



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, 14 JULY 2015** at **6.30PM**.

CHIEF EXECUTIVE
6 July 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 **28 April 2015**.
5. Mayoral Communications.
6. The Review of Member Allowance Scheme – report of Director of Resources – copy enclosed.
7. Leader's Report and Question Time.
8. To receive and consider, where appropriate, the minutes of the following Committee meetings now circulated (items marked *** are referred to Council for decision).

COMMITTEE MEETINGS: 28 APRIL 2015 TO 2 JULY 2015			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
COUNCIL	28 APRIL	1 - 5	743 - 755
ANNUAL COUNCIL	19 MAY	1 - 7	1 - 7
COMMUNITY	2 JUNE	8 - 12	8 - 20
PLANNING & DEVELOPMENT	4 JUNE	13 - 28	21 - 46
PERSONNEL	10 JUNE	29 - 31	47 - 61
HEALTH & HOUSING	11 JUNE	32 - 37	62 - 77
POLICY & FINANCE	16 JUNE	38 - 43	78 - 95

COMMITTEE MEETINGS: 28 APRIL 2015 TO 2 JULY 2015			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
PARISH COUNCIL LIAISON	18 JUNE	44 - 47	96 – 106
LICENSING	23 JUNE	48 - 51	107 – 116
ACCOUNTS & AUDIT	24 JUNE	52 - 55	117 – 130
PLANNING & DEVELOPMENT	2 JULY	56 – 89	131 – 147

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, 28 April 2015 starting at 6.30pm
Present: Councillor E M H Ranson (Chairman)

Councillors:

P Ainsworth	S Knox
J E Alcock	L Rimmer
S Bibby	M Robinson
I Brown	C Ross
S Brunskill	I Sayers
S Carefoot	G Scott
R J Elms	R E Sherras
R Hargreaves	D T Smith
T Hill	M Thomas
B Hilton	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, Head of HR and Head of Legal and Democratic Services.

743 PRAYERS

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

744 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Bennett, J Hill, K Hind, R Newmark, J Rogerson and R Swarbrick.

745 DECLARATIONS OF INTEREST

There were no declarations of interest.

746 PUBLIC PARTICIPATION

There were no items of public participation.

747 COUNCIL MINUTES

The minutes of the meeting of the Council held on 3 March 2015 were confirmed as a correct record and signed by the Chairman.

748 MAYORAL COMMUNICATIONS

The Mayor began by thanking his Chaplain for his service to the Mayoralty over the year. The Mayor then reflected on his role over the last 12 months and noted

the wide and varied range of events that he had attended including his boundary walk and various community events. In total he had attended nearly 300 events over the course of the year. The Mayor made particular reference to various events that had been held to commemorate World War 1 including a candlelit event at Waddington and the tree planting initiative that had taken place across the Parishes which had been a great success.

In respect of his 'Beating the Bounds' walks, the Mayor thanked the Walks Co-ordinator, Barrie Williams and Councillor Robert Thompson for their organisation and leadership in making the walks a success.

He reported that fundraising activities had gone very well over the year including events organised by the Mayoress and her Committee. The final total would be reported at the Annual Meeting.

The Mayor thanked the Administration Officer, the Town Hall Keeper and the Mayor's Attendant for all their hard work and support during the course of the year. He also thanked officers and staff for their contribution to the work of the Council, with final thanks to the Mayoress for her support throughout the mayoral year.

749

LONG SERVICE AWARDS

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

Trudy Holderness – Senior Accountant
Lawson Oddie – Head of Financial Services
Christine Speak – Administration Officer

Katharine Seed – Revenues Assistant had also received an award but had been unable to attend the meeting.

The Mayor also made presentations to:

Bill Alker – Community Development Officer
John Latter – Grounds Maintenance Operative

who were retiring after 40 and 50 years' service respectfully with the Council.

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

750

LEADER'S REPORT

The Leader began by reflecting on the achievements of the Council over the last year. He reminded Members that at the beginning of the municipal year, he had identified three priorities, namely:

The setting of a balanced budget, the adoption of the Core Strategy and the conclusion of an agreement with the County on waste collection payments. He was pleased to report that these had all been successfully achieved.

The Leader then looked back at the work of the Council over the last 4 years of the Council term. He paid tribute to both Members and officers for their dedication, commitment and efforts in delivering first class effective and efficient services for the residents of the borough. He added his thanks and appreciation to the staff members who had received long service awards.

Finally, the Leader noted that seven members would be 'standing down' at the forthcoming elections. He reflected on their significant contribution to the Council during their terms of office and thanked them for their dedicated years of service.

751

LEADER'S QUESTION TIME

The Leader of the opposition, Councillor A Knox, also added his congratulations and thanks to retiring members and the staff who had received long service awards.

Councillor Knox asked if the Leader could give an update on the roll out of Universal Credit.

The Leader thanked Councillor Knox for his question and explained that the Universal Credit was a flagship programme under the Government's Welfare Reform programme. It had been introduced in Ribble Valley on 24 November 2014 and then was rolled out to the whole of the borough by the end of December 2014. Initially it had been restricted to single young claimants and as a result had had little impact on the work of the Council's Benefit section. The Leader reported that the scope of the programme had been extended to families on 2 March 2015 and claimant numbers were now increasing. However, due to the restricted qualifying criteria, it was not anticipated that numbers would increase significantly until 2016 at the earliest. The Leader reminded Members that the Council was assisting the Department of Work and Pensions (DWP) with Universal Credit via the Delivery Partnership Agreement that the Council had signed last September, and that it would continue to assist with all issues arising as a result of the move to Universal Credit.

Next, Councillor Knox asked if the Leader would ensure that a report detailing the impact of continental markets on Clitheroe town centre parking would be submitted to Community Committee before any future continental market was allowed to proceed.

The Leader reminded Members that the development of the continental market had arisen from the work of the Economic Development Working Group and therefore he would expect that group to evaluate any impact on Clitheroe and the economy before approval was given for any future continental market. Whilst that working group reported to Policy and Finance Committee, the Leader was confident that the Chairman of the working group would forward the group's findings to the Chairman of Community Committee if any matters relating to impact on town centre parking were identified so that a decision could be taken as to whether any action involving the Community Committee was needed.

Finally, Councillor Knox asked the Leader to confirm how many planning applications had been rejected, now that the Core Strategy was in place that

would have been passed prior to its adoption. The Leader noted that although the Core Strategy was an important element against which applications were assessed, it was not the sole consideration in determinations and that prior to its adoption, significant weight had already been afforded to the Core Strategy in the decision making process. In that respect, it was difficult to give a precise number of refusals that could be attributed solely to the adoption of the Core Strategy. However, he could report that the Core Strategy had given officers and Planning and Development Committee more confidence in issuing refusals on at least 3 substantial residential schemes.

752 COMMITTEE MINUTES

(i) Community Committee – 10 March 2015

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

(ii) Planning and Development Committee – 12 March 2015

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

(iii) Licensing Committee – 17 March 2015

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

(iv) Personnel Committee – 18 March 2015

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

(v) Health and Housing Committee – 19 March 2015

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

(vi) Policy and Finance Committee – 24 March 2015

RESOLVED: That the minutes of the above meeting be received with the exception of minute numbers 679, 683 and 684.

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

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

754 MINUTE 683 TREASURY MANAGEMENT STRATEGY 2015/2016

RESOLVED: That the Treasury Management Strategy 2015/2016 be approved.

755 MINUTE 684 TREASURY MANAGEMENT POLICIES AND PROCEDURES 2015/2016

RESOLVED: That the treasury Management Policy and Procedures 2015/2016 be approved.

(vii) Parish Council Liaison Committee – 26 March 2015

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

(viii) Accounts and Audit Committee – 1 April 2015

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

(xi) Planning and Development Committee – 16 April 2015

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

The meeting closed at 7.25pm.

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

Minutes of Meeting of the Annual Council

Meeting Date: Tuesday, 19 May 2015 starting at 6pm
Present: M Ranson (Chairman)

Councillors:

P Ainsworth	S Hind
J E Alcock	S A Hirst
R Bennett	J Holgate
S Bibby	S Hore (6.15pm)
A Brown	A M Knox
I Brown	S Knox
S Brunskill	G Mirfin
S Carefoot	R Newmark
P Dobson	M Robinson
P Dowson	J Rogerson
P Elms	I Sayers
R Elms	G Scott
M French	R E Sherras
G Geldard	D T Smith
L Graves	R Swarbrick
R Hargreaves	D Taylor
T Hill	RJ Thompson
B Hilton	N Walsh
K Hind	J White

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

1 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Atkinson and M Fenton.

2 ELECTION OF MAYOR

The Mayor invited nominations for the Office of Mayor for the municipal year 2015/2016. Councillor T Hill proposed and Councillor R Thompson seconded the motion that Councillor Bridget Hilton be elected to the Office of Mayor for the municipal year 2015/2016.

RESOLVED: That Councillor Bridget Hilton be elected to the Office of Mayor for the municipal year 2015/2016.

M Ranson invested Councillor Bridget Hilton as Mayor with the ceremonial chain of office. M Ranson invested Mrs Kathleen Hill as Mayoress.

The Mayor (Councillor B Hilton) then took the chair and signed the Declaration of Acceptance of Office. The Mayor (Councillor B Hilton) presented M Ranson and Mrs J Ranson with badges to commemorate their successful term of office as Mayor and Mayoress. She spoke in appreciation of the excellent service during

their year of office. The Mayor (Councillor B Hilton) made a speech accepting the Office of Mayor.

3 ELECTION OF DEPUTY MAYOR

The Mayor invited nominations for the Office of Deputy Mayor for the municipal year 2015/2016. Councillor D Smith proposed and Councillor S Hirst seconded the motion that Councillor S Carefoot be elected to the Office of Deputy Mayor for the municipal year 2015/2016.

RESOLVED: That Councillor S Carefoot be elected to the Office of Deputy Mayor for the municipal year 2015/2016.

Councillor S Carefoot was invested as Deputy Mayor by the Mayor with the ceremonial chain of office. Mrs M Carefoot was invested as Deputy Mayoress by the Mayor. The Deputy Mayor then made a short acceptance speech.

4 PRAYERS

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

5 COMMITTEE ARRANGEMENTS 2015/2016

The Leader, Councillor S Hirst, proposed the recommendations outlined in the report regarding Committee arrangements for the municipal year 2015/2016 and related to the:

- number of Committees and their terms of reference;
- call in procedure;
- timetable of meetings;
- number of seats of each Committee;
- allocation of seats to Councillor Fenton;
- representation of Parish Councils' Liaison Committee;
- appointment of an Emergency Committee; and
- approval of the documents in the Council's Constitution.

The proposal was seconded by Councillor T Hill.

RESOLVED: That the Committee arrangements for 2015/2016 as set out in section 4 of the report of the Chief Executive be approved.

6 APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN 2015/2016

Councillor S Hirst proposed and Councillor T Hill seconded that the appointment of Chairman and Vice Chairman of the Committees of the Council for the municipal year 2015/2016 be as follows:

Committee	Chairman	Vice Chairman
Community Services	R Thompson	S Carefoot
Planning & Development	S Bibby	I Sayers
Health & Housing	S Hore	S Brunskill
Personnel	R Elms	D Taylor

Committee	Chairman	Vice Chairman
Policy & Finance	S Hirst	T Hill
Licensing	J Alcock	J Holgate
Accounts & Audit	K Hind	I Brown

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

7 APPOINTMENT OF REPRESENTATIVES ON OUTSIDE BODIES 2015/2016

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

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

The meeting closed at 6.35pm.

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

RIBBLE VALLEY BOROUGH COUNCIL ANNUAL COUNCIL MEETING

Agenda Item No. 6

meeting date: TUESDAY, 19 MAY 2015
 title: REPRESENTATIVES ON OUTSIDE BODIES 2015/2016
 submitted by:
 principal author: CONSERVATIVE GROUP NOMINATIONS

ORGANISATION	NUMBER OF VACANCIES	NOMINATIONS	PARENT COMMITTEE	NO. OF REPORTS
Children's Trust	1	Stella Brunskill	Community Services	1
Lancashire Tourism Forum	1	Joyce Holgate	Community Services	1
Lancashire Waste Partnership	1	Ian Sayers	Community Services	1
Langho Football Club	1	Alison Brown	Community Services	1
Longridge Social Enterprise Company Limited	1	Ken Hind	Community Services	1
Ribble Valley Sport & Physical Activity Alliance (SPAA)	1	Jim White	Community Services	1
Ribble Valley Sports & Recreation (Roefield Leisure Centre)	2	Stella Brunskill Robert Thompson	Community Services	1

ORGANISATION	NUMBER OF VACANCIES	NOMINATIONS	PARENT COMMITTEE	NO. OF REPORTS
Salesbury and Copster Green Commons Management Committee	3	Peter Ainsworth Susan Bibby Stuart Hirst	Community Services	1
Carer's Link	1	Joyce Holgate	Health & Housing	1
Calderstones NHS Partnership	1	Bridget Hilton	Health & Housing	1
Environment Agency Liaison Committee	2	Richard Sherras Ian Sayers	Health & Housing	1
Hanson Cement Liaison Committee	5	Richard Sherras Ruth Hargreaves Ian Sayers Ian Brown Allan Knox	Health & Housing	2
Health & Wellbeing Board (LCC)	1	Bridget Hilton	Health & Housing	6
LCC Adult Social Care and Health Overview & Scrutiny Committee	1	Bridget Hilton	Health & Housing	1
NW Regional Older Peoples Champion Network	1	Susan Bibby	Health & Housing	1
Pendle Club, Clitheroe	2	Sue Hind Sue Knox	Health & Housing	1
Ribble Valley Homes	4	Peter Ainsworth Ged Mirfin Ian Brown	Health & Housing	1

ORGANISATION	NUMBER OF VACANCIES	NOMINATIONS	PARENT COMMITTEE	NO. OF REPORTS
Tarmac Liaison Committee	4	Paul Elms Ian Sayers Ian Brown Allan Knox	Health & Housing	2
NW Employer's Organisation	1 + 1 substitute	Rosemary Elms Doreen Taylor	Personnel	2
Forest of Bowland (Area of Outstanding Natural Beauty) Advisory Committee	1	Rosemary Elms	Planning & Development	1
SPARSE	1	Richard Sherras	Policy & Finance	1
Armed Forces Champion	1	Jim White	Policy & Finance	1
Clitheroe Royal Grammar School Foundation Trust	3	Stephen Atkinson Paula Dobson Ian Brown	Policy & Finance	1
Citizen's Advice Bureau	3	Ged Mirfin Lesley Graves Mary Robinson	Policy & Finance	1
Hyndburn and Ribble Valley Council for Voluntary Services	1	Richard Newmark	Policy & Finance	1
LGA Consultative Committee	2	Stuart Hirst Allan Knox	Policy & Finance	1
Police & Crime Panel	1	Terry Hill	Policy & Finance	2
Ribble Valley Community Safety Partnership	1	Robert Thompson	Policy & Finance	1

ORGANISATION	NUMBER OF VACANCIES	NOMINATIONS	PARENT COMMITTEE	NO. OF REPORTS
Ribble Valley Community Transport	1	Ian Sayers	Policy & Finance	1
Whalley Educational Foundation Trust	1	Joyce Holgate	Policy & Finance	1

Minutes of Community Services Committee

Meeting Date: Tuesday, 2 June 2015, starting at 6.30pm
Present: Councillor R J Thompson (Chairman)

Councillors:

J E Alcock	S Hind
R Bennett	R Newmark
A Brown	G Scott
S Carefoot	N Walsh
P Dobson	J White
P Elms	
M French	

In attendance: Director of Community Services, Head of Cultural and Leisure Services, Head of Engineering Services, Senior Accountant,

Also in attendance: Councillors M Fenton, L Graves and A Knox.

8 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors M Robinson and R Swarbrick.

9 MINUTES

The minutes of the meeting held on 10 March 2015 were approved as a correct record and signed by the Chairman.

10 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

11 PUBLIC PARTICIPATION

There was no public participation.

12 BRIEFING ON THE REMIT OF COMMUNITY SERVICES COMMITTEE

The Chairman welcomed the new members to this first meeting in the municipal year and asked the Heads of Service responsible for the services in this Committee to give a brief resume.

Mark Beveridge, Head of Cultural and Leisure Services outlined the remit of his work including tourism development, healthy lifestyles, sports development, Ribblesdale Pool, arts development and Platform Gallery, amenity cleansing and his role as Safeguarding Officer. He informed Committee that although the Council does not own many facilities it acts in many cases as facilitator.

Adrian Harper, Head of Engineering Services gave a brief remit of the services he is responsible for which include waste management, engineering capital schemes, the GIS system, monitoring CCTV, off-street car parking, building maintenance, public toilet cleaners and refuse collection. The Chairman asked if a visit to the Lancashire County Council waste facility at Farrington could be arranged.

Amy Johnson, Senior Accountant for the Community Services Committee gave Members a brief overview of the budget spent by the Community Services Committee in relation to the Council's overall spend. She gave examples of capital expenditure and informed Members when they would receive specific financial reports.

13

EDISFORD ARTIFICIAL TURF PITCH PROJECT

The Director of Community Services submitted a report regarding the Edisford artificial turf pitch project. He reminded Committee that they had approved the submission of a bid to Sport England for grant funding to assist the Council to refurbish the artificial turf pitch at Edisford. A capital sum of £22,000 was allowed for in the 2015/16 budget to match an anticipated grant from Sport England of £25,000; the overall scheme budget was £47,000.

Following a lengthy process the Council had now been offered a grant by Sport England of £26,450 based on an overall sum which included an additional estimated sum for fencing work.

The surface of the football area would be changed to a third generation (3G) surface which means it would have a longer fibre pile and be held in place by the use of rubber crumb pieces giving a more forgiving surface for football.

He informed Committee that there was also a capital scheme this year (2015/16) for lighting at the facility which was to be used to replace the floodlights. However the cost of the new lighting technology at this time was such that it does not represent value for money to make the investment now.

New quotes for the resurfacing and fencing work had been received and they allow for all the work to be accommodated within the original capital budget of £47,000. Sport England had been asked to clarify if their grant offer would stand against the revised lower sum. If not, then a further £1,500 of resources would be needed from the Council to support this capital scheme and would be found from existing revenue budgets if necessary.

RESOLVED: That Committee

1. approves acceptance of the Sport England grant to maximum of £26,450 and delegates to the Director of Community Services to accept the quotes for the work to install the new pitch surface subject to any requirement from formal tendering; and

2. approves the use of existing revenue budgets up to £1,500 (in addition to the approved Council financing of £22,000) to support the overall capital scheme of £47,000 should the level of support from Sport England fall below the budgeted £25,000.

14

LEASE FOR CLITHEROE CASTLE SKATE PARK AREA

The Director of Community Services submitted a report updating Committee on the negotiations to renew a Lease. This currently provides the skate park area in the grounds of the Castle for use by The Grand to offer the opportunity for young people to use the area. The land itself, which Ribble Valley Borough Council owns, is leased to The Grand. When the original lease was let in November 2005, The Grand invested in the development of the skate park area which has extended to include a social space on the ground floor under the bowling green café as well as the hardstanding area alongside the skate park used for football, basketball etc. The Lease is let at a peppercorn rent to reflect the investment in the original capital works and the ongoing commitment by The Grand and it was felt that the Lease should be renewed on the same basis.

RESOLVED: That Committee delegates the Director of Community Services to complete the negotiation of the Lease and sign it.

15

CLITHEROE CASTLE MUSIC EVENT

The Director of Community Services submitted a report asking Committee to consider further details relating to an event previously approved at their meeting in September 2014 to be staged in the Castle grounds. He reminded Committee that they had approved in principle the staging of a music event on the Castle field but that the scale and scope of the event had required clarification with the promoter and the fire officer in terms of information and detail. The promoter had now considered the options and determined that the availability of artists for this year does not meet the timescale for organising the event and he had therefore decided to look at staging the event in 2016. Correspondence had been exchanged between the promoter and the advisors he has engaged and the fire officer regarding escape routes, steward numbers, emergency plans to establish a capacity figure for the field in respect of the music event alone. This would serve to form the basis of their plan for an event in 2016.

The promoter was now looking for the Council's approval to stage a music festival for 3 days on a weekend between July and early September 2016 excluding any bank holiday weekend. The event would be staged from Friday to Sunday; gates would open early afternoon each day and the headline act would finish by the 10pm curfew.

The capacity for the event as agreed with the fire officer would be 10,500 plus staff working at the event and the event would be all ticket.

A full resident and community impact management plan would be put together as part of the planning process and it was expected that an independent and mobile noise monitoring service would be provided.

It was acknowledged that a degree of disturbance and interference with the normal day-to-day activities of the people in the surrounding area was inevitable but that the event would have a positive economic impact on the area. The promoter was working with a professional event company which has extensive experience of staging major music events.

Members asked several questions with regard to the event. Councillor Alan Knox was given permission to speak on this item and as the Ward Councillor for this area felt reassured by the information given in the report.

RESOLVED: That Committee

1. approve the staging of the music festival for 2016 subject to the normal licence approvals and confirmation by the Ribble Valley Safety Advisory Group of the promoters arrangements; and
2. delegates to the Director of Community Services on consultation with the Chairman to write to the promoter with confirmation of the Committee's decision.

16 LANCASHIRE COUNTY COUNCIL CONTACTS AND DIVISION OF RESPONSIBILITY OF CAR PARKING

The Director of Community Services submitted a report providing contacts for some services offered by Lancashire County Council about which enquiries or complaints may be received and to explain the division of responsibilities for car parking enforcement. The report outlined the transfer of work from Ribble Valley Borough Council to Lancashire County Council and the contacts for which enquiries should be directed to the County Council. These includes for public rights of way, highways, flooding and land drainage, bus shelters and on-street parking.

RESOLVED: That the report be noted.

17 CAPITAL OUTTURN 2014/15

The Director of Resources submitted a report reviewing the final outturn of the Capital Programme for 2014/15 for this Committee. The Capital Programme had consisted of five schemes four of which had been completed in year and within budget and one that had been moved to 2015/16 (installation of 3G artificial pitch at Edisford). A total of £88,671 had been spent which equated to 98% of the revised estimate.

RESOLVED: That the report be noted.

18 REPRESENTATIVES ON OUTSIDE BODIES 2015/16

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

their membership. The Chairman highlighted two changes to this list ie Lancashire Tourism Forum – Councillor Robert Thompson and Roefield Leisure Centre – Councillor Robert Thompson and Councillor Noel Walsh.

RESOLVED: That the report be noted.

19 GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report updating Committee on waste management, the mowing regime at the cemetery, leisure facilities, sports development and the Platform Gallery.

RESOLVED: That the report be noted.

20 REPORTS ON REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.28pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 4 June 2015 starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

S Atkinson	G Mirfin
A Brown	J Rogerson
I Brown	I Sayers
S Carefoot	R Sherras
M French	R Swarbrick
L Graves	D Taylor
S Knox	R Thompson

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

21 APOLOGIES

There were no apologies for absence from the meeting.

22 MINUTES

The minutes of the meeting held on 16 April 2015 were approved as a correct record and signed by the Chairman.

23 DECLARATIONS OF INTEREST

Councillors I Brown and G Mirfin declared an interest in application 3/2015/0296.

24 PUBLIC PARTICIPATION

There was no public participation.

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

Councillor I Brown declared an interest in the following item of business and left the meeting. Councillor G Mirfin declared an interest in the following item of business, addressed the Committee and then left the meeting before the debate.

1. APPLICATION NO: 3/2015/0296/P GRID REF: SD 373231 436660
ERECTION OF FOUR THREE-BEDROOM AFFORDABLE HOMES WITH ASSOCIATED ACCESS AND PARKING AT LAND AT RIDDINGS LANE, WHALLEY, BB7 9RW

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 drawings:

Proposed Site Plan 2126.P.001 Rev: D
Proposed Floor Plans 2126.P002 Rev: B
Proposed Elevations 2126.P.003 Rev: C

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

3. Precise specifications or samples of all external surfaces, including surfacing materials of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

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

4. Notwithstanding the submitted details, prior to the commencement of the development, elevational details of the proposed boundary treatments/fencing, walling including any coping details shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

5. No development shall take place until a Construction 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
7. The highway routing of plant and material deliveries to and from the site.
8. Details of hours of construction work.

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

6. The residential units hereby permitted shall only be used for the purposes of providing affordable housing accommodation as defined in Annex 2 of the National Planning Policy Framework (March 2012) issued by the Department for Communities and Local Government (or such replacement guidance as issued from time to time) to be occupied by households or individual in housing need with a local connection to Whalley or surrounding parishes. This condition shall not be binding upon any of the following:
 - a. A mortgagee or chargee (or any receiver appointed by such mortgagee or chargee) of the development or any part thereof (including any individual residential unit or group of residential units) together with the successors in title to such mortgagee, chargee or receiver;
 - b. A tenant of a residential unit who exercises any statutory right to buy or right to acquire (or equivalent right) such residential unit together with the mortgagee or chargee (or any receiver appointed by such mortgagee or chargee) of such tenant and successors in title;
 - c. A lessee of a residential unit held under a shared ownership lease who acquires 100% of the interest held under that lease together with the mortgagee or chargee (or any receiver appointed by such mortgagee or chargee) of such lessee and successors in title.

REASON: For the avoidance of doubt as the application is for a development of 100% affordable housing units and to comply with Key Statement H3 and Policy DMH1 of the Ribble Valley Core Strategy (Adoption Version).

7. Unless otherwise agreed in writing and in line with the surface water manage hierarchy, 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 public sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy (Adoption Version).

NOTE

1. In relation to condition No 5, construction method statement, the applicant is advised that the hours of operation for all significant construction work shall be within the hours of 0730 to 1800 hours Monday to Friday unless details of the construction management statement give reasonable justification for operating outside of the hours.

26 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:

27 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0937/P	Discharge of conditions 3 (material), 4 (visibility splay), 6 (access), 13 (treatment plant) and 17 (drainage) of planning consent 3/2010/0283	Mill Lane Depot Mill Lane/Hesketh Lane Chipping
3/2014/0189/P	Ground excavation works and erection of agricultural livestock building (southeast shed) at land formerly part of	Standridge Farm Estate Tosside Road Slaidburn
3/2014/0190/P	Ground excavation works and erection of agricultural livestock building (northwest shed) at land formerly part of	Standridge Farm Estate Tosside Road Slaidburn
3/2014/0450/P	Change of use of agricultural plot to create an extension over the garage forecourt including the repositioning of the site entrance, car wash enclosure, canopy extension and ancillary fixtures for vehicle maintenance	Pennine Service Station Longsight Road Osbaldeston
3/2014/0693/P	Change of use Class A2 (Bookmakers) to a sui generis use (solarium)	34 – 36 Whalley Road Clitheroe
3/2014/0703/P	Replacement of 10 garages by three 3 bed houses with gardens - Site of 10 garages	Hambledon View Simonstone
3/2014/0713/P	Application to discharge condition 4 (archaeological record) of application 3/2012/0778 for proposed conversion of barn to two residential units, including demolition of three agricultural buildings and one stone building	Billingtons Farm Mile Farm Longridge
3/2014/0738/P	Outline application for the erection of a new dwelling and associated garage	Tan Yard Lane Longridge
3/2014/0763/P	Engineering operations to form earth bank slurry lagoon at field no 8623	Gregson's Farm Settle Road Newsholme, Gisburn
3/2014/0914/P	Part retrospective application for re-roofing of existing stable block with increase in roof pitch and small tractor shed to side	Oak Barn Old Nab Road Langho

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/1040/P	Single storey side and rear extension	1 Pinfold Cottage Preston Road Ribchester
3/2014/1043/P	Construction of a detached single garage	53 Kenilworth Drive Clitheroe
3/2014/1047/P	Conversion of redundant agricultural building and construction of weather porch to provide enlarged residential accommodation	Flass Farm Settle Road Bolton-by-Bowland
3/2014/1063/P	Extension of existing office into vacant garage/storage building	15 Whalley Road Wilpshire
3/2014/1082/P	Proposed extension of dormer dwelling at first floor level (resubmission)	12 Nowell Grove Read
3/2014/1088/P	Conversion of restaurant into two residential units	Longridge Restaurant 104 Higher Road Longridge
3/2014/1119/P	Proposed demolition of the Moorcock Inn and the erection of one dwelling-house including associated drive, garden and external landscaping works	The Moorcock Inn Slaidburn Road Waddington
3/2015/0003/P	Erection of proposed general purpose building for storing vehicles, equipment and materials for use at the house and grounds	Holden Clough Barrett Hill Brow Bolton-by-Bowland
3/2015/0037/P	Alterations and extension of existing double garage to create a large garage with storage space and home office above and new rear entrance and extension to create boot room	Witton Lodge School Lane Simonstone
3/2015/0042/P	Erection of replacement dwelling and attached garage, construction of new access to the highway and extension of residential curtilage	Seven Acre Cottage Forty Acre Lane Longridge
3/2015/0045/P	Extension to form garage at ground floor and bedroom at first floor level	Woodville Rimington Lane Rimington
3/2015/0046/P	Extension into attached barn	Shippon House Horton
3/2015/0075/P	Two storey side extension and single storey rear extension	21 Darkwood Crescent Chatburn
3/2015/0084/P	Discharge of condition 3 (Materials), 4 (Landscaping), 5 (Boundary Treatment), 6 (Make Good Domestic Garage), 8 (Contaminated Land Survey), and 9 (Finished Floor Levels) of planning permission 3/2012/0185/P	Inside Track Ltd Victoria Street Garage Victoria Street Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0104/P	Single storey rear extension	22 Moorland Road Langho
3/2015/0109/P	Detached granny flat	Lyndon, Northcote Rd Langho
3/2015/0114/P	Proposed alterations to dwelling - rear dormer and replacement of flat roof to attached garage with tiled pitched roof. Installation of 2 no. rooflights to front roof pitch	15 Grindleton Road West Bradford
3/2015/0116/P	Replacement garage, alterations/new roof to sun lounge, new vehicle crossing	Highfield Ribblesdale Avenue Clitheroe
3/2015/0117/P	Single storey extension to existing conservatory at front elevation	Beck Top, Clough Lane Simonstone
3/2015/0130/P	Two side extensions, replacement of existing windows, internal alterations.	21 Avenue Road Hurst Green
3/2015/0139/P	Proposed extension to side, over existing garage, to form bedroom and bathroom.	20 Vicarage Lane Wilpshire
3/2015/0158/P	Barn conversion to single dwelling in lieu of 2 dwellings under extant planning permission 3/2012/0639	Windy Hills Twin Brooks Road Chipping
3/2015/0160/P	Variation of condition 2 of planning permission 3/2014/0635/P to reflect the amended plans	Horrocks Barn Horrocks Farm Stonyhurst
3/2015/0161/P	Removal of conditions 6 – Access Construction and 7 – Location of Access of planning permission 3/2014/0635/P	Horrocks Barn Horrocks Farm Stonyhurst
3/2015/0163/P	Single storey side/rear extension to form new ancillary accommodation	Langton House 32 Dilworth Lane Longridge
3/2015/0170/P	Erection of garage	Fell View Blackburn Road Ribchester
3/2015/0177/P	Reserved matters application for appearance, landscaping, layout and scale in respect of outline planning consent 3/2014/0622/P for one dwelling at land adjacent	Elker Mews Whalley Road Billington
3/2015/0182/P	Single storey extension to rear 4.0m long, 3.3m (max) high, 2.4m high to eaves	15 Howe Croft Clitheroe
3/2015/0184/P	Loft conversion with dormers to east and west elevations and porch to front.	5 Moor Edge Whalley
3/2015/0186/P	Single storey rear extension (in place of existing conservatory), 4m long, 3.6m (max) high, 2.5m high to eaves	37 St Peters Close Clayton-le-Dale

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0187/P	Erection of new build house within garden curtilage	58 Bushburn Drive Langho
3/2015/0189/P	Change of use from Class C3 (residential) to Class A1 (retail) to be incorporated into existing hair salon (Use Class Sui Generis) at Flat above (first floor)	15 Bridge Road Chatburn
3/2015/0193/P	New garage	Orchard Hey Ribchester Rd Clayton-le-Dale
3/2015/0199/P	Demolition of existing extensions to side of bungalow and replacement with one extension with double pitched roof	57 Hillcrest Road Langho
3/2015/0201/P	Proposed extension of existing dormer to front elevation and new dormer to rear elevation.	4 Homeacre Avenue Sabden
3/2015/0209/P	Demolition of existing conservatory and erection of replacement dining room extension	Wood Nook Moor Lane Billington
3/2015/0214/P	Proposed replacement garage workshop in same position as existing	Seven Acre Garage Barker Lane Mellor
3/2015/0218/P	Proposed revised scheme relating to works begun under planning permission 3/2008/0408, involving alterations to the rear elevation	Hollins Farm Barn Clerk Hill Road Sabden
3/2015/0222/P	Single storey extension to rear 3.6m long, 3.85m high (max) 2.55m high to eaves	40 Kenilworth Drive Clitheroe
3/2015/0224/P	Single storey rear extension	91 Peel Street Clitheroe
3/2015/0225/P	Lean-to extension to existing agricultural building (part retrospective)	Grange Farm Parsonage Road Wilpshire
3/2015/0226/P	Single storey extension to side	49 Ramsgreave Road Ramsgreave
3/2015/0230/P	Single storey extension to rear	16 Garnett Road Clitheroe
3/2015/0231/P	Rear single storey extension	1 Higher Standen Hey Farm, Whalley Road Pendleton
3/2015/0232/P & 3/2015/0233/P	Planning permission and listed building consent part retrospective for rebuild of single storey attached outbuilding, removal of existing internal lime plaster finish, structural repairs, alterations to floor plan to incorporate en-suite accommodation, removal of solid floor at ground level with stone flags and other minor repair work	Higher Lickhurst Farm Twin Brooks Road Chipping

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0236/P	Two fascia signs	Land at Holm Road Barrow Brook Business Park Barrow
3/2015/0237/P	Single storey extension	Burnside Snodworth Road Langho
3/2015/0240/P	Discharge of condition 1 (approved plans), 2 (stone details), 3 (landscaping), 4 (compliance with tree surveys), 5 (compliance with protected species survey) and 6 (lighting) of planning permission 3/2014/0053	The Eaves Pendleton Road Wiswell
3/2015/0246/P	Detached single garage	20 Humber Street Longridge
3/2015/0253/P	Proposed dormer extension and alterations	5 Byland Close Simonstone
3/2015/0257/P	Extension into adjoining barn to form bedroom and en-suite	Calder Farm Settle Road Bolton-by-Bowland
3/2015/0269/P	Replacement of shop front with aluminium double glazed frames and provision of new disabled access ramp	1a Portland Road Langho
3/2015/0271/P	One non-illuminated folded aluminium fascia sign, one internally illuminated folded aluminium projecting sign.	40 King Street Whalley
3/2015/0287/P	Discharge of condition 3 (Materials) and 9 (Foul Water Discharge) of planning permission 3/2012/0272/P	Standen Hey Farm Whalley Road Clitheroe
3/2015/0290/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
3/2015/0292/P	Proposed discharge of conditions on planning application 3/2014/0725 – condition 3 (materials), 7 (access), 9 and 10 (surface and foul water drainage), 11 (ground gas risk assessment), 13 (construction method statement) and 15 (acoustic barrier)	Land off Clitheroe Road Barrow
3/2015/0293/P	Rear and side extensions	19 Warwick Drive Clitheroe
3/2015/0297/P	Balcony	Longridge Golf Club Forty Acre Lane Longridge

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0298/P	Discharge of conditions 3 (specifications of walling, roofing materials, windows and doors and any surface materials), 4 (sections showing depth of window and door reveals) and 5 (details of finished floor levels and flood proofing measures) from planning permission 3/2014/0475	8 Calder Vale Whalley
3/2015/0300/P	Non-material amendment to planning permission 3/2012/0519. Realignment of new external wall to the utility room to line through with the external wall of the hall. Omission of the window in the east elevation of the kitchen. New door opening to north elevation of the utility room. New window at first floor level in the existing north facing gable	Wheatley Cottage Four Acre Lane Thornley
3/2015/0301/P	Modification of Section 106 Agreement to reduce the references of minimum percentage to 25% and alter the wording of the Deed of Variation	RVBC and St Vincent's Housing Association
3/2015/0307/P	Discharge of condition 4 of planning consent 3/2014/1124 - Precise specifications or samples of new and replacement UPVC doors and windows	3 Westfield Drive West Bradford
3/2015/0308/P	Single Storey extension to the rear of the property	5 West View Terrace Billington
3/2015/0315/P	Proposed single storey extension to rear of existing dwelling	Crabtree Cottage Back Lane, Wiswell
3/2015/0363/P	Discharge of conditions 5 (roofing materials with window and door surrounds) and 10 (velux windows) of planning permission 3/2012/0778 for conversion of a barn to a residential dwelling	Billingtons Farm Mile Lane Longridge
3/2015/0375/P	Variation of Section 106 Agreement relating to Agreement dated 16 March 2012 for application 3/2010/0719	Henthorn Road Clitheroe

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0654/P	Construction of steel portal framed sheep housing and stone	Little Middop Farm Burnley Road	EN2, DMG2, DME2 – disproportionate large dwelling in

Cont ...

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont'd	built agricultural workers dwelling	Gisburn	relation to the scale of the farming operations to the detriment of visual amenity.
3/2014/1128/P	Proposed 2 storey side/rear extension	6 Woodcrest Wilpshire	Contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.
3/2015/0216/P	Pitch roof dormer to front elevation to match the existing roof material and four low profile velux windows to the rear elevation	4 Court Grove Clayton-le-Dale Blackburn	DMG1/ DMH5 – incongruous and prominent – harmful to visual amenity and poor relationship with dwelling.
3/2015/0043/P	Proposed single storey extension to the rear.	30 Blackburn Road Ribchester	Contrary to policy DMG1 of the Ribble Valley Core Strategy.
3/2015/0112/P	Roof lift to create a two storey dwelling	Lynwood Neddy Lane Billington	Contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.
3/2015/0127/P	Side and rear extensions to property including demolition of garage and single storey kitchen/coal shed	26 Clitheroe Road Whalley	DMG1 – Proposal by virtue of its scale, design and massing leading to an over dominant extension to the detriment of visual amenities and highway safety.
3/2015/0198/P	Side extension at second floor level to form en-suite to bedroom 2	3 Grove Square Malt Kiln Brow Chipping	Contrary to Policies EN5, DMG1, DME2, DME3, DME4 and DMH5 of the Ribble Valley Core Strategy
3/2015/0245/P	Proposed side extension	Wolfen Lodge Fish House Lane Chipping	Contrary to Core Strategy policies DMG1, EN2, DME4 and DMH5.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0364/P	Non-material amendment to planning permission 3/2014/0421 - larger window opening on north west elevation, increased roof height to extension.	1 Wheatsheaf Ave Longridge	The proposed amendment to the extension on the north-western end would result in a development which would potentially affect residential amenity, and thus this change cannot be classed as a non-material amendment.

29 NOTIFICATION OF PROPOSED LARGER HOME

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0270/P	Single storey rear extension 6m long, 4m (max) high, 2.8m height at eaves	9 Berkeley Drive Read

30 FINALLY DISPOSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0886/P	Scheme for pedestrian/cycle link of planning application 3/2010/0719	Land at Henthorn Road Clitheroe

31 LOCAL DEVELOPMENT ORDERS

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0196/P	New training facility, car parking, associated drainage and lighting	Samlesbury Aerodrome Balderstone (Local Development Order application)

32 OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0314/P	Reserved matters application for building	Samlesbury Aerodrome Mysercough Smithy Rd Balderstone

33 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0880/P	Application for a Certificate of Lawfulness for a proposed development – single storey side extension	Coal Pit Barn Stonelands Farm Ribchester Road Hothersall

3/2015/0166/P	Proposed new bedroom window to rear elevation at first floor level	31 Ribblesdale Road Ribchester
3/2015/0217/P	Certificate of Lawfulness to allow wedding ceremonies	Whalley Golf Club Clerk Hill Road Whalley
3/2015/0258/P	Lawful Development Certificate for a proposed use in respect of ground floor rear extension and replacement garage	11 Lower Lane Longridge

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0259/P	Certification of Lawfulness for a proposed porch the width of the existing storm porch with a hipped roof attached to existing roof. The same angle as the garage at a height of 3392mm	9 Pagefield Crescent Clitheroe

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0072/P	Prior notification of agricultural track measuring 395m long x 3.5m wide	Dockber Farm, Dockber Sawley

36 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>
3/2015/0356/P	Prior notification of a new road length 166.0metres x width 3.5 metres	Chadswell Hall Chipping Road Chaigley
3/2015/0357/P	Prior notification for a hard track for cattle to walk on reducing damage to grass land in wet weather	Wheatley Farm Four Acre Lane Thornley with Wheatley Longridge
3/2015/0379/P	Agricultural building for storing machinery and equipment required for the maintenance of woodlands and farmland	Sawley Lodge Sawley

37 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2013/0981	Land at Chatburn Road Clitheroe	13/2/14 18/12/14	23	With Agent for Signature
3/2014/0779	Land off Dale View Billington	16/10/14	18	With Agent
3/2014/0188	Victoria Mill Watt Street Sabden	13/11/14	40	With Planning applicant seeking to renegotiate contributions so may need to go back to Committee
3/2014/0742	Land off Pimlico Road Clitheroe	15/1/15	19	With LCC & Housing
3/2015/0010	Land off Longsight Road Langho	12/3/15	18	With Agent & Housing
3/2014/0616	Land off Chatburn Old Road Chatburn	16/4/15	10	With Agent for Signature

<u>Plan No</u>	<u>Location</u>	<u>Date to Committe</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2014/0666	15 Parker Avenue Clitheroe	18/9/14 2/4/15	28 Weeks	15	Decision 2/4/15

38 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>
3/2014/0298 R	11/08/14	Rose Cottage Main Street Grindleton	HH		Appeal Allowed 07/05/15
3/2013/1023 U	29/08/14	Land off Kingsmill Avenue, Whalley	WR		Awaiting decision
3/2014/0550	01/10/14	Bradyll House Franklin Hill Old Langho	WR		Awaiting decision
3/2014/0793 R	21/01/15	Talbot Fold Barn Talbot Bridge Bashall Eaves	WR		Appeal Dismissed 07/05/15
3/2014/0592 R	14/01/15	The Moorcock Inn Slaidburn Road Waddington	WR		Appeal Dismissed 13/05/15
3/2014/0438 R	16/01/15 but extension given until 6/02/15	Land east of Chipping Lane Longridge	Inquiry	20/10/15 6 days	Awaiting Inquiry
3/2014/0517 R	09/02/15	Land to the north of Dilworth Lane Longridge	Inquiry		Withdrawn

<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>
3/2014/0827 R	12/02/15	39 Clitheroe Road Whalley	WR		Awaiting decision
3/2014/0312 R	03/03/15	Time House Knowle Green	WR		Awaiting decision
3/2014/0679 R	13/03/15	Mill Cottage Victoria Terrace Mellor Brook	WR		Awaiting decision
3/2014/0887 R	12/03/15	Bent House Tosside	WR		Awaiting decision
3/2014/0684 R	12/03/15	Meadcroft Clitheroe Road Whalley	Hearing	30/06/15 1 day	Awaiting Hearing
3/2014/0409 R	12/03/15	Eatoughs Farm	WR		Awaiting decision
3/2014/0942 R	28/04/15	Land off New Lane	WR		Notification sent Questionnaire sent Statement due 02/06/15

39 APPOINTMENT OF WORKING GROUPS

To confirm arrangements and membership of any working groups that belong to this Committee.

- Core Strategy Working Group (Part II Local Plan)

Resolved: That the work of this Working Group continue and that membership be made up of 4 Conservatives and 1 Liberal Democrat.

40 EXCLUSION OF PRESS AND PUBLIC

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

41 FAMILIARISATION OF PLANNING PROCEDURES

The Head of Planning Services gave Members a brief presentation of the various headings under the section of items delegated to the Director of Community Services under the scheme of delegated powers. He explained the various categories of application and what they meant, also giving Committee examples.

42 INCLUSION OF PRESS AND PUBLIC

RESOLVED: That the press and public be allowed back into the meeting.

NEIGHBOURHOOD PLAN UPDATE

The Chief Executive submitted a report asking Committee to agree to the designation of the area and relevant body to prepare a Neighbourhood Plan for Whalley and providing an update on the position of other neighbourhood plan activity within the borough.

Whalley Parish Council had submitted an application to the Council on 8 April 2015 for a designation of a Neighbourhood Plan area under Part II of the Neighbourhood Planning (General) Regulations 2012. The document supporting their application included the area, a letter stating that Whalley Parish Council were the relevant body and documents relating to a 4 week public consultation exercise that had taken place. A summary of the comments received was included. Once the designation had been agreed by the Borough Council, Whalley Parish Council could start to prepare the plan which would need to be compatible with national policies and the policies in the adopted Core Strategy. The Council has a statutory duty to provide technical advice and support to communities preparing neighbourhood development plans and would need to be satisfied that the necessary stages have been followed.

The Bolton-by-Bowland and Gisburn Forest Neighbourhood Plan had been formally designated on 29 May 2014 and good progress had been made with a submission of the draft Neighbourhood Plan under Regulation 14 being made.

The Longridge Neighbourhood Plan had also been formally designated on 26 September 2013; the group had undertaken local consultations and were currently progressing with a draft plan.

Members asked questions with regard to the Neighbourhood Plans and requested a training session on this subject in the future.

RESOLVED: That Committee

1. approve Whalley Parish Council as the appropriate body to prepare a Neighbourhood Plan and agree to designate the proposed area set out in the application for the purposes of preparing a Neighbourhood Plan; and
2. note the progress from Longridge and Bolton-by-Bowland and Gisburn Forest Neighbourhood Plans.

HOUSING LAND AVAILABILITY

The Chief Executive submitted a report for Committee's information on the results of the most recent housing land availability survey April 2015, which had a base date of 31 March 2015.

RESOLVED: That the report be noted.

REPRESENTATIVES ON OUTSIDE BODIES 2015/2016

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

RESOLVED: That the report be noted.

46 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.30pm.

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

Minutes of Personnel Committee

Meeting Date: Wednesday, 10 June 2015 starting at 6.30pm
Present: Councillor R J Elms (Chairman)

Councillors:

P Ainsworth	A Knox
S Brunskill	D T Smith
G Geldard	D Taylor
S Hore	

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

47 APOLOGIES

There were no apologies for absence from the meeting.

48 MINUTES

The minutes of the meeting held on 18 March 2015 were approved as a correct record and signed by the Chairman.

49 DECLARATIONS OF INTEREST

There were no declarations of interest.

50 PUBLIC PARTICIPATION

There were no items of public participation.

51 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on Outside Bodies.

52 OVERVIEW OF HR

The Head of HR gave a verbal report to Members explaining the terms and reference of the Committee and the key areas covered by the HR section.

RESOLVED: That the report be noted.

53 STAFF SURVEY

The Head of HR presented a written report on the outcomes of the 2015 Employee Survey. She explained the background and history to the survey and outlined key themes covered. Members reviewed the actions and progress made following the last survey in 2012 and gave consideration to data provided in a summary of the analysis of the results of the 2015 survey. The analysis highlighted improvements that had been made in a number of key areas since the last survey. The Head of HR then explained how the results would be

communicated to staff in the coming months and how a new action plan would be created.

RESOLVED: That the report be noted.

54 STAFF TURNOVER

The HR Officer presented a written report providing details of staff turnover for the period 1 April 2014 to 31 March 2015. She explained the background to the analysis and highlighted the key trends.

RESOLVED: That the report be noted.

55 HEALTH AND SAFETY

The Head of HR presented a report created by the Health and Safety Officer that reviewed the management of health and safety by the Council during the year April 2014 to March 2015. She explained the corporate approach to health and safety and the work of the Health and Safety Committee. The report highlighted the health and safety risks identified, work undertaken and resulting achievements. It was noted that the HSE had visited the waste transfer station at Salthill Depot as part of their national programme of inspections and no concerns had been identified. The report also outlined key targets for the forthcoming year.

RESOLVED: That the report be noted.

56 EQUALITIES ACT 2010 – WORKFORCE DATA

The Head of HR updated Members on workforce data to be published in compliance with the Equalities Act 2010. She explained the protected characteristics that fell within the Act that must be included in the collation of data across all aspects of the workforce and HR disciplines. The data would be published on the Council's website in accordance with the specific duties as outlined in the Equalities Act 2010.

RESOLVED: That the report be noted.

57 EXCLUSION OF PRESS AND PUBLIC

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

58 APPOINTMENTS AND RESIGNATIONS

The HR Officer informed Members of appointments and resignations that had taken place since the last meeting. Attention was drawn to two recent retirements following lengthy service to the authority. She updated Members on recent recruitment difficulties encountered for a number of posts. The Head of HR advised Members that a post of part time Committee Services and Complaints

Officer had been created following the retirement of the Community Development Officer and asked for approval to add the post to the Council's Establishment list. The substantive Community Development Officer role would be reviewed by CMT following consideration by the Head of Regeneration and Housing.

RESOLVED: That

1. the post of part time Committee Services and Complaints Officer be added to the Establishment; and
2. the Community Development Officer post be reviewed by CMT following consideration by the Head of Regeneration and Housing.

59 ANNUAL ABSENCE MANAGEMENT REVIEW

Consideration was given to the written report of the HR Officer providing an update on levels of sickness absence across the authority for the period 1 April 2014 to 31 March 2015. She explained the systems and processes in place to manage short and long term absence. It was noted that long term absence had a significant impact on absence figures and assured Members that such absences were managed robustly by Heads of Service and the HR team.

RESOLVED: That the report be noted.

60 MEMBER AND STAFF TRAINING

Consideration was given to the written report of the HR Officer providing details of training courses approved since the last meeting. The Head of HR provided additional information on two members of staff who had been selected to participate in the District Council Network (DCN) staff development programme.

RESOLVED: That the report be noted.

61 ANNUAL REVIEW OF HOMEWORKING

The Head of HR presented a written report updating Members on the Homeworking scheme for the authority. She explained the circumstances where home working may be considered and the monitoring processes in place.

RESOLVED: That the report be noted.

The meeting closed at 7.40pm.

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

Minutes of Health & Housing Committee

Meeting Date: Thursday, 11 June 2015, starting at 6.30pm
Present: Councillor S Hore (Chairman)

Councillors:

S Bibby	R Hargreaves
S Brunskill	J Holgate
P Dobson	R Newmark
P Elms	M Robinson
R Elms	R Sherras
M Fenton	J White
L Graves	

In attendance: Chief Executive, Head of Regeneration and Housing, Strategic Housing Officer and Senior Accountant.

62 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor K Hind.

63 MINUTES

The minutes of the meeting held on 19 March 2015 were approved as a correct record and signed by the Chairman.

64 DECLARATIONS OF INTERESTS

There were no declarations of interest.

65 PUBLIC PARTICIPATION

There was no public participation.

66 APPOINTMENT OF WORKING GROUPS

Committee considered the appointment of Working Groups and their arrangements/membership that belong to this Committee:

- Strategic Housing Working Group – 3 Conservative, 1 Liberal Democrat.
- Health and Well-Being Partnership – 4 Conservative, 1 Liberal Democrat, 1 Labour.

RESOLVED: That Committee approve:

- Strategic Housing Working Group – 3 Conservative, 1 Liberal Democrat.
- Health and Well-Being Partnership – 4 Conservative, 1 Liberal Democrat, 1 Labour.

CAPITAL OUTTURN 2014/15

The Director of Resources submitted a report asking Committee to review the final outturn on the Capital Programme for 2014/15 and seeking approval for the slippage of some capital scheme budgets from the 2014/15 financial year to the 2015/16 financial year. The Capital Programme for the Health and Housing Committee had consisted of 5 schemes. Overall 80% of the revised estimate had been spent in 2014/15. Approval for slippage was sought with regard to the installation of cemetery infrastructure scheme, landlord/tenant grant scheme and the disabled facilities grant scheme. Slippage was not requested for the underspend on the repossession prevention fund scheme as this resource was ring-fenced specifically to prevent homelessness and was a tool considered only when appropriate circumstances presented. This was therefore to be moved out of the capital schemes into an earmarked reserve within the revenue budget on the same award basis.

RESOLVED: That Committee approve the slippage of:

- installation of cemetery infrastructure £870;
- disabled facilities grants £11,148; and
- Landlord/tenant grants £18,129.

Into the 2015/16 financial year.

ALLOCATION OF CAPITAL FUNDING FOR PROVISION OF HEADSTONE FOUNDATION BEAMS AT CLITHEROE CEMETERY

The Chief Executive submitted a report asking Committee to approve additional capital budget in 2015/16 for headstone foundation beams in Phase 1 of the new Clitheroe Cemetery extension. The installation of cemetery infrastructure capital scheme at Clitheroe Cemetery was completed in 2014/15 with a £870 underspend. It was initially envisaged that the scheme would have allowed for the installation of headstone foundation beams but the overall cost of the headstone foundation beams was £3,600.

The provision of headstone foundation beams had several advantages and it was felt that this scheme would be advantageous. It was proposed that the scheme be taken forward using the remaining budget of £870 from 2014/15 slippage and the balance from other existing budgets.

Members asked questions about the headstone foundation beams and about the life of the cemetery.

RESOLVED: That Committee

1. approve the additional capital budget of £2,730 in 2015/16 for completion of the installation of cemetery infrastructure scheme to be used in conjunction with the slippage from the cemetery infrastructure scheme of £870 from 2014/15; and

2. request Policy and Finance Committee to approve the additional capital budget being included in the capital programme for 2015/16.

69

APPROVAL OF MODEL LICENCE CONDITIONS FOR "HOME BOARDING"

The Chief Executive submitted a report asking Committee to consider and approve model licence conditions for operators providing home boarding for dogs. Businesses providing boarding for dogs are required to be licensed under the provisions of the Animal Boarding Establishment Act 1963 for which there is a set of revised and updated national model conditions and also include for dog day care facilities. The Council had now been approached by a number of local operators wishing to offer home boarding for dogs as an alternative to dog owners to the more traditional and formal licensed kennels. It was recognised that the current model conditions were not entirely relevant and applicable to this type of operation. As such after consultation with the Chartered Institute of Environmental Health Officers and neighbouring Lancashire Authorities, a set of conditions had been drafted.

Members discussed the proposed conditions and asked questions with regard to cats being included, enforcement issues, a review period, dangerous dogs and franchising agreement that also need to be covered.

RESOLVED: That Committee

1. approve the attached model conditions in relation to the licensing of home boarding facilities within the borough of Ribble Valley under the provisions of the Animal Boarding Establishment Act 1963 with the inclusion of a dogs in vehicles condition; and
2. the Head of Environmental Services report back to Committee in 6 months' time with an overview of the situation.

70

NATIONALLY DESCRIBED SPACE STANDARDS

The Chief Executive submitted a report asking Committee to approve the use of nationally described space standards. These are to be accepted as a minimum size standards in all new affordable housing developments. Over the past 5 years that had been a significant change in how affordable housing units are delivered. Affordable units are built by developers as part of the Section 106 negotiations; 30% of the site required to be affordable. Prior to this the majority of affordable units were developed by housing associations with Homes and Communities Agency (HCA) grant funding and therefore the HCA prescribe the quality and space standards for each affordable unit. Since the change there had been a significant reduction in the size of affordable units being developed in the borough. This had caused issues with demand for the family housing as the units have been very small. It was therefore recommended that the new space standards as outline by the Department for Communities and Local Government be adopted to use when negotiating with developers for affordable housing.

RESOLVED: That Committee agree that the new space standards be adopted by the Council and would be required on all new affordable housing schemes.

71 REQUEST TO WAIVE CONTRACT PROCEDURE RULES TO PURCHASE DOMESTIC ABUSE SUPPORT SERVICE

The Chief Executive submitted a report asking Committee to waiver the Council's Contract Procedure Rules in respect of the purchase of domestic abuse support services to enhance the domestic abuse support service in the Ribble Valley.

Lancashire County Council, in partnership with the 12 district housing authorities, had been successful in securing £751,780 in revenue funding across the County via bid to the DCLG for funding to strengthen accommodation based domestic abuse service provision. Through this bid Ribble Valley had secured an allocation of £28,375 to assist in the enhancement of this provision in the Borough. It was therefore proposed to use the additional funding to enable the provision of further dedicated staff to raise the standard of support for victims both within the refuge and their own homes and allow support to be given to victims with more complex needs. It was also possible to increase capacity by the creation of a further safe house; the units of which would be accessed by Ribble Valley victims.

HARV (Hyndburn and Ribble Valley Domestic Abuse Service) already provided support services to women and children in Ribble Valley and had done so for the past 12 years. It was therefore proposed that Committee note the intention to seek to waive the Council's Contract Procedure Rules to award the contract for the provision of the additional services to HARV without first testing the market. The Council would need to enter into a legal agreement with HARV that would specify the details of the service to be provided. This allocation was currently only available for 12 months.

RESOLVED: That Committee

1. agree to accept grant funding of £28,375 from Lancashire County Council to enhance domestic abuse support services in the borough;
2. requests that the Director of Resources and Head of Legal and Democratic Services waive the Council's Contract Procedure Rules in respect of the appointment of HARV to provide an enhanced level of support to Ribble Valley domestic violence victims for a 12 month period; and
3. delegates authority to the Head of Regeneration and Housing in consultation with the Strategic Housing Working Group to negotiate the service level agreement with HARV.

72 VACANT BUILDINGS CREDIT

The Chief Executive submitted a report for Committee's information on the vacant buildings credit and the implications for affordable housing delivery. The Government had continued to introduce initiatives intended to stimulate housing

development and their new measure looks to assist small-scale schemes coming forward and to remove obstacles to develop previously used land redeveloping brownfield land had been a key planning objective that had been constrained by viability issues and the vacancy buildings credit was one measure recently introduced to remedy this. This would however have implications for any affordable housing contributions as this can only be required for any increase in floor space above that of the existing dwelling on the site. Clarification was required for the definition of vacant or abandoned dwellings as this was not clear at this time.

RESOLVED: That the report be noted and the implications for affordable housing delivery acknowledged.

73 GENERAL REPORT OF THE CHIEF EXECUTIVE ON ENVIRONMENTAL ISSUES

The Chief Executive submitted a report for Committee's information which included a progress report on the private water supplies risk assessment, the minutes of the Hanson Cement Liaison meeting, the outcome of the Food Standards Agency audit of approved premises, an update on air quality and a change to the agreed fees and charges for private water supplies.

RESOLVED: That the reports be noted.

74 REPRESENTATIVES ON OUTSIDE BODIES 2015/16

The Chief Executive submitted a report for Committee's information on the Membership of the Outside Bodies that come under the remit of the Health and Housing Committee.

RESOLVED: That the report be noted.

75 EXCLUSION OF PRESS AND PUBLIC

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

76 GENERAL REPORT – GRANTS

The Chief Executive submitted a report for Committee's information containing details of 7 disabled facilities grants and also gave a general update on the position of the budget with regard to disabled facilities grants for 2015/16.

RESOLVED: That the report be noted.

77 AFFORDABLE HOUSING UPDATE

The Chief Executive submitted a report for Committee's information on the affordable housing schemes in progress and proposed in the borough. The

notes of the Housing Working Group held on 10 March 2015 and the “Threshold” Working Group held on 13 April 2015 were included for Committee’s information.

RESOLVED: That the report be noted.

The meeting closed at 7.44pm.

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

Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 16 June 2015, starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

J Alcock	A Knox
S Bibby	G Mirfin
R Elms	M Robinson
T Hill	J Rogerson
K Hind	I Sayers
S Hore	R J Thompson

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

78 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Hargreaves and D T Smith

79 MINUTES

The minutes of the meeting held on 24 March 2015 were approved as a correct record and signed by the Chairman.

80 DECLARATIONS OF INTEREST

There were no declarations of interest.

81 PUBLIC PARTICIPATION

There was no public participation.

82 BRIEFING ON THE REMIT OF POLICY AND FINANCE COMMITTEE

The terms of reference for the Policy and Finance Committee were circulated for Committee's information. The Director of Resources informed Committee that this Committee served a dual role in that it is a service committee in its own right but also a policy committee for the whole Council with a strategic and corporate overview.

83 APPOINTMENT OF WORKING GROUPS

The Chief Executive asked Committee to confirm arrangements and membership for the working groups under the remit of this Committee.

RESOLVED: That Committee appoint the following working groups:

- Budget Working Group – 6 Conservatives, 1 Liberal Democrat;

- Economic Development – 6 Conservatives, 1 Liberal Democrat;
- Market Redevelopment – 3 Conservatives, 1 Liberal Democrat.

84

REVIEW OF MEMBERS' ALLOWANCES SCHEME

The Director of Resources submitted a report asking Committee to consider the report of the Independent Remuneration Panel on members' allowances following their review of the current scheme and to make recommendations regarding the new scheme to Full Council on 14 July 2015.

The Council is required to agree and publicise its members' allowance scheme each year and have an independent review at least every four years. It had been agreed at Policy and Finance Committee on 24 March 2015 that the current scheme would be extended until the outcome of the review of the independent panel was considered. It was also agreed that a small working group be formed to consider the panel's report. In doing so the Council must have regard for the recommendations made by the panel.

The independent panel had met a number of times and also interviewed a number of Members as part of their review. A full report of the panel setting out their findings and recommendations was included with the report.

The working group had met to discuss the report and its findings in detail. They agreed the general thrust of the findings to increase the basic allowance significantly and substantially reduce special responsibility allowances with some adjustments.

On receipt of the independent remuneration panel's report the Council must make it available for public inspection. A notice must be publicised in the local press describing the main features of the panel's recommendations and specifying the amounts of each allowance.

Members discussed the recommendations of both the independent remuneration panel and the working group. It was suggested that the scheme should be effective from 1 August 2015 rather than being backdated to May 2015. It was also acknowledged that the scheme meant an overall reduction in the total cost of allowances.

RESOLVED: That

- *** 1. it be a recommendation to Full Council on 14 July 2015 to agree a revised scheme of Members' Allowances as per the Independent Panel's report but with the amendments suggested by the Working Group and set out in the table below; ***

Basic Allowance	Current	Independent Panel Recommendation	Working Group Recommendation
	Annual Amount	Annual Amount	Annual Amount
	£	£	£
All Councillors	2,952	3,718	3,500

Special Responsibility	Current		Independent Panel Recommendation		Working Group Recommendation	
	Multiplier	Annual Amount £	Multiplier	Multiplier	Annual Amount £	Multiplier
Leader	x 5	14,760	x 3½	13,013	x 4	14,000
Deputy Leader	x 3	8,856	x 2	7,436	x 2½	8,750
Leader of Opposition	x 3	8,856	x 1½	5,577	x 2	7,000
Chairman of Planning & Development Committee	x 2½	7,380	x 2	7,436	x 2	7,000
Chairs of Community Services, Personnel, Health & Housing Committees	x 2	5,904	x 1	3,718	x 1½	5,250
Chairs of the Licensing and Accounts & Audit Committees	x 2	5,904	x ½	1,859	x 1½	5,250
Vice Chairs of Committees	x 1	2,952		500	n/a	500*
*Vice Chair of Planning & Development	x 1	2,952		500	n/a	1,000

and

- the independent remuneration panel be thanked for their work in formulating proposals for a revised scheme.

85 LOCAL TAXATION WRITE-OFFS

The Director of Resources sought Committee's approval to write-off two National Non-Domestic Rate Debts (NNDR) totalling £3,804.95 relating to Cattermole's Ltd and Lancashire Pubs (Myerscough) Ltd. The Director of Resources informed Committee that as a matter of law there is an obligation to take reasonable steps to collect business rate debts; this is done by various means however, there are some cases where debtors leave their property with arrears and no forwarding address or are declared bankrupt, insolvent or cease trading. Of the two cases referred to one had been dissolved and the other gone into liquidation.

RESOLVED: That Committee agree to the writing off of £3,804.95 where it had not been possible to collect the amounts due.

86 AMENDMENTS TO STANDING ORDERS (PART 4 OF THE COUNCIL'S CONSTITUTION)

The Chief Executive submitted a report seeking Committee's approval to amend the Council's Standing Orders. The Local Government Act 2000 provides that

ever local authority is required to prepare and keep up to date a Constitution containing its Standing Orders which is very much a living document.

In March 2015 the Department for Communities and Local Government wrote to the Chief Executive informing him that new regulations would come into force on 11 May 2015 and that Councils would be required to modify their Standing Orders at the first ordinary meeting of the Council after that date.

The purpose of the regulations was to simplify and localise the disciplinary process for the most senior officers of the Council. They remove the requirement that a designated independent person be appointed to investigate and make a binding recommendation on disciplinary action against these staff. The decision would now be taken transparently by Full Council who must consider any advice views or recommendation from an independent panel, the conclusions of any investigation into the proposed dismissal and any representations from the officer concerned.

*** RESOLVED: That Committee approve the amendments as outlined in the report and refer them to Full Council for their approval. ***

87 REFERENCE FROM COMMITTEE

The Director of Resources referred to a request from Health and Housing Committee to agree to the approval of additional capital budget of £2,730 to be added to the slippage on the Clitheroe Cemetery extension capital scheme to allow for the provision of headstone foundation beams. This request had been submitted by the Chief Executive to the recent Health and Housing Committee.

RESOLVED: That Committee agree to the request for the additional capital budget of £2,730 for the provision of headstone foundation beams in the Clitheroe Cemetery extension.

88 CAPITAL OUTTURN 2014/15

The Director of Resources submitted a report for Committee's information on the final outturn of the Capital Programme 2014/15 for this Committee. The Economic Development Initiative Scheme had already been moved into 2015/16. The Public Sector Network Compliance Scheme had been completed in year and within budget and expenditure on performance reward grants have been brought into the Committee's capital expenditure accounts at year end.

RESOLVED: That the report be noted.

89 CAPITAL PROGRAMME 2015/16

The Director of Resources submitted a report for Committee's information on the schemes which had been approved for inclusion in the Capital Programme for this Committee for the 2015/16 financial year. This included four approved schemes totalling £471,400.

RESOLVED: That the report be noted.

90 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 and Council Tax Support Performance;
- e) Housing Benefit and Council Tax Support Fraud.

The Director of Resources highlighted to Members that the collection rate for NNDR for 2014/15 at 31 March 2015 was 98.23% and the collection rate for Council Tax was 98.83%.

RESOLVED: That the report be noted.

91 OVERALL CAPITAL OUTTURN 2014/15

The Director of Resources submitted a report for Committee's information with details of the capital programme outturn for all Committees for the year ending 31 March 2015. During the year the Council spent £380,811 on 11 capital schemes which was 94% of the revised estimate. No schemes had overspent; 2 schemes had their budget moved into 2015/16 at revised estimate stage; and slippage on 3 schemes totalling £30,147 had been requested from the Health and Housing Committee.

RESOLVED: That the report be noted.

92 TREASURY MANAGEMENT ACTIVITIES 2014/15

The Director of Resources submitted a report for Committee's information on the 2014/15 treasury management operations. The report outlined the following topics:

- Public Works Loan Board;
- borrowing requirements;
- temporary investments;
- Prudential indicators;
- Local Government Bonds Agency.

RESOLVED: That the report be noted.

93 REPRESENTATIVES ON OUTSIDE BODIES 2015/16

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

RESOLVED: That the report be noted.

94 REPORTS OF REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

EXCLUSION OF PRESS AND PUBLIC

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

95 LOCAL TAXATION WRITE-OFFS

The Director of Resources submitted a report requesting the approval to write-off a Council Tax debt relating to an individual. There was one case of a Council Tax write-off and one for NNDR both relating to the same individual.

RESOLVED: That Committee approve the writing-off of a total of £6,441.03 NNDR debt and Council Tax debt where it has not been possible to collect the amount due.

The meeting closed at 7.08pm.

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

Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 18 June 2015, starting at 6.30pm.
Present: David Peat (from Agenda item 1) (Chairman)

Councillors:

P Ainsworth	G Scott
I Brown	R Sherras
P Dowson	D Taylor
L Graves	N C Walsh
T Hill	
M Robinson	
I Sayers	

Parish Representatives:

D Bland	Aighton, Bailey & Chaigley
P Dumon	Barrow
H Fortune	Bolton-by-Bowland, Gisburn Forest & Sawley
M Walsh	Bolton-by-Bowland, Gisburn Forest & Sawley
P Brown	Chipping
A Schofield	Clayton-le-Dale
M Fenton	Clitheroe
P Robinson	Clitheroe
S Hopwood	Dutton
K Winstanley	Forest of Bowland (Higher Division)
D Walters	Gisburn
P Entwistle	Grindleton
G James	Grindleton
R Beacham	Longridge
B Murtagh	Mellor
J Bennett	Newton
A Steer	Osbaldeston
S Rosthorn	Paythorne & Newsholme
E Law-Riding	Ribchester
R Whittaker	Rimington & Middop
J Shorter	Sabden
A Haworth	Sabden
P Boyes	Salesbury
D Ashe	Salesbury
R Hirst	Simonstone
H D Parker	Waddington
A Bristol	West Bradford
T Perry	West Bradford
J Bremner	Wilpshire
M Robinson	Wiswell

In attendance: Chief Executive, Head of Regeneration and Housing, Head of Environmental Services, Waste Management Officer.

96 APPOINTMENT OF CHAIRMAN

RESOLVED: That Parish Councillor David Peat (Simonstone) be appointed as Chairman of this Committee for 2015/16.

97 APPOINTMENT OF VICE CHAIRMAN

RESOLVED: That Councillor Doreen Taylor be appointed as Vice Chairman of this Committee for 2015/16.

98 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Borough Councillor(s) David Smith and from the following Parish Representatives:

H Douglas	Chatburn
T Hoyle	Dinckley
R Assheton	Downham
M Everett	Longridge
A Ormand	Ribchester
G Melloy	Simonstone
J Brown	Whalley
M Highton	Whalley

99 MINUTES

The minutes of the meeting held on 26 March 2015 were approved as a correct record and signed by the Chairman.

100 DECLARATIONS OF INTERESTS

There were no declarations of interests.

101 MATTERS ARISING FROM THE MINUTES

a) Minute 703

The Chairman asked who was representing the Committee on the Pendle Hill Landscape Partnership. It was agreed to write to Parishes in the Pendle Hill area asking for a volunteer.

b) Minute 705

The Chief Executive updated Committee on the Tour of Britain.

c) Minute 707

The Head of Regeneration and Housing referred to Minute 707 and said the Geographical Police Inspector would attend the next meeting of this Committee.

102 PRESENTATION BY HEAD OF ENVIRONMENTAL HEALTH SERVICES

At the meeting of Parish Council Liaison Committee in March 2015, Committee had requested the Head of Environmental Health Services be asked to attend a meeting to explain the work of the Dog Wardens, prosecutions, fixed penalty notices and Dog Control Orders.

James Russell, Head of Environmental Services gave a brief presentation on the Dog Warden Service, stray dogs, dog fouling, dog bins and Dog Control Orders. Members asked a number of questions particularly relating to the siting of dog bins.

RESOLVED: That Committee thank James Russell for his presentation.

103 PRESENTATION BY THE WASTE MANAGEMENT OFFICER

At the meeting of Parish Council Liaison Committee in March 2015 Committee had requested the Waste Management Officer be asked to attend a meeting to explain how the Council's recycling process operates.

Peter McGeorge, the Waste Management Officer, gave the background to waste collection in the Ribble Valley. He explained the role of the Council as Waste Collection Authority and the County Council who are the Waste Disposal Authority. He explained which waste streams were recycled and how the recycling system worked including the Transfer Station in Clitheroe and the Waste Treatment Plant at Farrington in Leyland.

Peter offered to arrange a tour of the Farrington Plant if Parish Representatives were interested

RESOLVED: Committee thank Peter for his presentation and thought the invitation to tour Farrington was an excellent idea.

104 WITHDRAWAL OF BUS SERVICES "CROSS BOUNDARY" IN LANCASHIRE

A briefing note on the withdrawal of Cross Boundary bus service financial contribution from Blackburn with Darwen Borough Council was circulated for information. This was effective from 1 April 2015 and as a result from 26 July 2015 the LCC would be required to revise subsidised local bus services serving Blackburn to maintain the financial support within the available budgets, whilst minimising the impact for Lancashire residents.

The note outlined the current position and the implications of the reduction in funding to specific bus services.

Councillor Sayers updated the meeting regarding discussions between County Councillor Fillis and the Little Green Bus Company.

They had both offered to come to the meeting in October to discuss suggestions on how the Little Green buses could be used to support local residents' transport needs.

RESOLVED: That Committee ask County Councillor Fillis and Donna Atkinson from Little Green Bus Company to come to the October meeting.

105 MATTERS BROUGHT FORWARD BY PARISH COUNCILS

a) War Memorials

The Chairman raised the issue of the condition of War Memorials and the grants potentially available. Committee agreed to bring to a future meeting.

b) 'A' Boards

The issue of the preponderance of 'A' boards on the A59 was raised. The Head of Regeneration and Housing promised to look into the problem and discuss with the Council's Enforcement Officers.

c) Cosy Homes

The Head of Regeneration and Housing referred to the Cosy Homes Project and insulation opportunities.

106 DATE AND TIME OF NEXT MEETING

The Chairman reported that the next meeting would be at 6.30pm on Thursday, 8 September 2015.

The meeting closed at 8.00pm.

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

Minutes of Licensing Committee

Meeting Date: Tuesday, 23 June 2015 starting at 6.30pm
Present: Councillor J Alcock (Chairman)

Councillors:

I Brown	J Holgate
S Brunskill	S Knox
P Elms	G Scott
M Fenton	J White
R Hargreaves	
S Hind	
S Hirst	

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

Not in attendance: - Councillor R Bennett.

107 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Atkinson and G Geldard.

108 MINUTES

The minutes of the meeting held on 17 March 2015 were approved as a correct record and signed by the Chairman.

109 MINUTES OF LICENSING SUB-COMMITTEE DATED 15 APRIL 2015.

Committee received the minutes of the Licensing Sub-Committee in respect of the Lower Buck at Waddington held on 15 April 2015.

110 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

111 PUBLIC PARTICIPATION

There was no public participation.

112 BRIEFING SESSION ON THE ROLE OF COMMITTEE

The Head of Legal and Democratic Services gave a brief résumé of the remit of the Licensing Committee. She informed Committee of the various members of staff and their responsibilities in relation to the Licensing Committee. Licences issued include those for taxis, alcohol, gambling, scrap metal and sex establishments based on combination of statutory requirements and policies formulated by the Council. One feature of being part of the Licensing Committee

also means that from time to time, Members may be requested to be part of a Sub-Committee to make decisions on issues such as applications for premises licences where objections have arisen; the appropriate sanctions to be imposed where there have been infringements of the Council's Conditions of Licence for taxi/private hire drivers, operators or vehicle licence holders or whether an application/licence holder is a fit and proper /suitable person to hold a licence. Another element of the Licensing Committee was to receive the minutes of the Ribble Valley Safety Advisory Group.

113 **REPORT ON CONSULTATION ON DISCLOSURE AND BARRING SERVICE AND DRIVERS LICENCE CHECKS**

The Chief Executive submitted a report seeking Committee's approval in relation to two changes to the process of licensing drivers, namely the use of a third party to carry out Disclosure and Barring Service checks and additional drivers licence checks. It had been brought to committee's attention that there were potential changes to the procedure for licensing drivers in relation to the DBS checks and the effect of the abolition of the paper counterpart to a DVLA drivers licence. Licence holders had been consulted upon the Council's proposals and the response to that consultation was outlined for Committee's information. Three responses had been received with regard to the DBS checks and three responses had been received with regard to the drivers licence checks.

RESOLVED: That Committee:

1. approve the use of a third party service provider to process DBS checks with any associated costs being borne by the licence holder in the event that the Council's status as a registered body for the DBS service is withdrawn; and
2. approve the introduction of additional checks on driver's licences to validate information previously contained in the paper counterpart of a DVLA licence and that any associated costs should be borne by the licence holders.

114 **STEERING TO SUCCESS – RECOMMENDATIONS OF THE WORKING GROUP**

The Chief Executive submitted a report seeking Committee's approval to consult licence holders on the recommendations of the Working Group. The Solicitor reminded Committee that a report had been considered by them which highlighted issues which had been raised regarding the removal of the temporary licence for private hire drivers. Following public participation at the last meeting, it became clear that the issue arose more particularly from the need to complete the Steering to Success course before a licence was issued for both private hire vehicle drivers and hackney carriage vehicle drivers. A working group had been established to consider the content and organisation of the Steering to Success course and licence holders had been consulted. The working group had met twice and considered what arrangements were in place in the surrounding

authorities as well as the views of the licence holders. Five responses had been received to the consultation.

The working group had considered the alternatives to the Steering to Success course and felt that the requirement that this must be passed before a licence be issued should be removed but it should be replaced by a requirement that all applicants provide evidence that they have passed the DVSA taxi driving test before a licence is issued, with an additional requirement that an applicant should also complete and pass the NVQ within 12 months of the licence being issued. This would provide a practical driving and wheelchair assessment prior to the issue of a licence; require a higher level of maths and English; include more detailed knowledge of disability issues; is a national qualification which is transferable and more widely available; contains assessment on safety requirements and maintenance of the vehicle; and assessment on knowledge of the legislation applicable to private hire and hackney carriage drivers operators and vehicles.

RESOLVED: That Committee authorise the Head of Legal and Democratic Services to consult licence holders upon the recommendations of the working group as outlined above.

115 REPORT ON PROPOSED AMENDMENT OF COUNCIL'S CONDITIONS OF LICENCE FOR PRIVATE HIRE VEHICLES

The Chief Executive submitted a report seeking Committee's approval to consult licence holders upon proposed amendments to the standard conditions of licence for private hire vehicles and consequential amendments to the Council's Infringement Points Scheme. The proposed amendment related to the signs displayed on the doors of private hire vehicles stating that only advanced bookings should be made and that the car was not insured unless pre-booked, and should not contain the words 'taxi'. The purpose of the sign is to alert the public that the vehicle is licensed as a private hire vehicle rather than hackney carriage vehicle and therefore cannot ply for hire and may only be booked through a licensed private hire operator. The implications for the public of not doing so would be that they may be transported in an uninsured vehicle. Concerns had been raised by the Council's Taxi Enforcement Officer that whilst this condition was being complied with in general terms, the size of the signs and writing thereon was not defined and therefore in some cases was too small to read. It was therefore proposed that condition 20 be amended to include specific dimensions. This would have the consequence of it being necessary to amend the Council's Infringement Points Scheme to reflect this amendment. It was suggested that condition 20 read as follows:

A private hire vehicle must:

- (a) not have any lights, plates, signs, advertisements or other fittings, save for those required under conditions or as approved by the Council;
- (b) not be equipped with any roof fitting or sign other than a wireless aerial, approved by the Council;
- (c) not display the words "Taxi", "Taxi Cab" or "Cab";

(d) display door signs upon its rear doors stating "Private Hire Vehicle", "Advanced bookings only" and "Not insured unless prebooked" only and the lettering within those signs must be in bold black type and not less than 15mm in height. These signs must be displayed on private hire vehicles AT ALL TIMES (including when the vehicle is not in use);

(e) display door signs upon its front doors which shall only include the name of the private hire operator and its telephone number. If the words "Taxi", "Taxi Cab" or "Cab" or "for hire" form part of the Operator's name these must be omitted from the sign; and

(f) display a sign stating "no smoking" with a minimum diameter of 70mm inside the vehicle in a position which is clearly visible to the hirer/passengers."

RESOLVED: That Committee authorise the Head of Legal and Democratic Services to consult upon the proposed amendment to condition 20 of the Council's standard condition of private hire vehicle licence and to the Council's Infringement Points Scheme.

116 RIBBLE VALLEY SAFETY ADVISORY GROUP

Committee received the notes of the meeting of the Ribble Valley Safety Advisory Group dated 21 May 2015.

RESOLVED: That the notes be noted.

The meeting closed at 7pm.

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

Minutes of Accounts & Audit Committee

Meeting Date: Wednesday, 24 June 2015, starting at 6.30pm
Present: Councillor K Hind (Chairman)

Councillors:

P Ainsworth	S Hind
S Atkinson	A Knox
I Brown	G Mirfin
P Dowson	N C Walsh

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

Also in attendance: Karen Murray, Grant Thornton.

117 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors G Geldard and R Newmark.

118 MINUTES

The minutes of the meeting held on 1 April 2015 were approved as a correct record and signed by the Chairman.

119 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

120 PUBLIC PARTICIPATION

There was no public participation.

121 BRIEFING ON THE ROLE OF COMMITTEE

The Chairman suggested that a specific training session be held for the Members of Committee in the near future explaining the various roles of the Committee.

122 LOCAL CODE OF CORPORATE GOVERNANCE

The Director of Resources asked Committee to consider the revised Local Code of Corporate Governance. She explained that the code is a public statement that sets out the way the Council meets its commitment to demonstrating that it has the necessary corporate governance arrangements in place to perform effectively. It represents a key component of the Council's governance arrangements and applied to all Members, Officers, partners and stakeholders in their dealings with Council. The Council was not required to include the local code in its constitution and it is proposed that the revised code is published

separately on the Council's website. The Council must conduct a review at least once a year of the code which was attached for Committee's information. Three minor amendments made to the code were highlighted for Committee's attention.

RESOLVED: That Committee approve the Local Code of Corporate Governance as outlined in the report.

123 ANNUAL GOVERNANCE STATEMENT 2014/15

The Director of Resources sought Committees approval of the Annual Governance Statement 2014/15. Under the Accounts and Audit (England) Regulations 2011 the Council is required to ensure that its financial management is adequate and effective and that the Council has a sound system of internal control which facilitates the effective exercise of the Council's functions and which includes arrangements for the management of risk.

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

RESOLVED: That Committee approve the attached Annual Governance Statement for 2014/15.

124 STATEMENT OF ACCOUNTS FOR 2014/15

The Director of Resources submitted a report asking Committee to formally acknowledge the Statement of Accounts for 2014/15 subject to audit. The Accounts and Audit (England) Regulations 2011 required Members to approve the statutory accounts by the 30 September following the financial year end. She informed Committee as good practice the statement of accounts would continue to be presented for information in their draft format for approval before the end of June as previously. Grant Thornton would then carry out their annual audit over the next few weeks and once this had been completed and any agreed amendments had been made the Statement of Accounts would be presented again in an audited format for approval by this Committee.

She suggested that a training session could be arranged for mid-August to concentrate on the Council's Statement of Accounts. This was felt particularly important given the number of new Councillors on this Committee. Members agreed with this suggestion.

The Head of Financial Services highlighted various sections of the Statement of Accounts including the general fund outturn performance which showed a surplus of £45,000 added to general fund balances during the year compared to the revised estimate of a surplus of £149,000 added to general fund balances. He also highlighted the main variations which had occurred when compared to

the revised budget. Attention was drawn to collection fund, capital, the balance sheet and in particular the main movements including the net pensions liability.

Committee were informed that the level of general fund balances at 31 March 2015 was £2.103m and the level of earmarked reserves was £5.941m.

He informed Committee that the external auditors were due to commence their audit of the accounts and public notice had been given of the audit informing local electors of the right to inspect the accounts and ask questions of the auditor and/or make any objections relating to the accounts. Following the completion of the audit the auditors would report back to this Committee at its meeting on 26 August 2015 when the final audited statement of accounts would be presented for approval.

RESOLVED: That Committee note that the statement of accounts for 2014/15 have been completed subject to audit ready to be signed off by the Director of Resources.

125 INTERNAL AUDIT ANNUAL REPORT 2014/15

The Director of Resources submitted a report informing Committee of the internal audit annual report for 2014/15. All new audit reports that had been produced during the year had been taken into account in informing the assurance opinion. Details were given along with the assurance levels of the audit that had taken place and it was found that this Council's systems of internal were generally sound and effective.

RESOLVED: That the report be noted.

126 INTERNAL AUDIT PROGRESS REPORT 2015/16

The Director of Resources submitted a report for Committee's information on the internal audit work progress to date for 2015/16. The report included a full internal audit plan for 2015/16 for Committee's information.

The first couple of months of the year had been spent completing testing on the sundry debtors systems and on grants received and paid. Testing had shown the level of control to be sound and effective. The progress to date with the 2015/16 audit plan was satisfactory.

RESOLVED: That the report be noted.

127 ACCOUNTS AND AUDIT COMMITTEE UPDATE FOR RIBBLE VALLEY BOROUGH COUNCIL

Committee received a comprehensive report from Grant Thornton on progress in delivering their responsibilities as external auditors. The progress outlined included the 2014/15 audit plan, the interim accounts audit, the 2014/15 final accounts audit and the value for money conclusion.

The paper also included a summary of emerging national issues and developments that may be relevant to the Council including the proposed earlier closure and audit of accounts, the welfare reform review and spreading their wings; building a successful local authority trading company.

RESOLVED: That the report be noted.

128 PLANNED AUDIT FEES FOR 2015/16

Grant Thornton referred to the letter informing the Council of the audit fees for 2015/16 which totalled £40,202 which was a reduction compared to last year.

The letter also states the indicative grant certification fee set which was £10,560.

RESOLVED: That the report be noted.

129 EXCLUSION OF PRESS AND PUBLIC

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

130 RISK MANAGEMENT – UPDATE ON RED RISKS

The Director of Resources submitted a report for Committee's information on the current areas of high risk for the Council as identified on the risk register. At the present time there were two red risks which were in relation to waste management and planning appeals. The Director of Resources explained the situation with regard to waste management and the Council's recent agreement to join cost sharing and the proposal of the Lancashire County Council to end this agreement in March 2018. Regular monitoring of the risks would continue by the appropriate service committee and this Committee would be kept informed of any future developments.

RESOLVED: That the report be noted.

The meeting closed at 8.05pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 2 July 2015 starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

S Atkinson	J Rogerson
A Brown	I Sayers
I Brown	R Sherras
M French	R Swarbrick
L Graves	D Taylor
S Knox	R Thompson
G Mirfin	

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

Also in attendance: Councillors K Hind, S Hind, J Holgate and D Smith.

131 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor S Carefoot.

132 MINUTES

The minutes of the meeting held on 4 June 2015 were approved as a correct record and signed by the Chairman.

133 DECLARATIONS OF INTEREST

Councillor Swarbrick declared a non-pecuniary interest in planning application 3/2014/0764/P.

134 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION NO: 3/2015/0235/P (GRID REF: SD 372767, 437496)
PROPOSED DEMOLITION OF EXISTING COMMERCIAL PREMISES AND CONSTRUCTION OF 4 SMALL INDUSTRIAL BUILDINGS TO HOUSE 21 STARTER UNITS OF APPROXIMATELY 70SQ M PER UNIT, SITE ACCESS IMPROVEMENTS AND EXTENSIVE NEW TREE PLANTING AT FORMER GENUS SITE, MITTON ROAD, WHALLEY, BB7 9JY

The Head of Planning Services reported that the Parish Council supported the proposal.

GRANTED subject to the following condition(s):

Time Limits

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.

Drawings and Details

2. The development hereby permitted shall be carried out in accordance with the following approved plans, drawing references:

Plan Ref:	Title:	Received On:
4487-02-14A	Location Plan	17 June 2015
4487-02-15A	Location Plan and New Landscaping	17 June 2015
4487-02-17A	Proposed Site Layout Plan	19 June 2015
4487-02-18B	Proposed Site Layout Plan showing Landscaped Areas	19 June 2015
4487-02-21B	Proposed Site Layout Plan showing position of Existing Buildings to be Demolished and Tree Belt to be Removed/Retained	19 June 2015
4487-02-19	Typical Construction Details, Unit A	17 June 2015
4487-02-23	Typical Construction Details, Unit B	17 June 2015
4487-02-24	Typical Construction Details, Unit C	17 June 2015
4487-02-22A	Typical Construction Details, Unit D	19 June 2015
4487-02-06A	Fence and Furniture Details	17 June 2015
4487-02	Existing Site Plan;	
4487-02-07	Existing Elevations;	
4487-02-08	Plan;	
4487-02-09	Roof Plan (Existing);	

REASON: To clarify the plans and agreed amendments to which this permission relates.

Amenity

3. Prior to commencement of development a Construction Method Statement/Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out otherwise than in accordance with the approved Construction Management Plan which shall include the following matters:

- a) The parking and turning for vehicles of site personnel, operatives and visitors;
- b) programme of works (including measures for traffic management and operating hours including times for deliveries or vehicles involved in construction);
- c) loading and unloading of plant and materials;
- d) storage of plant and materials used in constructing the development;
- e) erection and maintenance of security hoarding and lighting;

- f) wheel washing facilities and a programme for cleaning the access lane and for the deployment of a road sweeper on Mitton Road when necessary;
- g) a Management Plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- h) a scheme for recycling/disposing of waste resulting from demolition and construction works (there shall be no burning on site;)
- i) a Management Plan to control noise and vibration during the construction phase (in accordance with BS:5228 (2009) code of Practice titled 'Noise and Vibration Control on Construction and Open Sites'). The Noise Management Plan for the development shall include details of acoustic heavy duty fencing and locations; location of site offices, compounds and storage and operation of the wheel wash.

All requirements of the Construction Method Statement/Management Plan shall be followed and implemented during the entire period of construction works on the site.

REASON: To protect the residential amenities of the locality and in the interest of highway safety to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

4. Prior to commencement of the development hereby approved, two copies of an acoustics report shall be submitted to and approved in writing by the Local Planning Authority. The report shall detail present and future ambient noise levels in the area about the application site and where appropriate, the report shall identify any sound attenuation measures necessary to protect nearby affected parties. The scheme shall be implemented in accordance with the approved details and thereafter retained.

REASON: To prevent loss of amenity due to noise arising from the uses in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

5. No development shall commence until a scheme for the suitable and sufficient soundproofing of the units for light industrial uses (Use Class B1(c)) has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

REASON: To safeguard the amenities of the occupiers of adjoining properties and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

6. No development shall take place until details of external lighting during both the construction phase and post completion of the development have been submitted to and approved in writing by the Local Planning Authority.

The external lighting shall be designed to meet Environmental Zone 1 standard and shall be designed so there is no overspill of lighting beyond the site boundaries.

The external lighting shall be installed precisely in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority. Furthermore, no additional external lighting shall be installed without the express written permission of the Local Planning Authority.

REASON: To safeguard the amenities of the area and to minimise the possibility of inconvenience to nearby residents in the interests of visual amenity, the ecology on and adjacent to the site, and highway safety, and to comply with Key Statements EN2 and EN3 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

Contaminated Land

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

- (a) The recommendations provided on pages 10 and 11 within the Worms Eye Desk Study, dated 22 July 2014, shall be carried out and reported on to the Local Planning Authority which includes details of remediation. If the site investigation indicates remediation is necessary, a Remediation Statement detailing the recommendations and remedial measures to be implemented within the site shall be submitted to and approved in writing by the Local Planning Authority. The remediation shall be carried out in accordance with the agreed statement and on completion of the development/remedial works, the developer shall submit a Verification Report to the Local Planning Authority for approval in writing that certifies that all works were completed in accordance with the agreed Remediation Statement prior to the first occupation of the development.

REASON: To prevent pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use in accordance with Key Statement EN2 and EN4 and Policies DME2 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

Drainage

8. Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve each building, in accordance with the approved details.

This development shall be completed maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy (Adopted Version).

9. Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

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

REASON: To ensure a satisfactory means of drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy (Adopted Version).

Ecology

10. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not be undertaken between March and July inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections approved by the Local Planning Authority.

REASON: In order to avoid adverse impacts on nesting birds and to comply with the Wildlife and Countryside Act 1981 (as amended)] and Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy (Adopted Version).

11. No development shall take place until details of the provisions to be made for artificial bird nesting sites/boxes and artificial bat roosting sites/boxes have been submitted, and approved by the Local Planning Authority. The approved works shall be implemented in full before the development is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that bird and bat species are protected and their habitat enhanced, in accordance with the Wildlife and Countryside Act 1981 (as amended), Section 9 of the National Planning Policy Framework, Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy (Adopted Version).

Highways

12. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

Materials

13. Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on the approved plans and specification) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials prior to first occupation.

REASON: To ensure the materials to be used are appropriate to the locality in the interests of visual amenity and in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

Trees and Woodland

14. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all existing trees within the site and adjoining the site shall be protected as shown on Drawing Number 4487-02-21B and in accordance with the BS5837: 2012 [Trees in Relation to Design, Demolition & Construction] the details of which, including a tree protection monitoring schedule, shall be submitted to and approved in writing by the local planning authority; and the agreed tree protection measures shall be put in place and inspected by the local planning authority before any site works are begun.

The root protection zone shall be 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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

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

REASON: In order to ensure that any trees affected by the development are afforded maximum physical protection from the potential adverse effects of development on and adjacent to the site in accordance with Key Statements EN2 and EN4 and Policies DMG1, DME1, DME2 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

15. This permission does not grant or imply consent for the felling of any trees on the site with the exception of the trees within the area coloured brown and annotated as 1CB2 on the approved drawing number 4487-02-21A, received 17 June 2015.

REASON: For the avoidance of doubt as the trees on site are covered by a group Tree Preservation Order and are within a Biological Heritage Site, and in order to comply with Key Statements EN2 and EN4, and Policies DMG1, DME1, and DME2 of the Ribble Valley Core Strategy (Adopted Version).

16. Notwithstanding the landscaping details submitted on Drawing Numbers 4487-02-17A, 4487-02-18B and 4487-02-21B, prior to the commencement of development a satisfactory programmed landscaping scheme which shall include hard and soft surfacing, planting of the development and the replacement woodland and new woodland. Full details of how the new and replacement woodlands are going to be planted and maintained for a minimum of ten years by the developer or their successors in title should also be submitted and agreed in writing with the Local Planning Authority.

The scheme shall incorporate the recommendations of an Arboriculturist and shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and specifications of all fencing.

The approved soft landscaping scheme shall be implemented in the first planting season following occupation or use of the development unless otherwise required by the reports above, whether in whole or part and shall be maintained thereafter for a period of not less than 10 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.

The hard landscaping and boundary treatment shall be implemented in accordance with the approved details prior to the first occupation of the development and retained thereafter at all times.

REASON: In the interests of visual amenity, habitat enhancement and species protection in accordance with Key Statement EN2 and EN4, and Policies DMG1, DME1, and DME2 of the Ribble Valley Core Strategy (Adopted Version).

17. The approved scheme shall be implemented during the first planting season following the completion of Buildings A, B and C, or the occupation of any of the buildings on site, and any tree or shrub planted which dies or is felled, uprooted, willfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

REASON: To ensure a satisfactory form of development and to enhance the visual amenities of the locality and local biodiversity habitat, and in order to comply with Key Statements EN2 and EN4 and Policies DMG1, DME1, DME2 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

Construction traffic and hours of operation

18. No construction work, construction traffic or operation of any plant/machinery shall take place on the site during the course of the development hereby approved except between the hours of 0800 hours and 1800 hours Monday to Friday and 0900 and 1300. No construction work, construction traffic or operation of any plant/machinery shall take place on Sundays or Public

Holidays. Furthermore, no deliveries or vehicles shall arrive on site outside these stipulated working works.

REASON: In order to protect the residential amenity of the occupiers of the adjacent properties and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

Highways

19. The proposed access from the site to Mitton Road shall be constructed to a (minimum) width of 5.5 metres and this width shall be maintained for the full length of the access road through the site to the turning head at the easterly end of the site.

REASON: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users and to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

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

REASON: To allow for the effective use of the parking areas and to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

Amenity

21. The use of the units hereby permitted shall be used for light industrial uses falling within Use Class B1(c) of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision, including permitted changes, equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

REASON: In accordance with Policies DMG1 and DME2 of the Ribble Valley Core Strategy (Adopted Version) as other uses may have an unacceptable impact on neighbour amenity and/or the character and appearance of the area.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking or re-enacting that Order, no extensions or alterations, including the introduction of mezzanine floors, shall be carried out in respect of the buildings to which this permission relates.

REASON: To prevent an intensification in the use of the premises, in the interests of the visual amenities of the area and the amenities of local residents within the Borough in accordance with Key Statements EC1 and EN2 and Policies DMG1 and DME2 of the Ribble Valley Core Strategy (Adopted Version).

23. No externally sited fixed plant, machinery or equipment (including ventilation and extraction equipment); or internally sited fixed plant, machinery and equipment (including ventilation and extraction equipment) which communicates directly to the exterior of a building used in connection with the development shall be fitted without first obtaining planning permission from the Local Planning Authority.

REASON: In the interests of the amenity of the occupiers of neighbouring properties due to noise from such equipment, in accordance with Policy DMG1 of the of the Ribble Valley Core Strategy (Adopted Version).

24. The working hours within the premises shall be restricted to the period from 0800 to 1800 Mondays to Fridays and 0900 to 1300 on Saturdays only. No work shall in the buildings on Sundays, Bank or Public Holidays.

REASON: In order to protect the residential amenities of the occupiers of the adjacent properties and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

25. The use hereby permitted shall not be open to customers except between the hours of 0800 to 1800 Mondays to Fridays and 0900 to 1300 on Saturdays only and not at any time on Sundays, Bank or Public Holidays.

REASON: In order to protect the residential amenities of the occupiers of the adjacent properties and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

26. The doors to each unit shall be kept closed at all times when carrying out any fabricating and manufacturing activities within the units.

REASON: In order to protect the residential amenities of the occupiers of the adjacent properties and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

27. No goods, plant or materials shall be deposited or stored on the site other than in the buildings shown on the approved plans.

REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity and in the interests of the amenities of nearby residents to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

28. No goods, plant or material shall be displayed for sale in the open on the site.

REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity and in the interests of the amenities of nearby residents to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

Vehicular Maneuverability

29. The vehicular turning space indicated on Plan Reference Number 4487-02-17, received 16 June 2015 shall be kept clear of parked vehicles, storage

containers, waste and any other items that could restrict the free movement of vehicles to and within the site, and be available for use at ALL times.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version) to ensure highway and pedestrian safety is not compromised.

INFORMATIVES

1. This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.
2. The enclosed approval is issued under the Town & Country Planning Act 1990. You may also require Building Regulation approval which is dealt with by this Department's Building Control Section (Tel: 01254 380194). You must ensure that all necessary permissions are obtained BEFORE starting work; otherwise abortive expense may be incurred.
 3. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works.

The applicant/ developer is advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section (Area South) on 0300 123 6780, or writing to Highways Development Control, Lancashire County Council (East) Burnley Highways Depot, Widow Hill Road, Burnley, BB10 2TJ email lhscustomerservice@lancashire.gov.uk.

For the avoidance of doubt the works to be included within this agreement will include the construction of the footway link, advertising and implementation of the waiting restrictions provision and erection of an interactive sign and the relocation of the southbound bus stop and its upgrade to quality bus standard (raised boarding kerbs and bus box road markings)

4. All bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is via the Bat Conservation Trust on 0845 1300 228.
5. The applicant/ developer is advised that in terms of the foul water condition, the Local Planning Authority is unlikely to consider that the use of anything but being drained to the Mains Sewer acceptable or appropriate for a development for this use and scale.
6. The Local Planning Authority worked positively and proactively with the agent to identify solutions during the application process to ensure the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement on Paragraphs 186-187 of the NPPF.

2. APPLICATION NO: 3/2015/0278/P (GRID REF: SD 371664 436310)
 DOMESTIC EXTENSION TO MEET THE NEEDS OF A DISABLED PERSON
 AND THE EXTENSION OF THE RESIDENTIAL CURTILAGE AT CHEW MILL
 FARM, ELKER LANE, BILLINGTON, BB7 9HZ.

The Head of Planning Services reported a change be made to condition 10.

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 plan ref.:

14.38 PL1 Rev.B - Proposed Site Plan - received 11th May 2015
 14.38 PL2 Rev.C - Proposed Floor Plans - received 17th June 2015
 14.38 PL3 Rev.B - Proposed Elevations and Sections - received 17th June 2015

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

3. Notwithstanding the details shown on the approved plans, samples of all external facing and roofing materials 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: To ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

4. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

REASON: To ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

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

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

REASON: To ensure a visually satisfactory form of development appropriate to the locality in accordance with Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

6. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in STRICT accordance with the recommendations of the Bat Survey dated 5th May 2015 that was submitted with the application. Two bat roosting features shall be incorporated into the proposed development, details of which, including their type and location, shall be submitted to the Local Planning Authority and approved in writing prior to commencement of development. These shall be incorporated into the building during the actual construction and before the development is first brought into use, unless otherwise agreed in writing by the Local Planning Authority and shall be permanently maintained and retained at all times thereafter.

REASON: To ensure that bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended, and Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

7. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in accordance with the flood proofing/resilience techniques contained in the Flood Risk Management and Evacuation Plan dated 17th March 2015 that was submitted with the application.

REASON: In accordance with the Environment Agency standing advice to minimise the risk of flooding in accordance with Policies DMG1 and DME6 of the emerging Ribble Valley Core Strategy.

8. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking, amending or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality in accordance with Key Statement EN2 and Policies DMG1, DME2 and DMH5 of the Ribble Valley Core Strategy.

9. The development hereby permitted shall be occupied and used only in conjunction with the existing dwelling and shall not be used as a separate dwelling unit.

REASON: The provision of an additional dwelling unit in this locality would be contrary to the development strategy for the borough as set out in the Ribble Valley Core Strategy.

10. The permission hereby granted shall only enure for the benefit of Miss Marley Rafferty. The development shall only be implemented by Miss Marley Rafferty or by persons on her behalf and may not be implemented or carried out by any other person, company or organisation.

REASON: The permission was granted having regard to the special circumstances advanced in support of the application, however the use would be inappropriate to the area unless only carried out by the applicant in the manner specified on the application.

11. Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at Ribble Valley Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A Report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local

Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

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

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site.

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

3. APPLICATION NO: 3/2015/0302/P (GRID REF: SD37369 443565)
VARIATION OF CONDITION 6 OF PLANNING PERMISSION 3/2012/0490/P TO ALLOW USE AS A WEDDING VENUE FOR UP TO 40 DAYS PER ANNUM AT THE OUTBARN, CLOUGH BOTTOM, RABBIT LANE, BASHALL EAVES, BB7 3NA

WITHDRAWN

4. APPLICATION NO: 3/2015/0306/P (GRID REF: SD377749 434780)
VARIATION OF CONDITION 14 OF PLANNING PERMISSION 3/2009/0786/P TO AMEND THE CLOSING TIME TO 2100 HOURS DURING THE MONTHS OF END OF MARCH TO END OF AUGUST AT PUMP HOUSE, DEAN WOOD, TRAPP LANE, SIMONSTONE.

GRANTED subject to the following condition(s):

1. The use of the premises as an outdoor activity centre shall be restricted to the hours between 0800 – 1900 during the months September – March inclusive, and between the hours 0800 – 2100 during the months April to August inclusive.

REASON: For the avoidance of doubt, in the interests of the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

2. Prior to the first use of the premises during the hours 1900 – 2100, a Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall specify:
 - 1) which users/groups/activities will be permitted to use the centre during those two specific hours;
 - 2) the days of the week that the various groups/users/activities would operate during those two specific hours;

- 3) the specific areas of the overall site that would be utilised by each of the specific groups/users/activities. This shall be shown on a plan to be submitted as part of the Management Plan.

Following the written approval of the Management Plan by the Local Planning Authority, the site shall not be operated otherwise than in complete compliance with its requirements and specifications.

REASON: In order to ensure that the use of the centre during the hours 1900 – 2100 pays due regard to the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

INFORMATIVE:

1. The applicant is advised of the need to ensure that all users shall leave the site promptly to ensure compliance with conditions 1 & 2.

(Mr Hodbod, on behalf of Simonstone Parish Council, spoke against the above application.)

5. APPLICATION NO: 3/2015/0329/P (GRID REF: SD 377369 434496)
DEMOLITION AND REMOVAL OF EXISTING TIMBER AND ASBESTOS CONCRETE GARAGE. CONSTRUCTION OF A REPLACEMENT K-RENDERED BREEZE BLOCK GARAGE WITH TERRACOTTA MARLEY TILED ROOF ON EXISTING FOOTPRINT AT 4 HAUGH AVENUE, SIMONSTONE, BB12 7HZ.

GRANTED subject to the following condition(s):

1. The permission relates to the development as shown on plan reference 'Proposed replacement garage' received 7th May 2015.

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

6. APPLICATION NO: 3/2015/0340/P (GRID REF: SD SD 373812 436892)
PROPOSED EXTENSION, FLOODLIGHTING, RESURFACING AND PERIMETER FENCING OF ARTIFICIAL SPORTS PITCH (RESUBMISSION OF APPLICATION 3/2014/1118/P) AT OAKHILL COLLEGE, WISWELL LANE, WHALLEY

The Head of Planning Services informed Committee there would be a modification to condition 7.

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 plan referenced 'Proposed Plan Scale 1:200' dated December 2014.

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

3. The extended artificial sports pitch and floodlighting hereby permitted shall only be used between the hours of 0900 and 2100 on Mondays to Saturdays and between 1000 and 1600 on Sundays and Bank Holidays.

REASON: To comply with the terms of the application, in the interests of the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

4. Prior to the first use of the extended artificial sports pitch and floodlighting hereby permitted, a 3m high acoustic timber fence shall have been erected on the western, southern and half of the northern boundaries of the pitch and in accordance with the submitted plans. Thereafter, such a fence shall be permanently retained on these boundaries of the pitch to the satisfaction of the Local Planning Authority.

REASON: To comply with the terms of the application, in the interests of the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

5. Within the first planting season following the completion of the development, or the first use of the extended artificial pitch (whichever is the sooner) the landscaping screening proposals as shown on submitted Drawing number P479.1404 shall be fully implemented to the satisfaction of the Local Planning Authority.

Thereafter, the landscaping shall be maintained for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed or dies or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of visual amenity and the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

6. The floodlighting hereby permitted shall be fitted and permanently retained in accordance with the details contained in the Lighting Impact Study by Halliday Lighting (Project Ref: HLS0472/1 dated 16/6/2015) and as shown on Drawing number HLS0472-1 dated 16/6/2015; and the lights shall be to the

'Siteco' specification incorporating a UV filter; and shall be maintained at all times in a manner that avoids the spread of light outside the boundaries of the site.

REASON: To comply with the submitted details and specifications, in the interests of the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy (adopted Version).

7. In addition to the requirements of condition number 6, prior to the commencement of development further details shall be submitted for the written approval of the Local Planning Authority of the source intensity of the luminaires. Following the written approval of these additional details and a site inspection following the erection of the floodlights, by the Local Planning Authority, their requirements and specification shall be followed at all times when the floodlights are in use.

REASON: In the interests of the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

8. Prior to the first use of the extended artificial pitch and/or the floodlights hereby permitted, a Management Plan shall be submitted for the written approval of the Local Planning Authority. This Management Plan shall specify the following:

- 1) The months of the year, days of the week and times within each individual day when, generally, the pitch will be used for practice purposes and (insofar as it is possible to specify in advance) when it would be used for competitive matches.

- 2) Details specifying a lower intensity of illumination that will be used during practice sessions, as opposed to the full level of illumination that is required for competitive matches.

Following the Council's written approval of the Management Plan, its requirements and specifications shall be followed at all times when the pitch and/or floodlights are in use.

REASON: In the interests of the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

9. The development hereby permitted shall be carried out in compliance with the recommendations and mitigation measures of the submitted Bat Survey and Ecological Appraisal (Rep RB-14-106 dated September – November 2014) that was submitted with the application.

REASON: In the interests of protecting local wildlife and habitats and to comply with Policy DME3 of the Ribble Valley Core Strategy (Adopted Version).

10. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all existing trees within the site shall be protected as shown on Drawing Number P.479.14.03 and in

accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction] the details of which, including a tree protection monitoring schedule, shall be submitted to and approved in writing by the local planning authority; and the agreed tree protection measures shall be put in place and inspected by the local planning authority before any site works are begun.

The root protection zone shall be 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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

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

REASON: In order to ensure that any trees affected by the development are afforded maximum physical protection from the potential adverse effects of development and to comply with Policies DMG1 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

(Mr Tim Brown spoke in favour of the above application.)

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

(Councillor Swarbrick declared an interest in the next item of business and left the meeting).

7. APPLICATION NO: 3/2014/0764/P (GRID REF: SD 360084 437993)
DEVELOPMENT OF UP TO 363 HOMES INCLUDING AFFORDABLE HOUSING AND HOUSING FOR THE ELDERLY, RELOCATION OF LONGRIDGE CRICKET CLUB TO PROVIDE A NEW CRICKET GROUND, PAVILION, CAR PARK AND ASSOCIATED FACILITIES, NEW PRIMARY SCHOOL, VEHICULAR AND PEDESTRIAN ACCESS LANDSCAPING AND PUBLIC OPEN SPACE, WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS AT LAND EAST OF CHIPPING LANE, LONGRIDGE

The Head of Planning Serviced reported five additional letters of support, two additional letters of objection and no objections from the Lancashire Fire and Rescue Service and also advised regarding the possibility of requesting a local employment clause during the construction phase of the development.

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 developer contributions section of this report and subject to

changes in CIL Regulations) within 3 months from the date of this Committee meeting or delegated to the Director of Community Services in conjunction with the Chairperson and Vice Chairperson of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions:

General

1. No part of the development hereby permitted shall be commenced on any phase (as referred to in Condition 4) until full details of the layout, scale and appearance of the buildings and landscaping within that phase (hereinafter called 'the reserved matters') have been submitted to and approved in writing by the Local Planning Authority.

In relation to landscaping, the details shall include: the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform, full specifications of all boundary treatment and a scheme of maintenance, including long term design objectives.

REASON: As the application is outline only and to define the reserved matters in accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

2. Applications for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. The development hereby permitted shall begin not later than two years from the date of approval of the final of the reserved matters.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. No more than 363 dwellings shall be developed on the application site edged red on the submitted Red Line Boundary Plan (e*SCAPE drawing reference 013-008-P001b Rev F) and the vehicular and pedestrian accesses to the site shall be constructed in accordance with the details shown on the following plans unless otherwise required by condition of this permission:

Vectos Proposed Access Plan drawing reference VN30277-300

Each site access shall be constructed to base course level prior to the first occupation of a dwelling within the phase or parcel of the development served by the access and completed in accordance with the timetable to be approved pursuant to Condition 4 of this permission.

REASON: For the avoidance of doubt and to clarify the permission in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy.

Phasing

4. Prior to the submission of any reserved matters application, a phasing scheme including the parcels which shall be the subject of separate reserved

matters applications shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing scheme.

REASON: To ensure the development is appropriately phased to deliver a sustainable form of development in accordance with Policies DMG1, DMG3, DME3, DMI2 and Key Statements EN2 and EN4 of the Ribble Valley Core Strategy (Adopted Version).

- 5 The development hereby approved shall be carried out in accordance with the principles established on the Parameters Masterplan (e*SCAPE drawing reference 013-008-P017 Rev E), the Parameters Landscape Strategy (e*SCAPE drawing reference 013-008-P020 Rev D), Design Code (Tyler Grange reference 2001/P60c) and within the Design and Access Statement (dated August 2014).

REASON: To ensure the development accords with the general design principles and to reserve full consideration of the reserved matters in accordance with Policies DMG1, DMG3, DME3, DMI2 and Key Statements EN2 and EN4 of the Ribble Valley Core Strategy.

Landscaping and Levels

- 6 All landscaping and landscape maintenance schemes approved for each phase of development (as approved under Condition 4) shall be fully implemented in accordance with the approved details in the first complete planting season following the first occupation of each dwelling within that parcel or the completion of the parcel to which they relate, whichever is the sooner. Any trees or plants which, within a period of five years from completion of the relevant development parcel die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To ensure the site is satisfactorily landscaped in accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

- 7 Applications for the approval of reserved matters shall include details of existing and proposed land levels and finished floor levels, including the levels of the proposed roads. The development shall thereafter be carried out in accordance with the approved details.

REASON: To secure satisfactory finished ground and floor levels in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Drainage

8. Prior to the commencement of development, a drainage strategy outlining the general system of drainage for foul and surface water flows arising from the entire site shall be submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall accord with the approved Flood Risk Assessment and Drainage Appraisal (Ref: 880500 R1 (03), dated March 2015) and shall demonstrate that: the surface water run-off generated by the 1 in 100 year plus climate change critical storm shall not exceed the run-off from the undeveloped site and shall not increase the risk of flooding off-site;

surface water discharge from the developed site should be limited to 7.3l/s/ha for the first phase (181 l/s for the entire site (QBar). Thereafter the detailed schemes for foul and surface water drainage approved pursuant to Conditions 9 & 10 for development within each phase shall accord with the approved drainage strategy under this condition.

REASON: To ensure satisfactory storage and disposal of surface water from the site to prevent flooding in accordance with Policies DMG1 and DME6 and Key Statement EN2 of the emerging Ribble Valley Core Strategy.

- 9 Prior to the commencement of development within a phase, the details of a scheme for surface water drainage and means of disposal for that phase, to accord with the Drainage Strategy approved pursuant to Condition 8 and to include evidence of an assessment of site conditions, sustainable drainage principles, an assessment of the hydrological and hydro-geological context of the development, management and maintenance and timescales for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented, maintained and managed in accordance with the approved details at all times thereafter.

REASON: To ensure satisfactory storage and disposal of surface water from the site to prevent flooding in accordance with Policies DMG1 and DME6 and Key Statement EN2 of the Ribble Valley Core Strategy.

- 10 Prior to the commencement of development within a phase, details of the foul drainage scheme for that phase, which shall be based on the Drainage Strategy approved pursuant to Condition 8 of this permission, shall be submitted to and approved in writing by the Local Planning Authority. The foul drainage scheme shall be implemented prior to completion of the first dwelling within that phase of development and maintained and managed in accordance with the approved details at all times thereafter.

REASON: To ensure satisfactory means of foul drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

Construction

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

planning authority. The remediation shall be carried out in accordance with the agreed statement and on completion of the development/remedial works with each phase (approved pursuant to Condition 4), the developer shall submit a Verification Report to the local planning authority for approval in writing that certifies that all works were completed in accordance with the agreed Remediation Statement prior to the first occupation of each dwelling in that phase.

REASON: To prevent pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use in accordance with Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy.

12 No development approved by this permission shall commence within a phase until a Construction Management Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The approved Management Plan shall be adhered to throughout the construction period and shall provide for:

- i) The routes to be used by construction vehicles carry plant and machinery routes to be used by vehicles carrying plant and materials to and from the site which shall have been constructed to base course level;
- ii) Parking of vehicles within the site of site operatives and visitors;
- iii) Loading and unloading of plant and materials;
- iv) Storage of plant, materials and potential ground and water contaminants;
- v) Erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate;
- vi) Wheel washing facilities;
- vii) A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- viii) A scheme for recycling/disposing of waste resulting from construction works. There shall be no burning on site;
- ix) A scheme to control noise during the construction phase;
- x) Details of lighting to be used during the construction period;
- xi) Site working hours;
- xii) 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 such trips should not be made)
- xiii) Sustainable travel options for journeys by construction workers including pedestrian routes, travel by bicycles, journeys by train, car sharing schemes and other opportunities to reduce journeys by car.

REASON: In the interests of residential amenity, highway safety and convenience and to protect the adjacent biological heritage site during construction works in accordance with Policies EN2, EN4, DMG1, DME2 and DME3 of the Ribble Valley Core Strategy.

Highways

13. No part of the development hereby permitted shall commence until a scheme for the construction of the site access and off-site works of highway

improvement has been submitted to, and approved by, the local planning authority in consultation with the highway authority. The approved works shall be completed in accordance with the approved details prior to occupation of any part of the development hereby permitted.

The works comprise:

- a) Site access priority junction, subject to detailed design as shown in Vectos Plan 3, drawing reference VN30277-300.
- b) Gateway entrance and speed limit change measures on Chipping Lane, subject to detailed design, as shown in Vectos Plan 4, drawing reference VN30277-202.
- c) Bus stop improvements/upgrade to quality bus standard and footway connection including footway alignment splayed to allow sufficient forward visibility to junction of Chipping Lane and Inglewhite Road, subject to detailed design, as shown on Vectos Plan 7, drawing reference VN30277-202.

REASON: In the interests of highway safety and to mitigate the impacts of the development in accordance with Policies EN2, DMG1, DMI2 and DMG3 of the Ribble Valley Core Strategy.

14. Prior to the first occupation of any dwelling full details, including a scheme of lighting, relating to the new paved footpath connection providing a link from the site to the adjacent Sainsbury's site, as indicated on Vectos Plan 6, drawing reference VN30277-110, shall be submitted to and approved in writing by the local planning authority in consultation with the highway authority. The footpath shall be constructed in accordance with the approved details prior to the occupation of any dwelling.

REASON: In the interests of pedestrian safety.

15. Prior to the first occupation of any dwelling in an approved phase of development the new paved footpath connection from that phase will be provided to link the site to the adjacent residential road as indicated on Vectos Plan 6, drawing reference VN30277-110.

REASON: to provide a safe and adequate standard of pedestrian route between the site and the existing footpath network.

16. No development shall commence until a Framework Travel Plan has been submitted to and approved in writing by the local planning authority. The provisions of the Framework Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the local planning authority:

The Framework Travel Plan must include a schedule for the submission of a Full Travel Plan within a suitable timeframe of first occupation, the development being brought into use or other identifiable stage of development.

Where the local planning authority agrees a timetable for implementation of a Framework or Full Travel Plan, the elements are to be implemented in accordance with the approved timetable unless otherwise agreed in writing with the local planning authority. All elements shall continue to be implemented at all times thereafter for not less than a period of 5 years after completion of the final phase of development.

REASON: To deliver a sustainable form of development and to reduce reliance on the private car in accordance with Policies EN2, DMG1, DMI2 and DMG3 of the Ribble Valley Core Strategy and the National Planning Policy Framework.

Trees

17. Prior to commencement of any site works, should the LPA consider the surveys to be out dated an up dated Tree survey report and associated documents, shall be submitted to the LPA in writing. The development shall thereafter be carried out in complete accordance with the approved details. All trees identified to be retained in or adjacent to the application site shall be protected during construction in accordance with BS5837: 2012 Trees in relation to design, demolition and Construction.

REASON: In the interests of visual amenity and to protect trees during construction in accordance with Policies DMG1, DME2, DME3 and Key Statement EN4 of the Ribble Valley Core Strategy.

Ecology

18. The development hereby permitted shall not commence during the bird nesting season (March to August inclusive) unless the absence of nesting birds has been confirmed by further surveys or inspections undertaken by an appropriately qualified ecologist, the results of which shall be submitted to and approved in writing by the local planning authority prior to any commencement in the bird nesting season.

REASON: To protect nesting birds, having regard to the adjacent biological heritage site in accordance with Policies DMG1, DME3 and Key Statement EN4 of the Ribble Valley Core Strategy.

19. Prior to the commencement of each phase of the development (approved pursuant to condition 4), the land within that phase shall be subject to a further survey to confirm the continued absence of badgers and badger setts and the results shall be submitted to the Local Planning Authority for approval in writing together with proposals for mitigation if required. The development shall be carried out in complete accordance with the approved survey(s).

REASON: To protect any badgers that may be present on the land at the time of commencement in accordance with Policies DMG1, DME3 and Key Statement EN4 of the Ribble Valley Core Strategy.

20. The reserved matters application(s) shall be accompanied by repeat surveys of the trees identified for removal and existing cricket pavilion to confirm the continued absence of roosting bats. If the surveys demonstrate that bats have colonised, the surveys shall include appropriate mitigation and/or

compensation proposals. The development shall thereafter be carried out in complete accordance with the approved survey(s).

REASON: In the interests of protected species in accordance with Policies DMG1, DME3 and Key Statement EN4 of the Ribble Valley Core Strategy.

- 21 No site works shall take place within a phase until a Landscape Management Plan to include: long-term design objectives; habitat creation; details of the retention, creation and enhancement of native hedgerows, mature trees, woodlands, grasslands and ponds; and shall demonstrate that the habitat of protected and priority species (most notably bats, but also breeding birds and amphibians) is enhanced; enhancement, management responsibilities and maintenance schedules for all landscaped areas (other than privately-owned domestic gardens) and timing of works within each phase, has been submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include (but not be limited to) details of the proposed woodland buffers, trees and tree lines, hedgerows and other areas of public open space. The Landscape Management Plan shall be informed by the Ecological Appraisal (reference 2001_R08b_JM_SMC, dated 19 March 2015), Tree Quality Survey & Outline Development Implications report (reference 2001_R09a_JB_HM, dated 19 March 2015) and the details approved pursuant to condition 16. Habitats shall comprise locally appropriate native species and plant species used in more formal/ornamental planting should be selected to provide benefit for biodiversity (i.e. pollen, nectar, berry bearing). The landscape management plans shall be implemented and maintained in accordance with the approved details.

REASON: To secure biodiversity enhancements having regard to the adjacent biological heritage site in accordance with Policies DMG1, DME3 and Key Statements EN2 and EN4 of the Ribble Valley Core Strategy.

- 22 Prior to commencement of development within a phase, details of the provisions to be made for building dependent species of conservation concern, including artificial bird nesting boxes and artificial bat roosting sites for that phase shall be 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 during the actual construction of those individual dwellings identified on the submitted plan and made available for use before each such dwelling is first occupied unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of biodiversity and to enhance roosting opportunities for species of conservation concern in accordance with Policies DMG1, DME3 and Key Statement EN4 of the Ribble Valley Core Strategy (Adopted Version).

Lighting

23. Prior to commencement of development within a phase (approved pursuant to Condition 4) details of a scheme for all external lighting for that phase/parcel, including timescales for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall accord with guidance issued by the Bat Conservation Trust and Institute of Lighting Engineers and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised. The lighting scheme(s) shall be implemented in complete accordance with the approved details and retained thereafter at all times.

REASON: In the interests of residential amenity and protected species in accordance with Policies DMG1, DME1 and DME3 of the Ribble Valley Core Strategy.

Cricket Club

- 24 No development, with the exception of demolition, site clearance, or other such remedial works, shall commence pursuant to the delivery of the proposed new cricket ground (Phase A on the Cricket Pitch Delivery Phasing Plan, Baldwin Design drawing reference BH/L/PHL/01) until a scheme for its development, including full details of the pavilion, machinery store and practice nets, the cricket pitch design, layout, construction, associated earthworks, drainage, landscaping and timescales for implementation, has been submitted to and approved by the local planning authority, after consultation with Sport England. The design should comply with the standards set by the England and Wales Cricket Board and Sport England. The scheme shall be implemented in accordance with the approved details.

REASON: To ensure the development is fit for purpose and sustainable and to accord with paragraph 74 of NPPF.

- 25 No development shall commence on the existing Longridge Cricket Club site, marked Phase B on the Cricket Pitch Delivery Phasing Plan (Baldwin Design drawing reference BH/L/PHL/01), until development of the replacement cricket ground in Phase A is completed and is available for use.

REASON: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use and to accord with paragraph 74 of NPPF.

- 26 The entirety of Phase B as shown on the approved Cricket Pitch Delivery Phasing Plan (Baldwin Design drawing reference BH/L/PHL/01), shall be kept free of construction material, traffic, construction workers and otherwise left undeveloped until the replacement cricket ground in Phase A has been completed and is fully operational.

REASON: To protect the existing cricket ground from damage, loss or availability of use and to accord with paragraph 74 of NPPF.

(Mr Andrew Brown spoke in favour of the above application.)

(Mr Seel spoke against the above application.)

(Councillors Smith and K Hind were given permission to speak on the above application.)

(Councillor Swarbrick returned to the meeting.)

136 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:

137 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/1021/P	Proposed extension of cottage into barn to provide annex accommodation	Houghton Green Cottage Houghton, Skipton
3/2014/1139/P (PA)	Demolition of previous extension and construction of new single storey extension	The Old Police Station 13 Accrington Road Whalley
3/2015/0078/P	Change of use of first floor garage/store to annex accommodation	The Cottage Newton in Bowland Clitheroe
3/2015/0083/P	Extension of a stone boundary wall	Great Mitton Hall Mitton Hall Great Mitton
3/2015/0178/P	Replacement of existing building used for tyre changing and valeting	Car Wash and Tyre Change Waterloo Road Clitheroe
3/2015/0181/P	Dormer Bedrooms to front and rear of dwelling. Single storey extension to rear	19 Springdale Road Langho
3/2015/0210/P	Demolition and replacement of existing garage	Shay Grove Wiswell Shay Wiswell
3/2015/0215/P	Proposed single storey extension	15 Watt Street Sabden
3/2015/0234/P	Proposed pitched roof to existing garage	18 Branch Road Mellor
3/2015/0241/P	Proposed garage	Settlement Cottage Chapel Lane West Bradford
3/2015/0242/P	First floor rear extension	76 Downham Road Chatburn
3/2015/0252/P	Extension to existing dairy no change of use	Little Town Farm Chipping Road Thornley
3/2015/0254/P	Single storey lean-to extension to rear	10 Wheatsheaf Avenue Longridge

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0276/P	Discharge of conditions - revised footways and parking bays, walling and roofing, landscaping and renewable energy in relation to consent 3/2009/0399 at land adjacent	34 Kirklands Chipping
3/2015/0283/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 on land	Trapp Lane Simonstone
3/2015/0284/P	Lean-to conservatory to rear	8 The Cloisters Whalley
3/2015/0320/P	Alterations to existing porch and alterations to fenestration on south and east elevation	Calder Cottage 9 Calder Vale, Whalley
3/2015/0323/P	First floor extension	County House Simonstone Lane Simonstone
3/2015/0324/P	Alterations to include a change of external walling and replacement of flat roof with pitched roof extension	Granby Lea Fleet Street Lane Ribchester
3/2015/0327/P	Proposed two storey side extension and single storey rear extension	11 Green Drive Clitheroe
3/2015/0331/P	Single storey extension and loft conversion	Head House 53 Knowsley Road Wilpshire
3/2015/0344/P	Discharge of condition 4 (bat roosting features) of planning permission 3/2014/0645	45 Accrington Road Whalley
3/2015/0348/P	Proposed single storey extension and alterations	Ease Barn Farm Gallows Lane Ribchester
3/2015/0350/P	Timber storage and potting shed at the rear	Meadow Croft Clough Lane Longridge
3/2015/0359/P	Add covered car port to front of existing garage, relocate solar panels to south facing roof slope of garage. Erect garden office on raised patio	The Croft 55 Whalley Road Wilpshire
3/2015/0362/P	Erection of single storey rear extension, internal alterations, replacement window and two on-site parking spaces	Northlands Ribblesdale Avenue Clitheroe
3/2015/0367/P	Two storey rear extension and single storey extension	8 West View Grindleton

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0368/P	Resubmission and alteration to planning approval 3/2015/0120 for a single storey extension and alterations to the side and rear of the property	7 Ennerdale Close Clitheroe
3/2015/0369/P	Two storey rear extension and single storey replacement building and replacement garage	9 West View Grindleton
3/2015/0373/P	Erection of replacement agricultural livestock building following demolition of existing	Cottam House Farm Written Close Longridge
3/2015/0389/P	Rear conservatory 4m projection from original wall, 3.336m height from ground level, 2.3m height at eaves.	19 Brookside Old Langho Blackburn
3/2015/0390/P	Construction of conservatory to rear easterly elevation to replace existing conservatory. Projection 4.75m, height 3.71m, eaves height 2.4m	12 Berkeley Drive Read
3/2015/0394/P	Proposed conservatory to rear of detached dwelling, projection 5.250m, height 3.220m, height at eaves 2.480m	11 Hey Road Barrow
3/2015/0398/P	Construction of a bedroom and ensuite extension for a disabled person and the conversion of garage into an office as a neighbouring works	34 Woodhead Road Read
3/2015/0399/P	Proposed new single storey side extension including new chimney stack. Proposed new front porch to front elevation. Minor internal alterations	Foxgloves Back Lane Grindleton
3/2015/0414/P	Non-material amendment to planning consent 3/2009/0399/P to incorporate revision of stonework arrangement and revision of rear roof to staircase and unit over car park access, revision to cill height of staircase window and revision of disabled car parking arrangements and car parking layout at complex	Kirklands Chipping
3/2014/0440/P	Single Storey side and rear extension	2 Thornfield Ave Longridge
3/2015/0444/P	Rear conservatory	Rock Mount Main Street, Grindleton
3/2015/0451/P	Prior notification of a proposed single storey sun room extension to the rear of the property which will extend 4.0 metres beyond the rear wall of the original dwelling	12 Calder Avenue Billington

Cont ...

	<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont'd		measured externally. Maximum height of the proposed extension 4.0 metres measured externally from the natural ground level. Height at the eaves of the proposed extension 3.0 metres measured externally from the natural ground level	
138	CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT		
	<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
	3/2015/0171/P	Application for a Lawful Development Certificate for an existing use, namely the occupation of No 2 Pickering Fold Farm, as a self-contained residential dwelling	2 Pickering Fold Farm Bezza Lane Balderstone
139	REFUSAL OF CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT		
	<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
	3/2015/0353/P	Certificate of Lawfulness for erection of single storey rear extension, internal alterations, replacement window and two on-site parking spaces	Northlands Ribblesdale Avenue Clitheroe
140	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>
	3/2015/0339/P	Single storey lean-to rear extension, 4m long, 3.85m high and 3.5m to eaves	7 Sunnyside Avenue Wilpshire
141	APPLICATIONS WITHDRAWN		
	<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
	3/2014/1003/P	Change of use from annex to dwelling	The Annex, 'The Barn' Lower Woodcocks Farm York Lane Langho
	3/2015/0239/P	Demolition of stable building and erection of four-bedroom, detached house. Formation of vehicle access and general landscaping	Land at Chapel Close Low Moor Clitheroe

142 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2013/0981	Land at Chatburn Road Clitheroe	13/2/14 18/12/14	23	With LCC
3/2014/0779	Land off Dale View Billington	16/10/14	18	Deferred by LPA
3/2014/0188	Victoria Mill Watt Street Sabden	13/11/14	40	With Planning applicant seeking to renegotiate contributions so may need to go back to Committee
3/2014/0742	Land off Pimlico Road Clitheroe	15/1/15	19	With Applicant
3/2015/0010	Land off Longsight Road Langho	12/3/15	18	With LCC

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2014/0618	Land off Chatburn Old Road Chatburn	16/4/15	8 Weeks	10	Decision 11/6/15

143 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>
3/2013/1023 U	29/08/14	Land off Kingsmill Avenue, Whalley	WR		Awaiting decision
3/2014/0550	01/10/14	Bradyll House Franklin Hill Old Langho	WR		Awaiting decision
3/2014/0438 R	16/01/15 but extension given until 6/02/15	Land east of Chipping Lane Longridge	Inquiry	20/10/15 6 days	Awaiting Inquiry
3/2014/0827 R	12/02/15	39 Clitheroe Road Whalley	WR		Appeal Allowed 21/05/15
3/2014/0312 R	03/03/15	Time House Knowle Green	WR		Appeal Dismissed 09/16/15
3/2014/0679 R	13/03/15	Mill Cottage Victoria Terrace Mellor Brook	WR		Awaiting decision
3/2014/0887 R	12/03/15	Bent House Tosside	WR		Awaiting decision

<u>Application No</u>	<u>Date Received</u>	<u>Applicant/Proposal /Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2014/0684 R	12/03/15	Meadcroft Clitheroe Rd Whalley	Hearing	30/06/15 1 day	Awaiting Hearing
3/2014/0409 R	12/03/15	Eatoughs Farm	WR		Awaiting decision
3/2014/0942 R	28/04/15	Land off New Lane	WR		Awaiting decision
3/2014/1122 R	21/05/15	35 King Street Whalley	WR		Statement due 25/06/15
3/2014/0967 R	01/06/15	8 Chatburn Ave Clitheroe	HH		Awaiting decision
3/2015/0212 R	Waiting for start date	4 The Green Osbaldeston Lane Osbaldeston			
3/2015/0127 R	Waiting for start date	26 Clitheroe Road Whalley			
3/2014/0697 R	Waiting for start date	Land adj Clitheroe Rd West Bradford			

144 REVISIONS TO CONSULTATION PROCEDURE ON PLANNING APPLICATIONS

The Director of Community Services submitted a report on a review of development management protocol in respect of Parish Council Consultation Procedures. He reminded Committee that a report had previously been taken to Planning and Development Committee in May 2012 which confirmed that Parish Councils would no longer receive hard copies of plans and associated documents as part of the consultation procedure and that they would, where possible, receive e-consultations or a letter with a link to the documents. This would be consistent with the way in which all other statutory consultees were informed.

The Local Planning Authority now sends the majority of its consultation letters via email as this was the most effective way of sending consultations and it ensures consultees have the full 21 days to respond to the consultation as opposed to losing 2 days waiting for letters to arrive in the post and each electronic consultation also includes a direct link to the application on the Council's website which assists the consultee in viewing the application online. We would however continue to work with Parish Councils on this issue.

RESOLVED: That Committee

1. accept the proposed changes to the Development Management Protocol in respect of Parish Council Consultation Procedures and neighbour notification letters in the interests of delivering a cost effective an efficient planning service with immediate effect; and

2. delegate future minor changes to the Development Management Protocol to the Head of Planning Services.

145

LOCAL DEVELOPMENT SCHEME

The Chief Executive submitted a report updating Committee on the Council's adopted Local Development Scheme and asking to agree a budget for the site allocations work in order to progress the next stage of the Local Development Framework.

Having adopted the Core Strategy, the Council now needs to address the delivery of the previously identified Housing and Economic Development Plan document bringing forward proposals for specific land allocations needed to implement the adopted Core Strategy. The next stage would also facilitate the update of the proposals map reflecting the provisions of the Core Strategy and providing policy designations for development management purposes.

Another key element of the work would be to provide updated settlement boundaries and land allocations for housing and employment land where the residual requirement still needs to be met. The plan would also provide details of planning policies for the commercial centres of the 3 principal settlements. He reminded Members that the plan-making process has to follow a series of regulatory steps as outlined in the Local Development Scheme. The first key stage having launched the process was to consult on the emergent issues and options.

The report outlined a breakdown of the anticipated work and current estimates of key costs which would be subject to confirmation as work progresses and if new areas of work are required. The resultant plan together with the Core Strategy, would complete the Local Plan for the borough, setting out up-to-date planning policy to guide development across the borough against which planning decisions could be made.

RESOLVED: That Committee

1. authorise the Head of Regeneration and Housing to update and publish the Local Development Scheme;
2. agree to use the £22,453 unallocated Core Strategy earmarked reserve the fund the site allocation work; and
3. approval be sought from Policy and Finance Committee for the balance required of £59,547 to be funded from the planning earmarked reserve.

146

LOCAL DEVELOPMENT FRAMEWORK - ANNUAL MONITORING REPORT 2014/15

The Chief Executive submitted a report for Committee's information on the Annual Monitoring Report. This was the first one published since the adoption of the Core Strategy in December 2014. The Inspector had proposed a tighter monitoring framework based around individual policies within the plan. There were 73 individual indicators which formed the basis of the document.

RESOLVED: That the report be noted.

147 APPEALS

- a) 3/2014/0592/P – Demolition of Moorcock Inn and erection of 7no dwellinghouses including associated drives, gardens and external landscaping at the Moorcock Inn, Waddington – appeal dismissed.
- b) 3/2014/0827/P – One dwelling using the access off Clitheroe Road at 39 Clitheroe Road, Whalley – appeal allowed with conditions.
- c) 3/2014/0312/P – Temporary (12 months) use of land for and creation of car park at Time House, Lower Road, Knowle Green – appeal dismissed.
- d) 3/2014/0409/P – Change of use from barn to dwellinghouse and proposed detached garage at Eatoughs Farm, Fleet Street, Lane, Ribchester – appeal dismissed.
- e) 3/2015/1023/P – Four new zero-carbon emission dwellings conforming to EU Passive Gold Standard on land at Kingsmill Avenue (west end) off Mitton Road, Whalley – appeal dismissed.

The meeting closed at 8.25pm.

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