P	Kitchen extension	Willow House Slaidburn Road Waddington
3/2014/1005/P	Single storey extension	1 Scott Avenue Simonstone
3/2014/1006/P	Two storey extension above existing room to rear	65 Pimlico Road Clitheroe
3/2014/1029/P	Conversion of existing integral garage to form new habitable room and erection of new double garage	8 Hazel Grove Longridge
3/2014/1033/P	Proposed two storey extension to rear	27 Woodlands Park Whalley
3/2014/1037/P	Demolition of conservatory and erection of single storey rear extension 6.5m long, 4m high to the ridge and 2.5m to the eaves.	22 The Hazels Wilpshire
3/2014/1015/P	Removal of condition 8 of planning approval 3/2014/0610 to allow the use of upvc doors and windows	Land adjacent to The Barn George Lane, Read
3/2014/1041/P	Erection of timber stables and garages for private use	Dean Slack Head Grindleton Road Slaidburn
3/2014/1052/P	Application for discharge of condition no. 1 (commencement of development) and condition no. 4 (relating to building recording and analysis) of planning approval 3/2012/0639/P	Windy Hills Farm Chipping
3/2014/1054/P	Single storey side extension to form bedroom and en-suite	Beck Top Clough Lane Simonstone
3/2014/1058/P	Provision of new external door to the flat from Whittingham Road for exclusive use of the occupants of the flat. Some additional work with an internal partition wall will also be necessary to accommodate these changes	Kendal House Clinics 11 Whittingham Road Longridge
3/2014/1068/P	Demolition of existing garage, erection of two storey extension to side and rear, roof repairs and alterations to existing rear dormer, internal alterations and levelling of ground at rear	17 Brungerley Avenue Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/1072/P	Single storey rear extension 4.93m long, 3.95m high to ridge, 2.62m high to eaves	Highfield Tunstead Avenue Simonstone
3/2014/1074/P	Non-material amendment to development approved on appeal (APP/T/2350/A/12/2186164) to amend the position of the dwelling and garage, the shape of the garage and the location of internal stairs	Kemple Barn Whalley Road Pendleton
3/2014/1075/P	Structural restoration works to existing dwelling to prevent building falling into further disrepair	Church Style Farm Church Street Slaidburn
3/2014/1081/P	Variation of condition 8 of planning consent 3/2005/0587/P to allow the sale and display of any A1 non-food goods by catalogue showroom retailer for up to 185m ² of the existing sales area	Homebase Clitheroe
3/2014/1084/P	Discharge of condition no 10 (Archaeological Record) of planning permission 3/2011/0625/P	Hubbersty Fold Farm Balderstone
3/2014/1103/P	Single storey rear extension 8m long, 4m high to the ridge, 2.8m high to the eaves	17 Calfcote Lane Longridge
3/2014/1105/P	Discharge of condition 4 (construction method statement), 6 (landscaping details) and 8 (signage scheme) of planning consent 3/2013/0549 which was for demolition of building and car park	Back York Street Clitheroe
3/2014/1106/P	Discharge of condition 4 (demolition and construction method) of planning consent 3/2013/0543 which was Conservation Area consent for demolition of a building	Central Garage Back York Street Clitheroe
3/2014/1109/P	Proposed war memorial, stone and plaque measuring approximately 1.2m high x 2m long and 0.4m wide and gravel hard standing	Land west of Trough Road and south of Langden Drive Dunsop Bridge

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0409/P	Proposed change of use from barn to dwelling-house and erection of detached	Eatough's Farm Fleet Street Lane Ribchester	NPPF; Key Statements DS1 and DS2; and Policies DMG1, DMG2,
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...	garage		DMH3 and DMH4 – isolated unsustainable location contrary to the Council's Adopted Development Strategy.
3/2014/0967/P	Two storey extension to the side with garage at ground floor and bedroom at first floor, rear conservatory altered with addition of slate roof and conversion of existing attached garage to play room	8 Chatburn Avenue Clitheroe	DMG1 and DMH5 – Disproportionate additions to the dwelling subsuming the host dwelling and causing harm to the street scene.
3/2014/0976/P	Class MB Application for Prior Approval - Change of Use of Agricultural Building to Dwellinghouse (C3 Use Class) with no associated operational development	Dewhurst Farm Longsight Road Langho	Does not accord with MB.1. (a), (b), (c), (f), (g), (h), (i) and (l), and is contrary to Class MB.2 (1) (d) and (e)
3/2014/0985/P	New extension	1 Higher Standen Whalley Road Pendleton	An unsympathetic addition which would detract significantly from the simple and uncluttered character of the original building and the visual amenities of the locality - contrary to RVDLP policies G1, ENV3 and H17 and Core Strategy policies DMG1, EN2, DME2 and DMH5

591 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/1057/P	Application for a Lawful Development Certificate for the use of the existing building as a dwelling within the meaning of Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) without restricted occupancy	Robin Hill Talbot Bridge Bashall Eaves

592 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>
3/2015/0034/P	Extension to existing building to house slurry handling equipment/ farm machinery	Mason House Farm Bashall Eaves

593 AGRICULTURAL BUILDING TO DWELLING PRIOR NOTIFICATION APPLICATION (CLASS MB) - APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0811/P	Class MB application for prior approval for the change of use of an agricultural building to a dwellinghouse (resubmission of refused prior notification application 3/2014/0525/P) at an agricultural building adjoining the farmhouse	Shuttleworth Hall Burnley Road Gisburn

594 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0816/P	Proposed siting of 1 x 30m high (hub) endurance wind turbine with a tip height of 45.071m	Horton Pasture Farm Skipton
3/2014/0843/P	Proposed studio/live work unit	Primrose House Primrose Road Clitheroe

595 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	With Applicants Solicitor
3/2013/0981	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 15/1/15	275	With LCC
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
3/2014/0742	Land off Pimlico Road Clitheroe	15/1/15	19	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

596 APPEALS UPDATE

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2013/0722 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
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
3/2013/1023 U	29/08/14	Land off Kingsmill Avenue, Whalley	WR		Awaiting decision
3/2014/0537 R	29/09/14	Pinfold Cottage Tosside	WR		Appeal dismissed 08/01/15
3/2014/0075 R	24/09/14	Sheepfold Farm Balderstone	WR		Appeal dismissed 26/01/15

<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		Awaiting decision
3/2014/0501 R	07/10/14	Land at Longsight Road Copster Green	WR		Appeal dismissed 30/12/14
3/2014/0151 Cond	08/10/14	Lower Abbott House Farm Mellor	WR		Appeal allowed 30/12/14
3/2014/0605 R	09/10/14	Land off Pendle Street East Sabden	WR		Appeal dismissed 13/01/15
3/2014/0462 R	10/10/14	Land adj Glen View, Longridge	WR		Appeal dismissed 13/01/15
3/2014/0535 R	10/10/14	Oaklands Longsight Rd Clayton le Dale	WR		Appeal dismissed 13/01/15
3/2014/0143 R	10/10/14	Land adj 52 Chapel Hill Longridge	WR		Appeal dismissed 13/01/15
3/2014/0692 R	20/10/14	11 The Old Stables, Mitton Road, Whalley	HH		Appeal allowed 04/12/15
3/2014/0419 R	04/11/14	7 Whins Lane Simonstone	WR		Appeal dismissed 23/01/15
3/2013/0442 R	05/11/14	Woodfield Farm Longsight Road Clayton le Dale	WR		Awaiting decision
3/2014/0804 R	11/11/14	22 Wellgate Clitheroe	WR		Appeal dismissed 20/01/15
3/2014/0711 R	18/11/14	5 Cowper Place Sawley	WR		Appeal dismissed 23/01/15
3/2014/0705 R	06/01/15	Meadows Farm Worston	HH		Awaiting decision
3/2014/0793 R	21/01/15	Talbot Fold Barn Talbot Bridge Bashall Eaves	WR		Questionnaire sent 26/01/15 Statement due 25/02/15
3/2014/0592 R	14/01/15	The Moorcock Slaidburn Rd Waddington	WR		Questionnaire sent 20/01/15 Statement due 18/02/15
3/2014/0634 R	24/12/14	11 Lower Lane Longridge	HH		Awaiting decision
3/2014/0838 R	22/01/15	Beech House Alston Lane Alston	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>
3/2014/0438 R	16/01/15 but extension given until 6/02/15	Land east of Chipping Lane Longridge	Inquiry		
3/2014/0517 R	Awaiting validation by PINS	Land to the north of Dilworth Lane Longridge	Inquiry		
3/2014/0827 R	Awaiting validation by PINS	39 Clitheroe Rd Whalley			
3/2014/0464 R	Awaiting validation by PINS	60 Taylor Street Clitheroe			

597 PROPOSED COUNCIL CONSULTATION RESPONSE TO BOLTON-BY-BOWLAND AND GISBURN FOREST DRAFT NEIGHBOURHOOD PLAN

Committee received a report asking them to agree a formal response to the consultation currently underway regarding the Bolton-by-Bowland and Gisburn Forest Neighbourhood Plan and thereby aid in its timely development.

The Assistant Planning Officer informed Committee that the plan, once adopted, would have legal force in the formal planning system alongside other documents produced by the planning authority and by central government. It would be in general conformity with the area's overall plan including the Core Strategy and would not conflict with central government policy statements such as the National Planning Policy Framework and associated National Planning Practice Guidance.

Neighbourhood plans gave local communities the ability to develop a shared vision for their particular area including where they want to seek new homes, shops and workplaces, potentially with those new buildings to see what they would look like and what infrastructure would be provided.

The plan itself covered a variety of matters as follows:

- Housing growth
- Maintaining character
- Transport/infrastructure
- Promoting employment
- Community facilities
- Natural environment

Members then discussed the report and made a number of suggested modifications to the officer's proposed response. These included adding detail relating to Core Strategy Policy DMG2 in relation to the housing objective.

RESOLVED: That Committee approve the consultation response as now amended by Members and its despatch to the relevant recipient and to further approve the

Head of Planning Services to continue ongoing liaison with the Plan Steering Group as necessary.

598 TREE WORKS NOTIFICATION, SPEX OPTICIANS

Committee received a report asking them to formally confirm the intention to allow the works as identified within the notification without making a new tree preservation order.

Committee were informed that a Tree Works Notification had been submitted on 15 December 2014. The notification outlined the intention to remove three trees to the rear of Spex Opticians, Market Street, Clitheroe due to their potential for further damage to a wall to an extent that it would become a concern for public safety.

The report further informed Committee that the trees were not protected by a tree preservation order but were located within the boundary of the Clitheroe Conservation Area. The Council did not have power to refuse permission or to grant permission; the options available to Committee were either to make a new tree preservation order in order to protect the trees from removal or to make a new tree preservation order and therefore allow the work to go ahead as prescribed within the notification. The applicant had indicated their intention to plant two replacement trees further back from the wall.

On 4 December 2014 the Countryside Officer had conducted an assessment and concluded that the trees were all in good condition with no visible signs of defects. However, it was noted that the trees were located very close to a tall wall that acted partially as a retaining structure; damage to the wall was indicative of tree related damage.

RESOLVED: That Committee agree to allow the Section 211 notification to pass without placing the trees under the protection of a tree preservation order, thereby authorising their removal by default.

599 CONFIRMATION OF DILWORTH LANE, LONGRIDGE – NO 4 TREE PRESERVATION ORDER 2014

Committee were requested to formally confirm the Dilworth Lane, Longridge No 4 Tree Preservation Order 2014.

On 23 October 2014 the Council had made a temporary tree preservation order for the proposed Taylor Wimpey development site on Dilworth Lane, Longridge. The temporary order was in place for a period of six months, during which time the Council must make a decision as to whether to confirm the order with or without modification or to revoke it. Two objections had been received to the tree preservation order and the Countryside Officer's comments on those objections were considered by Committee. Of the six individual points of objection, only one was considered to be valid reason to change the order. It was therefore considered reasonable to remove two trees from the confirmed order and therefore confirm the order as modified.

RESOLVED: That Committee agree to the modified confirmation of the Dilworth Lane, Longridge No 4 Tree Preservation Order 2014 under the Town and Country Planning Act 1990 and authorise the Director of Community Services to sign the modified order as now confirmed.

600 HOUSING LAND AVAILABILITY

Committee were informed of the housing supply position as at 31 December 2014 which is summarised as follows:

	<u>No. dwellings</u>
• Units with full planning permission – not started	372
• Units with outline planning permission – not started	1803
• Sites commenced, units remaining but not started	335
• Units under construction	225
• Conversions - not started	88
• Conversions –under construction	45
• Affordable Housing Sites (not started)	892
TOTAL	3760

Following the Inspector's report, consideration had been given to the inclusion of a windfall allowance based on definitions and advice in the NPPF.

It was considered that this a reasonable and realistic estimate of windfall to include in the supply equalling 115 dwellings over the five year period and this would be kept under review in relation to greenfield sites and what contribution they make to supply.

Calculations continued to supply a 10% allowance for slippage, however this is to be kept under review as information on delivery becomes available in relation to actual development in the Ribble Valley context and specific sites.

RESOLVED: That

1. Committee note the housing land position as at 31 December 2014 and that minor amendments to the methodology in relation to inclusion of a windfall allowance and the application of the 10% allowance for slippage be endorsed; and
2. authority be delegated to the Head of Planning Services in consultation with the Chairman of Planning and Development Committee to make further adjustments to the calculations in the future as may be relevant in the light of future monitoring and analysis of trends.

601 NEW GOVERNMENT POLICY SECTION 106 AGREEMENTS

The Head of Planning Services informed Committee of the change in government policy in respect of Section 106 contributions to small-scale developments which became effective on 28 November 2014. On that date, the

Minister of State had announced changes to government policy in respect of planning applications (Section 106 Agreements or Unilateral Undertakings). This had resulted in amendments to the National Planning Practice Guidance (NPPG) as follows:

- Contributions for affordable housing and tariff style planning applications should not be sought for the development of 10 units and which would have a maximum to combined gross floor space of not more than 1000m².
- Tariff style contributions are defined as planning obligations contributing to pooled funding pots intended to provide common types of infrastructure such as open space, recreation facilities and education facilities.
- Local Planning Authorities may choose to apply a lower threshold of five units or less to developments in designated rural areas being areas as defined under Section 157 of the Housing Act 1985 and this also included National Parks and Areas of Outstanding Natural Beauty. No affordable housing or tariff styles contribution should then be sought from those developments.
- Authorities could also seek obligations for site specific infrastructure such as improvements to road access or a specific project.

RESOLVED: That the report be noted.

602

APPEALS

- (a) 3/2014/0501 – Change of use to C3 dwelling and construction of 2 No new two storey 4 bed dwellings and 2 No new 2 storey 5 bed dwellings at Longsight Road, Copster Green – appeal dismissed.
- (b) 3/2014/0151/P – proposed single and two storey rear extensions. re-build 3 No external walls (in bad condition). Renew roof complete (defective timbers). Roof removed prior to application. Condition number 5 in dispute regarding doors and windows being in timber. Resubmission of application 3/2014/0840 at Lower Abbott House Farm, Abbott Brow, Osbaldeston– appeal allowed – condition 5 deleted and substituted
- (c) 3/2014/0537/P – extensions and alterations to dwelling, creation of new vehicular access and access alterations. Erection of one dwelling/conversion of building to form holiday cottage and change of use of paddock to residential curtilage without complying with condition attached to planning permission 3/2009/0640/P – condition number 2 in dispute regarding occupation period at Pinfold Cottage, Tosside, Skipton – appeal dismissed.
- (d) 3/2014/0462/P – outline application for one dwelling at land adjacent Glen View, Lower Road, Longridge – appeal dismissed.
- (e) 3/2014/0143/P – erection of 4 No three bedroom houses at land adjacent 52 Chapel Hill, Longridge – appeal dismissed.
- (f) 3/2014/0605/P – residential development for one dwelling at land off Pendle Street East, Sabden – appeal dismissed.

- (g) 3/2014/0535/P – residential development at Oaklands, Longsight Road, Clayton-le-Dale – appeal dismissed.
- (h) 3/2014/0804 – spiral stair to allow external access to first floor of the property at 22 Wellgate, Clitheroe – appeal dismissed.
- (i) 3/2014/0075/P – proposed conversion of two traditional farm buildings into two full open market dwellings and the demolition and re-building of an existing farmhouse at Sheepfold Farm, Balderstone Hall Lane, Balderstone – appeal dismissed.
- (j) 3/2014/0419/P – proposed dwellinghouse at 7 Whins Lane, Simonstone – appeal dismissed.
- (k) 3/2014/0711/P – proposed two bedroom bungalow at 5 Cowper Place, Sawley – appeal dismissed.

603 EXCLUSION OF PRESS AND PUBLIC

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

604 PLANNING APPEAL AT DILWORTH LANE, LONGRIDGE – APPOINTMENT OF PLANNING CONSULTANTS

Committee were informed of the appointment of ADS Plan to represent the Council at the forthcoming Planning Inquiry in relation to the land at Dilworth Lane, Longridge.

RESOLVED: That the report be noted.

605 RISK MANAGEMENT – PLANNING APPEALS

Committee considered the current red risks relating to this Committee as identified by the Risk Register specifically in relation to planning appeals.

RESOLVED: That the report be noted.

The meeting closed at 7.20pm.

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