

Minutes of Meeting of the Council

Meeting Date: Tuesday, 3 March 2015, starting at 6.30pm
Present: Councillor EMH Ranson (Chairman)

Councillors:

P Ainsworth	R Moores
J E Alcock	R Newmark
S Bibby	L Rimmer
I Brown	M Robinson
S Brunskill	J Rogerson (6.35pm)
S Carefoot	C Ross
P Dowson	I Sayers
R J Elms	G Scott
R Hargreaves	R E Sherras
T Hill	D T Smith
B Hilton	R Swarbrick
K Hind	D Taylor
S A Hirst	M Thomas
J Holgate	R J Thompson
A M Knox	N C Walsh
S Knox	J White
G Mirfin	A Yearling

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

The meeting opened with a minute's silence in respect of former Councillor Ron Pickup who had recently died.

606 PRAYERS

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

607 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Bennett, J B Hill, S Hore and K Horkin.

608 DECLARATIONS OF INTEREST

There were no declarations of interest.

609 PUBLIC PARTICIPATION

There were no items of public participation.

610 COUNCIL MINUTES

The minutes of the meeting of the Council held on 16 December 2014 were confirmed as a correct record and signed by the Chairman.

611 MAYORAL COMMUNICATIONS

The Mayor reported that he had attended 25 engagements since the last meeting, the highlight of which had been the Mayor's Ball that had been attended by 150 guests. He wished to formally record his thanks to the Mayoress and the Mayor's Officer for their efforts in organising the Ball and to local traders for their generous donations of prizes. He was pleased to report that the event had raised over £4,000 for the Mayor's Charity Fund.

The Mayor had also attended events at Blackburn Cathedral including the laying of the first stone of the new Chapter House. He had also attended a service for the consecration of the new Bishop of Burnley – Philip North, at York Minster.

The Mayor reminded Members that his series of Boundary Walks had resumed and that there were some interesting walks planned for the coming months.

Finally the Mayor confirmed that he had planted a further tree to commemorate the 100th anniversary of the 1st World War and this had been at Dutton.

612 BUDGET CONSULTATION WITH NATIONAL NON-DOMESTIC RATE PAYERS

Consideration was given to the report of the Director of Resources referring to a meeting which had taken place with representatives of non-domestic ratepayers on the Council's budget proposals. The meeting had been attended by Mr Gould of Clitheroe Chamber of Trade, Mr Sowerbutts of Clitheroe Chamber of Trade, Mr Atherton of Whalley Chamber of Trade and Councillor Rogerson, Longridge.

RESOLVED: That Members receive the report.

613 REVENUE BUDGET 2015/16

Consideration was given to the written report of the Director of Resources concerning the budget for 2015/16 and the setting of the different amounts of Council Tax for different parts of the Council's area where special items applied (Parish Precepts).

Enclosed with the report was the budget summary of the financial year 2015/16 which contained details of revenue and capital requirements. Approval of the budget proposals contained in the report was proposed by Councillor S Hirst and seconded by Councillor T Hill. In his budget speech the Leader confirmed that the Budget Working Group had met regularly throughout last year and had carefully considered the pressures facing the Council. The Leader was pleased to announce that the budget included a continued Council Tax freeze for the sixth consecutive year. He also noted that the use of £150,000 of general balances was a prudent and modest use of reserves and that monies had also been allocated to support a £2.6m three year capital programme for 2015 to 2018.

The Leader expressed his thanks for the time and effort committee, officers and the Budget Working Group had dedicated to achieving the budget as presented which had resulted in an excellent budget for the Council and the residents of the borough.

Finally the Leader highlighted that the budget as recommended represented a genuine achievement in the context of an extremely testing financial climate and demonstrated the Council's continuing commitment to the twin objectives of balanced budgets and service excellence.

The Leader of the Opposition, Councillor A Knox, proposed the following amendment to the motion:

“that in respect of the revenue budget, the budget be adjusted to include provision for a modern apprentice post and an additional dog warden post on a two year fixed term and in respect of the Capital Programme 2015/18 that monies be allocated for a feasibility study for solar panels at the Council Offices and a ground source heat pump for the pool.”

The amendment was seconded by Councillor A Yearling. The amendment was then debated. Following the debate a recorded vote was taken.

The following Members voted for the amendment:

A Knox	M Robinson
S Knox	A Yearling

The following Members voted against the amendment:

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

The amendment was therefore lost.

Members then debated the substantive budget proposal. At the end of the debated a recorded vote was taken. The following Members voted for the motion:

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

The motion was carried.

RESOLVED: That the Council:

1. approve the following submitted by the Policy and Finance Committee and included in the summary budget book:

- a) the revised estimates of 2014/15 and the revenue estimates for 2015/16;
 - b) the revised capital programme for 2014/15 and the forward capital programme for 2015/18.
2. approve the Prudential indicators, borrowing limits and MRP policy statement as set out in Annex 1 of the report;
3. note that under delegated powers in accordance with Section 84 of the Local Government Finance Act 2003, the Council determined the following amounts for 2015/16, in accordance with the Local Authority's (Calculation of Council Tax Base) Regulation 1992 (as amended) as its Council Tax base for the year:
- a) 21,703 being the amount of its Council Tax Base for the whole district [item T and the formula in Section 31B of the Local Government Finance Act 1992 as amended (the Act)], and
 - b)

Parish Area	Tax base
Aighton, Bailey & Chaigley	440
Balderstone	192
Barrow	352
Bashall Eaves, Great Mitton & Little Mitton	197
Billington & Langho	1,993
Bolton by Bowland, Gisburn Forest & Sawley	473
Bowland Forest (High)	67
Bowland Forest (Low)	83
Bowland with Leagram	82
Chatburn	367
Chipping	483
Clayton le Dale	499
Clitheroe	4,797
Dinckley	45
Downham	51
Dutton	105
Gisburn	194
Grindleton	355
Horton	44
Hothersall	72
Longridge	2,622
Mearley	8
Mellor	986
Newsholme	20
Newton	145

Parish Area	Tax base
Osbaldeston	106
Paythorne	43
Pendleton	103
Ramsgreave	266
Read	547
Ribchester	651
Rimington & Middop	216
Sabden	516
Salesbury	171
Simonstone	493
Slaidburn & Easington	147
Thornley with Wheatley	160
Twiston	37
Waddington	447
West Bradford	356
Whalley	1,474
Wilpshire	1,076
Wiswell	179
Worston	43
	21,703

being the amounts calculated by the Council, in accordance with Regulation 6 of the regulations, as the amounts of its council tax base for the year for dwellings in those parts of its area to which one or more special items relate.

4. Calculate that the Council Tax requirement for the Council's own purposes for 2015/16 (excluding Parish precepts) is £3,053,395.
5. Calculate the following amounts for 2015/16, in accordance with Sections 31 to 36 of the Act:
 - a) £26,128,430 Being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(2) of the Act taking into account all precepts issued to it by Parish Councils.
 - b) £22,711,043 Being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(3) of the Act.
 - c) £3,417,387 Being the amount by which the aggregate at 5(a) above exceeds the aggregate at 5(b) above, calculated by the Council in accordance with Section 31A(4) of the Act as its Council Tax requirement for the year. (Item R in the formula in Section 31B of the Act).

- d) £157.46 Being the amount at 5(c) above (Item R), all divided by Item T (3(a) above), calculated by the Council, in accordance with Section 31B of the Act, as the basic amount of its Council Tax for the year (including Parish precepts).
- e) £363,992 Being the aggregate amount of all special items (Parish precepts) referred to in Section 34(1) of the Act.
- f) £140.69 Being the amount at 5(d) above less the result given by dividing the amount at 5(e) above by Item T (3(a) above), calculated by the Council, in accordance with Section 34(2) of the Act, as the basic amount of its Council Tax for the year for dwellings in those parts of its area to which no Parish precept relates.
- g) Aggregate of the basic amount of council tax for Ribble Valley Borough Council and Parish precept for Band D properties:

Parts of the Council's area		£
Aighton, Bailey & Chaigley		151.49
Balderstone		146.89
Barrow		157.74
Bashall Eaves, Great Mitton & Little Mitton		146.79
Billington & Langho		147.46
Bolton by Bowland, Gisburn Forest & Sawley		161.62
Bowland Forest Higher		172.53
Bowland Forest Lower		155.15
Bowland with Leagram		142.97
Chatburn		168.17
Chipping		155.49
Clayton le Dale		146.26
Clitheroe		159.98
Dinckley		140.69
Downham		140.69
Dutton		145.25
Gisburn		160.67
Grindleton		161.82
Horton		140.69
Hothersall		151.11
Longridge		163.40
Mearley		140.69
Mellor		155.19
Newsholme		140.69
Newton		157.63

Parts of the Council's area		£
Osbaldeston		147.68
Paythorne		140.69
Pendleton		152.98
Ramsgreave		147.79
Read		155.02
Ribchester		152.34
Rimington & Middop		158.96
Sabden		168.38
Salesbury		168.41
Simonstone		157.32
Slaidburn & Easington		152.59
Thornley with Wheatley		150.07
Twiston		140.69
Waddington		170.89
West Bradford		158.11
Whalley		161.96
Wilpshire		154.77
Wiswell		154.63
Worston		140.69

Being the amount given by adding to the amount at 5(f) above to the amounts of the special item or items relating to dwellings in those parts of the Council's area mentioned above divided in each case by the amount contained in 3(b), calculated by the Council, in accordance with Section 34(3) of the Act, as the basic amounts of its council tax for the year for dwellings in those parts of its area to which one or more special items relate.

- h) Aggregate of the basic amount of council tax for Ribble Valley Borough Council and Parish precept for Band D properties by valuation band:

	VALUATION BANDS							
	A	B	C	D	E	F	G	H
	£	£	£	£	£	£	£	£
Aighton, Bailey & Chaigley	100.99	117.83	134.66	151.49	185.15	218.82	252.48	302.98
Balderstone	97.92	114.25	130.57	146.89	179.53	212.18	244.81	293.78
Barrow	105.16	122.69	140.22	157.74	192.79	227.85	262.90	315.48
Bashall Eaves, Great Mitton & Little Mitton	97.86	114.17	130.48	146.79	179.41	212.03	244.65	293.58
Billington & Langho	98.30	114.70	131.08	147.46	180.22	213.00	245.76	294.92
Bolton by Bowland, Gisburn Forest & Sawley	107.74	125.71	143.66	161.62	197.53	233.45	269.36	323.24

	VALUATION BANDS							
	A £	B £	C £	D £	E £	F £	G £	H £
Bowland Forest Higher	115.02	134.19	153.36	172.53	210.87	249.21	287.55	345.06
Bowland Forest Lower	103.43	120.68	137.91	155.15	189.62	224.11	258.58	310.30
Bowland with Leagram	95.31	111.20	127.09	142.97	174.74	206.51	238.28	285.94
Chatburn	112.11	130.80	149.49	168.17	205.54	242.91	280.28	336.34
Chipping	103.66	120.94	138.22	155.49	190.04	224.60	259.15	310.98
Clayton le Dale	97.50	113.76	130.01	146.26	178.76	211.27	243.76	292.52
Clitheroe	106.65	124.43	142.21	159.98	195.53	231.08	266.63	319.96
Dinckley	93.79	109.43	125.06	140.69	171.95	203.22	234.48	281.38
Downham	93.79	109.43	125.06	140.69	171.95	203.22	234.48	281.38
Dutton	96.83	112.98	129.11	145.25	177.52	209.81	242.08	290.50
Gisburn	107.11	124.97	142.82	160.67	196.37	232.08	267.78	321.34
Grindleton	107.88	125.86	143.84	161.82	197.78	233.74	269.70	323.64
Horton	93.79	109.43	125.06	140.69	171.95	203.22	234.48	281.38
Hothersall	100.74	117.53	134.32	151.11	184.69	218.27	251.85	302.22
Longridge	108.93	127.09	145.25	163.40	199.71	236.02	272.33	326.80
Mearley	93.79	109.43	125.06	140.69	171.95	203.22	234.48	281.38
Mellor	103.46	120.71	137.95	155.19	189.67	224.16	258.65	310.38
Newsholme	93.79	109.43	125.06	140.69	171.95	203.22	234.48	281.38
Newton	105.08	122.61	140.12	157.63	192.65	227.69	262.71	315.26
Osbaldeston	98.45	114.87	131.27	147.68	180.49	213.32	246.13	295.36
Paythorne	93.79	109.43	125.06	140.69	171.95	203.22	234.48	281.38
Pendleton	101.98	118.99	135.98	152.98	186.97	220.97	254.96	305.96
Ramsgreave	98.52	114.95	131.37	147.79	180.63	213.48	246.31	295.58
Read	103.34	120.58	137.80	155.02	189.46	223.92	258.36	310.04
Ribchester	101.56	118.49	135.42	152.34	186.19	220.05	253.90	304.68
Rimington & Middop	105.97	123.64	141.30	158.96	194.28	229.61	264.93	317.92
Sabden	112.25	130.97	149.67	168.38	205.79	243.22	280.63	336.76
Salesbury	112.27	130.99	149.70	168.41	205.83	243.26	280.68	336.82
Simonstone	104.88	122.36	139.84	157.32	192.28	227.24	262.20	314.64
Slaidburn & Easington	101.72	118.69	135.64	152.59	186.49	220.41	254.31	305.18
Thornley with Wheatley	100.04	116.73	133.40	150.07	183.41	216.77	250.11	300.14
Twiston	93.79	109.43	125.06	140.69	171.95	203.22	234.48	281.38
Waddington	113.92	132.92	151.90	170.89	208.86	246.84	284.81	341.78
West Bradford	105.40	122.98	140.54	158.11	193.24	228.38	263.51	316.22
Whalley	107.97	125.97	143.97	161.96	197.95	233.94	269.93	323.92
Wilpshire	103.18	120.38	137.58	154.77	189.16	223.56	257.95	309.54
Wiswell	103.08	120.27	137.45	154.63	188.99	223.36	257.71	309.26
Worston	93.79	109.43	125.06	140.69	171.95	203.22	234.48	281.38

being the amounts given by multiplying (as appropriate) the amounts at 5(f) or 5(g) by the number which, in the proportion set out in Section 5(1) of the Act, is applicable to dwellings listed in a particular valuation band divided by the number which in that proportion is applicable to dwellings listed in valuation band D, calculated by the Council, in accordance with Section 36(1) of the Act, as the amounts to be taken into account for the year in respect of categories of dwellings listed in different valuation bands.

6. Note, that for 2015/16 Lancashire County Council has stated the following amounts in precepts issued to the Council, in accordance with Section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below.

Valuation Bands							
A	B	C	D	E	F	G	H
£	£	£	£	£	£	£	£
753.19	878.72	1,004.25	1,129.78	1,380.84	1,631.90	1,882.97	2,259.56

7. Note, that for 2015/16 the Police and Crime Commissioner for Lancashire has stated the following amounts in precepts issued to the Council, in accordance with Section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below.

Valuation Bands							
A	B	C	D	E	F	G	H
£	£	£	£	£	£	£	£
106.04	123.71	141.39	159.06	194.41	229.75	265.10	318.12

8. Note, that for 2015/16 Lancashire Combined Fire Authority has stated the following amounts in precepts issued to the Council, in accordance with Section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below.

Valuation Bands							
A	B	C	D	E	F	G	H
£	£	£	£	£	£	£	£
43.24	50.45	57.65	64.86	79.27	93.69	108.10	129.72

9. Having calculated the aggregate in each case of the amounts at 5(h), 6, 7 and 8 above, the Council, in accordance with Section 30(2) of the Act, hereby sets the following amounts as the amounts of council tax for 2015/16 for each of the categories of dwellings shown below:

VALUATION BANDS								
	A	B	C	D	E	F	G	H
	£	£	£	£	£	£	£	£
Aighton, Bailey & Chaigley	1,003.46	1,170.71	1,337.95	1,505.19	1,839.67	2,174.16	2,508.65	3,010.38

VALUATION BANDS								
	A	B	C	D	E	F	G	H
	£	£	£	£	£	£	£	£
Balderstone	1,000.39	1,167.13	1,333.86	1,500.59	1,834.05	2,167.52	2,500.98	3,001.18
Barrow	1,007.63	1,175.57	1,343.51	1,511.44	1,847.31	2,183.19	2,519.07	3,022.88
Bashall Eaves, Great Mitton & Little Mitton	1,000.33	1,167.05	1,333.77	1,500.49	1,833.93	2,167.37	2,500.82	3,000.98
Billington & Langho	1,000.77	1,167.58	1,334.37	1,501.16	1,834.74	2,168.34	2,501.93	3,002.32
Bolton by Bowland, Gisburn Forest & Sawley	1,010.21	1,178.59	1,346.95	1,515.32	1,852.05	2,188.79	2,525.53	3,030.64
Bowland Forest (High)	1,017.49	1,187.07	1,356.65	1,526.23	1,865.39	2,204.55	2,543.72	3,052.46
Bowland Forest (Low)	1,005.90	1,173.56	1,341.20	1,508.85	1,844.14	2,179.45	2,514.75	3,017.70
Bowland with Leagram	997.78	1,164.08	1,330.38	1,496.67	1,829.26	2,161.85	2,494.45	2,993.34
Chatburn	1,014.58	1,183.68	1,352.78	1,521.87	1,860.06	2,198.25	2,536.45	3,043.74
Chipping	1,006.13	1,173.82	1,341.51	1,509.19	1,844.56	2,179.94	2,515.32	3,018.38
Clayton le Dale	999.97	1,166.64	1,333.30	1,499.96	1,833.28	2,166.61	2,499.93	2,999.92
Clitheroe	1,009.12	1,177.31	1,345.50	1,513.68	1,850.05	2,186.42	2,522.80	3,027.36
Dinckley	996.26	1,162.31	1,328.35	1,494.39	1,826.47	2,158.56	2,490.65	2,988.78
Downham	996.26	1,162.31	1,328.35	1,494.39	1,826.47	2,158.56	2,490.65	2,988.78
Dutton	999.30	1,165.86	1,332.40	1,498.95	1,832.04	2,165.15	2,498.25	2,997.90
Gisburn	1,009.58	1,177.85	1,346.11	1,514.37	1,850.89	2,187.42	2,523.95	3,028.74
Grindleton	1,010.35	1,178.74	1,347.13	1,515.52	1,852.30	2,189.08	2,525.87	3,031.04
Horton	996.26	1,162.31	1,328.35	1,494.39	1,826.47	2,158.56	2,490.65	2,988.78
Hothersall	1,003.21	1,170.41	1,337.61	1,504.81	1,839.21	2,173.61	2,508.02	3,009.62
Longridge	1,011.40	1,179.97	1,348.54	1,517.10	1,854.23	2,191.36	2,528.50	3,034.20
Mearley	996.26	1,162.31	1,328.35	1,494.39	1,826.47	2,158.56	2,490.65	2,988.78
Mellor	1,005.93	1,173.59	1,341.24	1,508.89	1,844.19	2,179.50	2,514.82	3,017.78
Newsholme	996.26	1,162.31	1,328.35	1,494.39	1,826.47	2,158.56	2,490.65	2,988.78
Newton	1,007.55	1,175.49	1,343.41	1,511.33	1,847.17	2,183.03	2,518.88	3,022.66
Osbaldeston	1,000.92	1,167.75	1,334.56	1,501.38	1,835.01	2,168.66	2,502.30	3,002.76
Paythorne	996.26	1,162.31	1,328.35	1,494.39	1,826.47	2,158.56	2,490.65	2,988.78
Pendleton	1,004.45	1,171.87	1,339.27	1,506.68	1,841.49	2,176.31	2,511.13	3,013.36
Ramsgreave	1,000.99	1,167.83	1,334.66	1,501.49	1,835.15	2,168.82	2,502.48	3,002.98
Read	1,005.81	1,173.46	1,341.09	1,508.72	1,843.98	2,179.26	2,514.53	3,017.44
Ribchester	1,004.03	1,171.37	1,338.71	1,506.04	1,840.71	2,175.39	2,510.07	3,012.08
Rimington & Middop	1,008.44	1,176.52	1,344.59	1,512.66	1,848.80	2,184.95	2,521.10	3,025.32
Sabden	1,014.72	1,183.85	1,352.96	1,522.08	1,860.31	2,198.56	2,536.80	3,044.16
Salesbury	1,014.74	1,183.87	1,352.99	1,522.11	1,860.35	2,198.60	2,536.85	3,044.22
Simonstone	1,007.35	1,175.24	1,343.13	1,511.02	1,846.80	2,182.58	2,518.37	3,022.04
Slaidburn & Easington	1,004.19	1,171.57	1,338.93	1,506.29	1,841.01	2,175.75	2,510.48	3,012.58

VALUATION BANDS								
	A	B	C	D	E	F	G	H
	£	£	£	£	£	£	£	£
Thornley with Wheatley	1,002.51	1,169.61	1,336.69	1,503.77	1,837.93	2,172.11	2,506.28	3,007.54
Twiston	996.26	1,162.31	1,328.35	1,494.39	1,826.47	2,158.56	2,490.65	2,988.78
Waddington	1,016.39	1,185.80	1,355.19	1,524.59	1,863.38	2,202.18	2,540.98	3,049.18
West Bradford	1,007.87	1,175.86	1,343.83	1,511.81	1,847.76	2,183.72	2,519.68	3,023.62
Whalley	1,010.44	1,178.85	1,347.26	1,515.66	1,852.47	2,189.28	2,526.10	3,031.32
Wilpshire	1,005.65	1,173.26	1,340.87	1,508.47	1,843.68	2,178.90	2,514.12	3,016.94
Wiswell	1,005.55	1,173.15	1,340.74	1,508.33	1,843.51	2,178.70	2,513.88	3,016.66
Worston	996.26	1,162.31	1,328.35	1,494.39	1,826.47	2,158.56	2,490.65	2,988.78

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LEADER'S REPORT

The Leader began by expressing his gratitude to the Council for its support of the budget just approved. He was pleased that the Council had succeeded in freezing its Council Tax for the sixth year running within a balanced budget that protected core services and jobs for the year ahead. He thanked Members and Officers for their work on the budget and in particular the Director of Resources and her staff.

The Leader went on to focus on an issue which he had highlighted at last Council, namely, the impact of the devolution of power in England. He noted that in respect of Ribble Valley the recent discussions and arrangements within Greater Manchester indicated a clear commitment by the Government to the use of the Combined Authority model of local government as the vehicle to discharge newly devolved powers. The Leader reminded Members that he had reported at the last Council meeting that initiatives had been taken by colleagues in Blackburn and to an extent in Burnley to create an East Lancashire Unitary Authority. He reported that there had been two meetings which had been called to discuss the proposals and that there was little enthusiasm for the project. He assured Members that throughout any discussions he had always confirmed that the Council's clear position was to oppose a unitary option.

The Leader also reminded Members of steps that had been taken by the Leaders Group to look at a Combined Authority model for Lancashire. Such a model would preserve the independence of each authority whilst giving an equal seat at the table and equal influence in the discharge of devolved powers within its remit. The Leader reported that at this stage the status of the Combined Authority was only a concept and that it had been agreed that preparation of a governance review would not be considered by constituent councils until after the May elections.

615

LEADER'S QUESTION TIME

The Leader of the Opposition, Councillor A Knox, asked if the Leader welcomed the decision of Lancashire County Council to refuse a planning application for Seismic and Pressure Monitoring by Quadrilla in Singleton.

The Leader thanked Councillor Knox for his question and confirmed that the Council did not have an agreed position on seismic and pressure monitoring in

relation to any specific planning applications such as the one suggested, so he was not in a position to make any further useful comments.

Next Councillor Knox asked if the Leader could confirm how many disabled facilities grant applications had been received in the past 4 years and what was the average cost of those. The Leader reported the following figures:

2010/11	2011/12	2012/13	2013/14	2014/15 to date
54	43	48	37	25
£3,413	£3,521	£3,571	£5,216	£4,690

Finally Councillor Knox asked how much the Council had received in capital receipts from the sale of public conveniences. The Leader reported that total capital receipts from the sale of public conveniences was £91,665.

616 COMMITTEE MINUTES

(i) Planning and Development Committee – 18 December 2014

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

(ii) Community Services Committee – 13 January 2015

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

(iii) Planning and Development Committee – 15 January 2015

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

(iv) Personnel Committee – 31 January 2015

RESOLVED: That the minutes of the above meeting be approved with the exception of minute number 517.

MINUTE 517 – ANNUAL PAY POLICY STATEMENT

RESOLVED: That the Annual Pay Policy Statement 2015/16 be approved.

(v) Health and Housing Committee – 22 January 2015

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

(vi) Policy and Finance Committee – 27 January 2015

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

(vii) Parish Council Liaison Committee – 29 January 2015

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

(viii) Special Policy and Finance Committee – 10 February 2015

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

(ix) Planning and Development Committee – 12 February 2015

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

The meeting closed at 7.44pm.

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

Minutes of Community Services Committee

Meeting Date: Tuesday, 10 March 2015, starting at 6.30pm
Present: Councillor R J Thompson (Chairman)

Councillors:

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

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

617 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor J E Alcock. Councillor J Hill was absent from the meeting.

618 MINUTES

The minutes of the meeting held on 13 January 2015 were approved as a correct record and signed by the Chairman.

The Head of Cultural and Leisure Services made reference to Minute 487 and informed Committee that the music and food event in the castle grounds would not go ahead in 2015 and that the organiser had asked for permission to stage the event in 2016 around the same time of year.

619 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

620 PUBLIC PARTICIPATION

There was no public participation.

621 RECREATIONAL, CULTURAL SPORTING EXCELLENCE AND ART EXCELLENCE GRANTS

The Director of Community Services submitted a report presenting the recommendations of the working group in relation to the allocation of grants under recreation/culture, individual sporting excellence and individual arts excellence. The purpose of these grants is to provide voluntary organisations with support for events/projects that enhance recreation and cultural provision, as well as seeking to assist talented sports men and women in their chosen sport and performing arts in helping towards the expenses that are associated with competition training and equipment.

He informed Committee that two late applications had been received under the sporting excellence category and requested Committee's consideration of these.

RESOLVED: That Committee endorse the recommendations of the working group for the recreation/culture and sports and arts excellence grants as outline in the Appendices including the two late application.

622 LEASES FOR SABDEN PARISH COUNCIL

The Director of Community Services submitted a report updating Members on the negotiations to renew two Leases. These currently provide for the bowling and football clubs in Sabden and offer the opportunity for members of the community to participate in their chosen activity. The land itself which Ribble Valley Borough Council owns is leased to Sabden Parish Council which in turn leases the land to the clubs for them to use. Sabden Bowling Club is a well-established club which has a loyal following in the village. The current Lease has been in place for 25 years and was set at £50 per annum at the outset in 1990 and has not changed since. The club has a 25 year Lease from the Parish Council and the leased area is approximately 1 acre.

Sabden Football Club is also well established in the village and operates one senior team and is currently trying to establish a ladies team. The Lease is for a period of 6 years and is currently £636.95 per annum and has been increased annually by inflation over the life of the Leases held. The leased area is approximately 2 acres.

It was proposed that lease sum for the football club remain as it is with the annual application of inflation to the figure which would make the new Lease commence at £644 per annum.

It was felt that on the basis that the area leased to the bowling club is half that of the football club it would be reasonable expect a lease figure of half the football sum that would make the new Lease figure £324 per annum. However, given the low current Lease sum, it was proposed that the higher figure, adjusted for inflation, be achieved by the end of year 5 when the Lease would be reviewed, rather than charge the higher sum immediately and that a lower sum be agreed for the forthcoming year. It was proposed that the sum be £100 for the first year increasing over the life of the new Lease up to the required figure.

RESOLVED: That Committee

1. agree delegation to the Director of Community Services to complete the negotiation of the Leases and assign them both;
2. agree a starting annual sum of £100 for the bowling club Lease from which it will rise over the course of 5 years, to be half the sum of the football club at that time.

623 DOG RUN AREAS

The Director of Community Services submitted a report providing information for Members to consider as requested in relation to the provision of a larger dog run

area at Mardale. Further investigations had taken place and some costings done. The concern remained however that if dogs foul on the open space away from the owner especially on the football pitches, the dog mess would not be picked up; not least because a dog would be some distance away from the owner and therefore identifying the actual location would be difficult. The cost of putting a fence up would be a one-off capital sum but there would be ongoing maintenance costs associated with this. It was felt that due to the current pressure on the Council's limited resources this request could not be delivered at the present time but that it would be tested again against other bids for priority in the Council's capital programme in the future.

RESOLVED: That Committee agree not to proceed with regard to the petition received for an additional dog area at Mardale at the present time, but that opportunities be explored for the future.

624 CLITHEROE CASTLE MUSIC EVENT

The Director of Community Services submitted a report for Committee's information with further details relating to an event approved at the meeting in September 2014 to be staged in the castle grounds. The report outlined various mitigation measures proposed by the promoter should this event go ahead.

RESOLVED: That the report be noted.

625 CAPITAL PROGRAMME 2015/16

The Director of Resources submitted a report for Committee's information of the schemes that had been approved for inclusion in the capital programme for this Committee for the 2015/16 financial year. Twelve schemes had been approved totalling £483,600 and a detailed information sheet was included for each scheme.

RESOLVED: That the report be noted.

626 GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report updating Committee on the Clitheroe Food Festival 2015 and leisure facilities and sports development, as well as arts development funding.

RESOLVED: That the report be noted.

627 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies, however Councillor White requested a box of tourism brochures so that he could distribute them to the neighbouring barracks.

The meeting closed at 7pm.

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

APPENDIX 1

RECREATION / CULTURAL GRANT PROPOSALS 2015/16

ORGANISATION	PROJECT	COST	GRANT REQUEST	PREVIOUS GRANTS	PROPOSAL
Ribble Valley Jazz & Blues	Annual Festival held on May Bank Holiday weekend. Improve on-line marketing and promotions, with particular emphasis on website performance, and enhanced social networking via Facebook and Twitter. Promotion of events in local villages.	£7,250	£3,000	2011 - £500 2012 - £600 2013 - £1000 2014 - £1000	£1000
Clitheroe Concerts Society	Promotion of annual concert programme	£9,800	Any amount gratefully accepted	2011 - £300 2012 - £300 2013 - £350 2014 - £350	£300
Ribchester Festival of Music and Art	International Festival in 22 nd year held in June. A showcase of musical talent.	£16,700	£2,000	2010 - £2,300 2011 - £4,000 2012 - £2,300 2013 - £2,500 2014 - £2,000	£1000

ORGANISATION	PROJECT	COST	GRANT REQUEST	PREVIOUS GRANTS	PROPOSAL
Clitheroe Town Council	Programme of summer band concerts	£6,000	£3,000	Various amounts since 1998 (£250 - £700) 2009/10 - £1000 2010/11 - £1000 2011/12 - £1000 2012/13 - £500 2013/14 - £1100 2014/15 - £1000	£1000
Ribble Valley Choir	Choral event in December 2015	£460	£250	2010,11 & 12 - £200 2013 - £250	£200
East Lancs Ornithologists club	Cost of having website hosted on a special server	£354	£354		£354
Grindleton Recreation Ground Charity	Enhance the tennis court facility by buying rackets and balls for people to use	£200	£200		£150
Grindleton Recreation Ground Charity	Purchase of a Butterfly Indoor Compact table tennis table	£250	£125		£125
Grindleton Recreation Ground Charity	Replacement of safety surfaces on children's' play area	£13,000	£5,000		£2500

ORGANISATION	PROJECT	COST	GRANT REQUEST	PREVIOUS GRANTS	PROPOSAL
Clitheroe Wolves Junior Football Club	Purchase of goalposts (5 teams) and footballs in order to target girls and disabled	£5,000	£5,000		£2500
Longridge Golf Club	Continuation of Junior Coaching programme	£5,440	£2,000	2013 - £935 (for youth element) 2014 - £400	£400
Whalley Cricket Club	Replacement of kitchen appliances, cupboards, work surfaces, flooring and electrical sockets and lighting	£3,210	£1,605		£1000
Clitheroe Cricket Club	Renovation of clubhouse – specifically purchase of furniture, windows and flooring	£5,720 £3,946 £1645	A minimum of £500		£500
Salesbury Cricket Club	Replace 2 artificial pitches and nets	£14,400	£7,200		£500
Ribble Valley Raiders Cricket Club	Delivery of free weekly outdoor cricket coaching sessions at Roefield – purchase of equipment – hoops, cones, bats, hurdles, duffle bags, balls, cricket net	£670	£320		£320
Ribble Valley Triathlon Club	Launch of new junior section – provision of loan equipment and fitness equipment (16 bikes + sports equipment; marketing costs, coaching costs and facilities hire)	£8,625	£2,130		£2130

ORGANISATION	PROJECT	COST	GRANT REQUEST	PREVIOUS GRANTS	PROPOSAL
Ribchester Playing Field Trust working with Ribchester Rovers FC	Replacement of pavilion by one that satisfies Sport England and Football Association standards	£150,000	£10,000		£8000
Thornley Community Space	To refurbish and covert a former school to a mixed use community hub.	£81,000	£7,000	2014 - £3,000	£3500 contingent upon getting BIFFA grant
				TOTAL	£25,479

APPENDIX 2

SPORTING EXCELLENCE AWARDS 2015

NAME	AGE	SPORT	STANDARD	SCORE	GRANT
Oliver Murray	16	Pentathlon	National	28	£200
William Murray	18	Swimming	National	23	£200
Emma Fox		Swimming	National	17	£150
Joshua Leathard		Athletics	County	17	£150
Charlotte Williams		Athletics	County U15's	16	£150
Saphina Stamford		Netball	Regional	16	£150
Harry Lang		Cricket	County U15's	15	£100
Charlie Dewhurst		Cricket	County U15's	14	£100
Alice Fox		Swimming	County & Regional	13	£100
Joshua Stamford		Cricket	County U13's	12	£100
Omar Hussian	16	Cricket	County U16's	10	£100
Charlie Atkinson		Cricket	County U10's	7	£50
Natalie Kaye		Cricket	County U10's	6	£50
Helen Wharton		Cricket	County U10's	5	£50
			TOTAL		£1650

APPENDIX 3**ARTS EXCELLENCE GRANTS 2014/15**

NAME	AGE	STANDARD	GRANT
Emily Billington	17	No specific standard – qualification is sought not excellence	£200
Elizabeth Burgess	16	Halle Youth Choir and Junior section of Northern College of Music	£200
Emily Warren	14	U14's All England Champion Dance	£150
Oliver Kirk	16	U16's World Championship Runner Up Dance	£150
		TOTAL	£700

Minutes of Planning and Development Committee

Meeting Date: Thursday, 12 March 2015 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

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

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

Also in attendance: Councillors K Hind, L Rimmer and R Swarbrick.

628 APOLOGIES

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

629 MINUTES

The minutes of the meeting held on 12 February 2015 were approved as a correct record and signed by the Chairman.

630 DECLARATIONS OF INTEREST

There were no declarations of interest.

631 PUBLIC PARTICIPATION

Mr Burgess – Secretary of Wilpshire Golf Club spoke on agenda item No 6, Tree Preservation Order at Wilpshire Golf Club.

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

1. APPLICATION NO: 3/2015/0010/P (GRID REF: SD 370556 434580)
OUTLINE APPLICATION FOR 18 RESIDENTIAL DWELLINGS, INCLUDING 5 AFFORDABLE HOMES AND ASSOCIATED ACCESS, LANDSCAPING AND OTHER NECESSARY WORKS ON LAND OFF LONGSIGHT ROAD, LANGHO

The Head of Planning Services added late items from the Parish Council, four further letters of objection, LCC Highways, a rebuttal letter from the applicant and made reference to changes to condition 5.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within 3 months from the date of this Committee meeting or delegated to the Director of Community Services in conjunction with the Chairman and Vice Chairman of the Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions:

1. Approval of the details of appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.
2. Plans and particulars of the reserved matters referred to in condition 1 above, shall be submitted in writing to the local planning authority and shall be carried out as approved.
3. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of [three] years from the date of this permission.
4. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
5. The submission of reserved matters in respect of layout, scale, appearance and landscaping shall be in general compliance with the Design and Access Statement, the 'illustrative master plan' (Drawing Number PL1352.AB-002 dated 19.02.15) and the Parameters Plan (drawing no PL1352.AB-003-02).

REASON: To define the scope of the permission.

6. The development hereby permitted in outline relates to the erection of 18 dwellings including 5 "affordable" homes. The application for reserved matters shall not exceed 18 dwellings.

REASON: To define the scope of the permission.

7. Prior to the commencement of development, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall provide details of:
 - i) The parking of vehicles of site operatives and visitors;
 - ii) Loading and unloading of plant and materials;
 - iii) Storage of plant and materials used in the construction of the development;
 - iv) The erection and maintenance of security fencing;
 - v) Wheel washing facilities;
 - vi) Measures to control the emission of dust and dirt during construction;and

- vii) A scheme for recycling/disposing of waste resulting from construction works.
- viii) Periods when plant and materials trips should not be made to and from the site
- ix) Routes to be used by vehicles carrying plant and materials to and from the site.
- x) Details of how existing habitat features, hedgerows/streams shall be retained and protected during the lifetime of the development from the adverse effects of development works by maintaining construction exclusion zones the details of which shall have first been submitted to and approved in writing by the Local Planning Authority prior to commencement of each phase of development.

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

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

8. The development hereby permitted in outline shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and drainage strategy dated December 2014 and the following mitigation measures detailed within the FRA:
 - Finished floor levels are set no lower than 300mm above existing ground level.

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

REASON: To prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site in order to prevent a mitigate the risks of flooding on and off site and to comply with the requirements Policy DMG1 of the Core Strategy (Adopted Version) and the requirements of the National Planning Policy Framework.

9. No development shall take place until a surface water drainage scheme for the site (based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development) has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall demonstrate the surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. Surface water discharge from the site shall be limited to 29l/s as stated in the Drainage Strategy. The scheme shall subsequently be implemented in accordance with the approved details before the development

is completed and shall be retained in perpetuity thereafter in a condition commensurate with delivering the approved objectives.

REASON: To prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site in order to prevent a mitigate the risks of flooding on and off site and to comply with the requirements of Policy DMG1 of the Core Strategy (Adopted Version) and the requirements of the National Planning Policy Framework.

10. The development hereby permitted in outline shall be carried out in accordance with the conclusions and recommendations of the tree survey report (reference SE581T/H/01c/DH dated 21 July 2014), in particular:

- An Arboricultural Method Statement and a tree protection plan shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out fully in accordance with the approved details.
- A Veteran alder in the southwest corner of the site that has conservation value shall be retained where possible for the benefit of the site ecology. Consideration shall be given to limited surgery or the use of supporting structures should this be considered appropriate in this instance.
- Permission should be sought to access private land to further investigate the structural stability of trees along the eastern boundary of the site. Where there is danger of collapse, agreement should be reached with the relevant landowner to take appropriate actions. Some ground stabilisation may be required where trees are being undermined to extend the life of the trees and prevent collapse.

REASON: In order to ensure the retention and protection of existing trees in the interests of visual amenity and to comply with Policies DMG1, DME1 and DME2 of the Core Strategy (Adopted Version).

11. The development hereby permitted in outline shall be carried out in accordance with the ecological recommendations in Section 6 of the Preliminary Ecological Appraisal and Bat Activity Report (reference SE602/01b/LH dated 18 July 2014).

REASON: To ensure the protection and enhancement of the ecology of the site in accordance with Policies DMG1, DME2 and DME3 of the Core Strategy (Adopted Version).

12. The development hereby permitted in outline shall be carried out in accordance with the energy saving/conservation measures detailed in the Sustainability Statement (reference MAN.0139 dated December 2014) that was submitted with the application.

REASON: To ensure the provision of sustainable development in accordance with the requirements of Policy DMG1 of the Core Strategy (Adopted Version) and the requirements of the National Planning Policy Framework.

13. The vehicular access into the site shall be formed as shown on the illustrative master plan (drawing no PL1352AB-002) and in accordance with the precise details and specifications shown on drawing no SCP/14050/F01REVB within the Transport Statement (reference PT/14050/TS/01 dated December 2014) and shall be fully completed to the satisfaction of the Local Planning Authority prior to the first occupation of any of the dwellings on the site.

REASON: In the interests of highway safety and to comply with Policy DMG1 of the Core Strategy (Adopted Version).

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

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in the interests of highway safety and to comply with Policy DMG1 of the Core Strategy (Adopted Version)

15. No part of the development shall be commenced until all necessary off site highway works have been constructed in accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority.

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

16. 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.

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 Policy DMG1 of the Core Strategy (Adopted Version)

17. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 14 has been constructed and completed in accordance with the scheme details.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of

the highway scheme/works and to comply with Policy DMG1 of the Core Strategy (Adopted Version).

18. No development shall take place until a Landscape Management and Maintenance Plan for the public open space areas within the site has been submitted to and approved in writing by the Local Planning Authority. The Plan shall set out the management responsibilities and maintenance schedules for all landscaped areas, inclusive of trees, hedges ditches and balancing ponds. The development shall be undertaken in accordance with the approved details.

REASON: In order to ensure the satisfactory management and maintenance of the public open space areas within the site in the interest of visual amenity and to comply with Policy DMG1 of the Core Strategy (Adopted Version).

19. The new estate road/ access hereby approved shall not be used to service future development on adjacent land to the west of the application site.

REASON: To protect the existing landscape in accordance with policies DMG 1 and DME3 of the Ribble Valley Core Strategy Adopted Version.'

INFORMATIVES

- 1 The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section (Area East) on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council, Environment Directorate, Burnley Highways Office, Widow Hill Road, Burnley BB10 2TJ or email lhscustomerservice@lancashire.gov.uk
- 2 This consent does not give approval to a connection being made to the County Council's highway drainage system.
- 3 The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Public Right of Way 3-6-fp6a runs close/adjacent to the site.
4. This outline permission shall be read in conjunction with the Section 106 Agreement.

(Mr Lamb spoke in favour of the above application. Mr White spoke against the above application).

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

2. APPLICATION NO: 3/2015/0065 (GRID REF: SD 361301 437386)
OUTLINE APPLICATION FOR THE DEVELOPMENT OF UP TO NO.195
DWELLINGS WITH ALL MATTERS RESERVED, SAVE FOR ACCESS FROM
DILWORTH LANE.
LAND TO NORTH OF DILWORTH LANE, LONGRIDGE, PR3 3ST

The Head of Planning Services added late items which included four additional letters of objection and one of support, the revised LCC educational assessment and several proposed changes to conditions.

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 5) 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.

In respect of ecology, any submission of reserved matters shall demonstrate and evidence that the biodiversity interest of the adjacent Biological Heritage Site will not be adversely affected; that the identified bat foraging and commuting habitat will be retained, maintained and enhanced; that mature trees and hedgerows will be retained and any losses appropriately compensated; that replacement ponds (to compensate the loss of the two ephemeral ponds) will be created and maintained, and that any necessary habitat mitigation will be delivered as part of the proposals.

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

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 195 dwellings shall be developed on the application site edged red on the submitted Red Line Boundary Plan (drawing reference 492D-01) 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:
 - a) Eastern Access drawing number TPMA1178-011 Rev L
 - b) Western Access drawing number TPMA1178_010 Rev E

Each site access shall be constructed to base course level prior to the first occupation of a dwelling within the parcel of the development served by the access and completed in accordance with the timetable to be approved pursuant to Condition 14 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 Ribble Valley Core Strategy Adopted Version.

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 Ribble Valley Core Strategy Adopted Version.

Design

5. The development hereby approved shall be carried out in accordance with the principles established on the Parameters Plan (drawing reference 492B 02) and within the Design and Access Statement (dated 29 January 2015).

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 (Adopted Version).

Landscaping and Levels

6. All landscaping and landscape maintenance schemes approved for each phase of development (as approved under Condition 5) 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 Ribble Valley Core Strategy Adopted Version.

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 Ribble Valley Core Strategy Adopted Version.

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 (Ref: 30058/SRG RevB, dated 21 January 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 run-off shall be to the equivalent of the mean annual run-off rate from the undeveloped site. Thereafter the detailed schemes for foul and surface water drainage approved pursuant to Conditions 10 & 11 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 Ribble Valley Core Strategy Adopted Version.

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 9 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 Ribble Valley Core Strategy Adopted Version.

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 10 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 Ribble Valley Core Strategy Adopted Version.

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 5), 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 (Adopted version).

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 to and from 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 Policies EN2, EN4, DMG1, DME2 and DME3 of Ribble Valley Core Strategy Adopted Version.

Highways

13. No development approved by this permission shall commence until a scheme for the on and off-site highway works, including timescales for implementation for each phase, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

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 (Adopted Version).

14. Prior to the occupation of the first dwelling within a phase, a Travel Plan based upon the submitted Travel Plan Framework to improve accessibility by sustainable modes for residents of dwellings within that phase shall have been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include:

- a) Appointment of a named Travel Plan Co-ordinator.
- b) Details of measures to encourage sustainable travel patterns.
- c) A scheme for the management and implementation of the Travel Plan.
- d) Targets for modal shift.
- e) Implementation timescales.
- f) A strategy for marketing and proposed incentives.
- g) Arrangements for monitoring and review.

The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the approved Travel Plan for development within that phase for a period of time not less than 5 years following completion of the final parcel of development in that phase (as approved under Condition 5).

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 (Adopted Version) and the National Planning Policy Framework.

Trees

- 15. 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 (Adopted Version).

Ecology

- 16. 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 (Adopted Version).

- 17. Prior to the commencement of each phase of the development (approved pursuant to condition 5), 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 (Adopted Version).

18. The reserved matters application(s) shall be accompanied by repeat surveys of the trees identified for removal 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 (Adopted Version).

19. 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 buffer to the east of the site adjacent to Spade Mill Biological Heritage Site, trees and tree lines, hedgerows and other areas of public open space. The Landscape Management Plan shall be informed by the Ecological Appraisal (dated 22nd January 2015), Bat Survey Report (dated 5th September 2014) 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 Ribble Valley Core Strategy Adopted Version.

20. 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).

Energy

21. "No development, hereby permitted, shall commence until a scheme to demonstrate that not less than 10% of the total energy consumption of the development will be provided by means of renewable energy or that alternative measures will achieve at least 10% less energy consumption than similar development constructed in accordance with the current Building Regulations has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed wholly in accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority."

REASON: To allow the energy needs of the development to be partially generated on site to reduce reliance on the grid in accordance with Key Statements EN2 and EN3 and Policies DMG1 and DME5 of the Ribble Valley Core Strategy (Adopted Version) and the National Planning Policy Framework.

Play Space

22. Prior to commencement of development within a phase a play space management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for the play areas within that phase, shall be submitted to and approved in writing by the Local Planning Authority. The play space management plan shall provide precise details of all play equipment and other related structures in that phase and its maintenance and indicate a timescale when the play spaces and related structures on the open space shall be provided and made available for use within that phase. The play space management plan shall be implemented in accordance with the approved details.

REASON: In the interests of the amenity of the future occupants in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

Lighting

23. Prior to commencement of development within a phase (approved pursuant to Condition 5) 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 (Adopted Version).

Noise

24. Prior to commencement of development within a phase of development (approved pursuant to Condition 5 of this permission) a scheme of noise mitigation measures for that phase adhering to the principles laid out in the Noise Assessment dated January 2015 shall be submitted to and approved in writing by the Local Planning Authority. The measures so identified shall be incorporated into the construction of the development within that phase and thereafter retained at all times.

REASON: In the interests of the amenity of the future occupants in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

(Mr Croft spoke in favour of the above application. Mr Walmsley spoke against the above application)

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

633 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:

634 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0425/P	Proposed conversion of a redundant agricultural building into a single open market dwelling	Curtis House Chipping Road Longridge
3/2014/0719/P	Roof lift and rear and side extension	3 Arley Rise Mellor
3/2014/0751/P	Erection of single detached dwelling	8 Hammond Drive Read
3/2014/0957/P	Roof cover over existing slurry store and extension of that slurry store	Wharf Farm Talbot Street, Chipping

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/1024/P	Proposed variation of condition 3 of planning permission 3/2010/0113 to substitute drawing No 8056.209A (amendments to boundary wall to Whalley Road)	land adjacent to Whalley Road Sabden
3/2014/1096/P	Replace existing damaged structural elements due to fire and water damage with new steel work in accordance with the structural engineer's design and calculations	The Swan and Royal Hotel 26 Castle Street Clitheroe
3/2014/1113/P	Demolition of attached garage and erection of single storey side extension incorporating a garage and extended kitchen area	1 Bowling Green Cottages The Drive, Brockhall Old Langho
3/2014/1126/P	Replacement conservatory	7 Pasture Grove Whalley
3/2014/1130/P	Proposed security shutters	71 King Street Whalley
3/2015/0001/P	Alterations and extensions to incorporate dormers to front and back and alterations to garage	22 Hillside Drive West Bradford
3/2015/0033/P	Removal of ribbon pointing from front elevation of the property and reinstate lime mortar pointing to prevent further water/frost damage to the stone	4 Whalley Road Hurst Green
3/2015/0096/P	Modification of Section 106 Agreement in relation to alterations to the qualifying person reference	land at The Whins Whins Lane Read

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/1122/P	Formation of car park at the rear of 35 King Street to include new opening onto back street	35 King Street Whalley	Harmful to listed building and Whalley Conservation Area because of the loss of property enclosure and incongruous (overtly modern; non-domestic) and visually intrusive development in its materials, layout and (vehicular) use. Core Strategy

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			Policies DME4 and DMG1 and NPPF paragraph 17, 131 and 132.
3/2014/1118/P	Extension, floodlighting, resurfacing, perimeter fencing and associated landscaping relating to artificial sports pitch	Oakhill College Wiswell Lane Whalley	Contrary to Policies DMG1 and DME3 – residential amenity and impact on wildlife.
3/2015/0006/P	One 3 bedroom detached house including change of use of land to residential at land adjacent	Chapel House off Chapel Lane West Bradford	Key Statement DS1 and Policy DMG2 of the Core Strategy Adopted Version – provision of 1 market dwellings in a tier 2 settlement contrary to the spatial vision leading to unsustainable development - Create a harmful precedent.

636

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0843/P	New two storey dwelling with attached garage on land adjacent Hay Moo	The Hay Moo Mellor Brow Mellor
3/2014/1136/P	Extensions, alterations and remodelling of existing house	Bennets Close Wiswell
3/2015/0012/P	Installation of two 5.15mm high fascia with two internally illuminated Natwest lettering and chevron logo set 360mm high. Two 600mm high internally illuminated projecting signs. One 1040mm high internally illuminated ATM surround	Natwest York Street Clitheroe

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SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	With Applicants Solicitor
3/2013/0981	Land at Chatburn Road Clitheroe	13/2/14 18/12/14	23	With LCC
3/2014/0666	15 Parker Avenue Clitheroe	18/9/14	15	With Applicants Solicitor
3/2014/0597	Land off Waddington Road, Clitheroe	16/10/14 15/1/15	275	With Planning awaiting Decision Notice
3/2014/0779	Land off Dale View Billington	16/10/14	18	With LCC
3/2014/0188	Victoria Mill Watt Street, Sabden	13/11/14	40	With Planning
3/2014/0742	Land off Pimlico Road Clitheroe	15/1/15	19	With LCC
<u>Non Housing</u>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures, draft 106 received from LCC

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APPEALS UPDATE

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2013/0722 U	16/05/14	Englands Head Farm Paythorne	WR		Awaiting decision
3/2014/0394 R	23/07/14	Stoneroyd Haugh Ave Simonstone	HH		Awaiting decision
3/2014/0235 R	29/07/14	20 Chapel Hill Longridge	HH		Awaiting decision
3/2014/0258 R	01/08/14	1 Main Street Bolton by Bowland	HH		Awaiting decision
3/2014/0298 R	11/08/14	Rose Cottage Main Street Grindleton	HH		Awaiting decision
3/2013/1023 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
3/2013/0442 R	05/11/14	Woodfield Farm Longsight Road Clayton-le-Dale	WR		Appeal dismissed 11/02/15

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2014/0705 R	06/01/15	Meadows Farm Worston	HH		Appeal dismissed 05/02/15
3/2014/0793 R	21/01/15	Talbot Fold Barn Talbot Bridge Bashall Eaves	WR		Questionnaire sent 26/01/15 Statement due 25/02/15
3/2014/0592 R	14/01/15	The Moorcock Inn Slaidburn Road Waddington	WR		Questionnaire sent 20/01/15 Statement due 18/02/15
3/2014/0634 R	24/12/14	11 Lower Lane Longridge	HH		Appeal dismissed 05/02/15
3/2014/0838 R	22/01/15	Beech House Alston Lane Alston	HH		Awaiting decision
3/2014/0438 R	16/01/15 but extension given until 6/02/15	Land east of Chipping Lane Longridge	Inquiry		Notification and questionnaire sent. Statement due 27/02/15
3/2014/0517 R	09/02/15	Land to the north of Dilworth Lane Longridge	Inquiry		Notification and questionnaire sent. Statement due 23/03/15
3/2014/0827 R	12/02/15	39 Clitheroe Road Whalley	WR		Notification and questionnaire sent. Statement due 19/03/15
3/2014/0464 R	Awaiting validation by PINS	60 Taylor Street Clitheroe			
3/2014/0312	Awaiting validation by PINS	Time House Knowle Green	WR		
3/2014/0679 R	Awaiting validation by PINS	Mill Cottage Victoria Terrace	WR		
3/2014/0887 R	Awaiting validation by PINS	Bent House Tosside	WR		

639 TREE PRESERVATION ORDER – WILPSHIRE GOLF CLUB

The Director of Community Services submitted a report requesting Members to make a new tree preservation order relating to woodland to the rear of properties

along Whalley Road, Wilpshire mostly within the boundaries of Wilpshire Golf Club. This was in response to several enquiries made by members of the public regarding these trees and on the basis of the concerns, meetings had been held with representatives of Wilpshire Golf Club regarding tree works generally across the site. Local residents had not yet been formally consulted and this would take place with all interested parties during the month after the making of the order.

Committee were sympathetic with the intentions of the golf club but felt it important that they work with the Countryside Officer regarding a management plan for the site before works commenced, so that all parties can be satisfied that the work is part of a comprehensive and considered plan for the site.

RESOLVED: That Committee agree

1. to the making of the Tree Preservation Order so named the Wilpshire Golf Club Tree Preservation Order 2015 No 1; and
2. to the confirmation of the Tree Preservation Order by the Director of Community Services with or without modification should no objections be received in accordance with the requirements for consultation outlined within the Town and Country Planning Act and the Town and Country Planning (Trees) (England) Regulations 2012.

640

BIODIVERSITY OFFSETTING SCHEME

The Director of Community Services submitted a report informing Members and asking for agreement of Committee to circumstances under which the Council should use the biodiversity offsetting scheme. He informed Committee that a relatively high amount of the development within the Ribble Valley takes place on greenfield sites with existing habitat and biodiversity considerations, an important factor in any planning decision. The majority of these developments are possible whilst conserving and enhancing biodiversity meaning a net gain of biodiversity on site and therefore ensuring an improvement to the environment habitat and public amenity. However, on some sites space was at a premium and it was not possible to include landscaping of sufficient size to allow significant conservation and enhancement of habitat. On these sites, it was important to have an alternative mechanism for the delivery of environmental and public amenity improvements. When the biodiversity offsetting pilot began in 2013, the Ribble Valley Borough Council were accepted as an additional pilot area within the scheme with one offsetting site at Primrose Lodge. So far the Council had received one contribution towards this site of 1.59 credit (£11,500) which had been received as part of the development scheme on the corner of Littlemoor and Whalley Road.

In order to undertake the biodiversity offsetting scheme, all developers of appropriate sites would be required to include biodiversity credit scoring within their submitted ecology reports. The scoring must clearly indicate the current number of credits on the site and the number of credits that the site would gain and/or lose as a result of the development. On schemes where there is a minor loss or no net gain identified, the developer would then be required to offset via

the biodiversity offsetting scheme with the number of credits required to be negotiated through the planning process.

RESOLVED: That Committee agree

1. to the use of the biodiversity offsetting scheme for:
 - all major applications
 - all applications on or adjacent to SSSI, BHS or other local regional or national sites of biological importance
 - other sites where deemed appropriate by the Head of Planning Services
2. to the inclusion of appropriate Council owned sites as receptor sites.

641 APPEALS

- (a) 3/2014/0634/P – rear extension roof lift and creation of loft bedroom and ensuite at 11 Lower Lane, Longridge – appeal dismissed.
- (b) 3/2014/0501/P – change of use to C3 dwelling and construction of 2no new 2 storey, 4 bed dwellings and 2no new 2 storey, 5 bed dwellings at Longsight Road (A59), Copster Green – appeal dismissed.
- (c) 3/2014/0705/P – replace existing single storey porch with new 2 storey porch at Meadows Farm, Worston – appeal dismissed.

642 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 8.18pm.

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

Minutes of Licensing Committee

Meeting Date: Tuesday, 17 March 2015, starting at 6.30pm
Present: Councillor J Holgate (Chairman)

Councillors:

P Ainsworth	C Ross
S Brunskill	G Scott
R Hargreaves	R Swarbrick
K Hind	M Thomas
S Hirst	

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

Not in attendance: Councillors P Dowson, K Horkin and S Knox.

643 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Alcock and I Brown.

644 MINUTES

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

645 MINUTES OF LICENSING SUB-COMMITTEES HELD ON 20 NOVEMBER AND 10 DECEMBER 2014

Committee received the minutes of the Licensing Sub-Committee's in respect of the Assheton Arms, Downham and Brady's Whalley held on 20 November and 10 December 2014 respectively.

646 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

647 PUBLIC PARTICIPATION

Committee received Mr K Fox from LMC Transport who was given permission to address Committee on the company's problems with recruiting drivers because of the Council's requirement for all drivers to complete the Steering for Success course. He gave details of how the delays in drivers attaining the Steering for Success qualification was adversely affecting his business and asked Committee to reconsider its policy on this matter.

648 REMOVAL OF PROVISION OF TEMPORARY PRIVATE HIRE DRIVERS LICENCE

Committee moved this item forward on the agenda in view of the above public participation. They considered the report of the Council's Solicitor who referred to the representations which had been received from LMC Transport Ltd.

However the Solicitor commented within her report that whilst the operators concerns were noted, the Council's role as Licensing Authority was to ensure the safety of the public and she reminded Committee that the provision for temporary licences was removed because there was evidence of a large number of those applying for them not completing either the Steering for Success course and/or passing the Council's knowledge test.

Members then discussed this matter in some detail and expressed some sympathy with the situation of this particular company. The Solicitor and Head of Legal and Democratic Services also gave their views on this matter.

RESOLVED: That a working group, consisting of Chairman and two other Members of this Committee, be set up to investigate alternative testing requirements for private hire and hackney carriages to those currently in place, that the Head of Legal and Democratic Services be authorised to consult upon the working groups findings with the results being reported back to the next meeting of this Committee.

649 CONSULTATION ON REVISION OF STATEMENT OF LICENSING POLICY

The Council's Solicitor informed Committee of the results of the consultation and sought approval from Committee for the adoption of the Council's revised Statement of Licensing Policy. Members were reminded that in September 2014, Committee had approved the revision of the Statement of Licensing Policy to form the basis of a consultation. The consultation had commenced on 22 September 2014 with a deadline for responses by 15 December 2014.

She reported that one response had been received from Ribchester Parish Council which raised a number of issues including the separation of licensing and planning functions, the section on temporary events requiring clarification, the reference to relatively small events and a further query about the type of events which would be covered by a temporary event notice. The Solicitor dealt with each of the issues raised and explained that as a consequence the definition of a temporary event notice had been amended slightly.

RESOLVED: That Committee adopt the Statement of Licensing Policy at Appendix 3 to this report.

650 SCRAP METAL DEALERS' POLICY

The Council's Solicitor informed Committee of the results of the consultation process which had been undertaken in relation to the Scrap Metal Dealers' Act Policy. A draft policy had been produced and approved in principle by Committee in September 2014 to form the basis of consultation. Committee were advised no responses had been received to the consultation.

Members then discussed the general thrust of the Scrap Metal Dealers' Act and welcomed its attention to an area which had been under regulated in the past.

RESOLVED: That Committee adopt the Scrap Metal Dealers' Policy enclosed at Appendix 1 to this report.

651 DISCLOSURE AND BARRING SERVICE AND DRIVERS' LICENCE CHECKS

Committee's approval was sought to consult licence holders in relation to two changes to the process of licensing drivers namely:

1. the use of third party to carry out disclosure and barring service checks; and
2. additional drivers licence checks.

Committee were informed that the Council currently required all applicants for a driver's licence both private hire and hackney to provide details of their disclosure and barring service (formerly Criminal Record Bureau) status. The Council had recently been notified that the DBS service may be withdrawn from users who make a low number of applications each year.

In relation to drivers' licences from 8 June 2015, the paper counterpart to the photocard driving licence would not be valid and will no longer be issued by DVLA. The counterpart was introduced to display drivers licence details that could not be included on the photocard; these details included vehicle categories a driver was entitled to drive and any endorsement/penalty points.

At present the Council had sufficient applications both in relation to drivers and in relation to staff to maintain its user status, however should that situation change, other arrangements would have to be made. The service provider would charge a fee for this work and the Council would either have to pay a fee or pass it on to applicants.

In relation to driver checks, the Council had also been asked to consider whether as part of the application process, it should make more detailed checks about the validity of drivers' licence documents submitted. At present the paper counterpart gave detailed information and staff compare existing and old licences where possible to ensure consistency. The abolition of the counterpart would reduce the Council's ability to check the drivers' history, hence the proposal to introduce further checks. There would be a cost to carrying out this work probably in the region of £5. Before any decision was made it would be appropriate to seek the views of licence holders.

RESOLVED: That Committee consult licence holders in relation to:

1. potential changes to the DBS checking process and the associated costs; and
2. the introduction of an additional check on drivers' licences and the associated costs.

652 RIBBLE VALLEY SAFETY ADVISORY GROUP

Committee received the notes from the meeting of the Ribble Valley Safety Advisory Group dated Thursday, 5 February 2015.

RESOLVED: That those notes be noted.

The meeting closed at 7.10pm

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

Minutes of Personnel Committee

Meeting Date: Wednesday, 18 March 2015 starting at 6.30pm
Present: Councillor D Taylor (Chairman)

Councillors:

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

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

653 APOLOGIES

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

654 MINUTES

The minutes of the meeting held on 21 January 2015 were approved as a correct record and signed by the Chairman.

655 DECLARATIONS OF INTEREST

There were no declarations of interest.

656 PUBLIC PARTICIPATION

There was no public participation.

657 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

Councillor Brunskill provided a verbal report on a safeguarding initiative on behalf of the Children's Trust.

658 ANNUAL TRAINING REPORT

The Personnel Officer presented her written report updating Members on annual training activity for the year 1 April 2014 to 31 March 2015. She guided Members through comparisons against national figures and those relating to the Council's performance against previous years.

RESOLVED: That the report be noted

659 STAFF PROFILE

The Head of HR guided Members through the written report providing Members with a profile of staffing at Ribble Valley Borough Council. It was noted that the profile had remained largely static during recent years.

RESOLVED: That the report be noted.

660 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.

661 MEMBER AND STAFF TRAINING

The Personnel Officer presented her written report providing details of training courses approved since the last meeting. She updated Members on a recent decision to grant approval to a new appointee in Internal Audit to undertake an AAT qualification as a condition of appointment to a training post. The Head HR provided details of a District Council Network Staff Development programme. The programme involved attendance at four conferences during the year plus a mentoring scheme and the opportunity to share knowledge and skills via networking. Each District Council nationally had been entitled to apply for one place. The Head of HR confirmed that three applications had been submitted and she was hopeful that at least one of those applications would be successful. The programme itself was free but travelling expenses would have to be covered by the Council. This was affordable within existing budgets.

RESOLVED: That the report be noted.

662 APPOINTMENTS AND RESIGNATIONS

Consideration was given to the written report of the Personnel Officer informing Members of appointments and resignations that had taken place since the last meeting. She updated Members on some of the more recent appointments which had taken place since production of the report. It was also noted that four members of staff were due to retire in the next few weeks, two of which had a combined length of service of 95 years with the Council.

RESOLVED: That letters of thanks be sent to the members of staff who were due to retire from the authority.

The meeting closed at 7.10pm.

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

Minutes of Health & Housing Committee

Meeting Date: Thursday, 19 March 2015 starting at 6.30pm
Present: Councillor B Hilton (Chairman)

Councillors:

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

In attendance: Chief Executive and Head of Regeneration and Housing.

663 APOLOGIES

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

Councillors J Hill, C Ross and J Shervey were also absent from the meeting.

664 MINUTES

The minutes of the meeting held on 22 January 2015 were approved as a correct record and signed by the Chairman.

665 DECLARATIONS OF INTERESTS

There were no declarations of interest.

666 PUBLIC PARTICIPATION

There was no public participation.

667 CAPITAL PROGRAMME 2015/2016

The Director of Resources submitted a report for Committee's information of the schemes which had been approved for inclusion in the capital programme for this Committee for the 2015/2016 financial year. This included two schemes which totalled £236,000. Responsible officers would complete and update capital monitoring sheets for each scheme, which would be reported quarterly to Members to give an indication of progress. This was particularly important for the disabled facilities grants.

RESOLVED: That the report be noted.

668 NEW THRESHOLDS FOR AFFORDABLE HOUSING

The Chief Executive submitted a report informing Committee of the change in government policy in respect to Section 106 contributions for small scale developments which became effective on 28 November 2014. This would have a significant material consideration in decision making, with particular reference to contributions for affordable housing and tariff style planning applications, which

could not be sought for development of 10 units or less and which have a maximum of combined gross floor space of no more than 100m².

In relation to the threshold, the Council has adopted a lower threshold of 5 units for the purpose of the Core Strategy in designated rural areas. This included some of the Parishes but not all of them. It was clear that this change in guidance and also the forthcoming restriction on the number of pooled Section 106 Agreements which would come into force from April 2015 would have an impact on the ability to resource affordable housing within the borough. It would also potentially have significant financial implications and on the assessments on the planning balance of any planning application, if it is no longer possible to insist on an element of affordable housing within a development proposal, nor request contributions for infrastructure schemes such as education and recreational improvements.

RESOLVED: That a working group of Councillors consisting of S Bibby, K Hind, B Hilton, J Holgate, M Robinson and R Sherras be formed to take an initial look at the implications with the intention of holding a wider workshop with all Councillors after the May elections.

669 NOTES OF HEALTH AND WELLBEING PARTNERSHIP

The notes of the meeting held on Monday, 2 March 2015 were noted by Committee.

670 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

Councillor S Bibby circulated a short report outlining the work of the Older Peoples Champion Network.

Councillor S Brunskill gave a brief update on the Young Peoples Trust.

671 EXCLUSION OF PRESS AND PUBLIC

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

672 GENERAL REPORTS – GRANTS

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

RESOLVED: That the report be noted.

673 AFFORDABLE HOUSING UPDATE

The Chief Executive submitted a list of affordable housing schemes in progress and proposed in the borough. This report particularly outlined those that had received pre-application advice. The notes of the Housing Working Group for 4 February 2015 were also included.

The meeting closed at 7.42pm.

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

Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 24 March 2015 starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

J Alcock	S Hore
R Elms	J Rogerson
T Hill	D T Smith
K Hind	R J Thompson
B Hilton	A Yearling

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

Also in attendance: Councillor I Sayers.

674 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Hill, K Horkin, A Knox and G Mirfin.

675 MINUTES

The minutes of the meetings held on 27 January 2015 and 10 February 2015 were approved as a correct record and signed by the Chairman.

676 DECLARATIONS OF INTEREST

Councillors J Rogerson, S Hore and A Yearling all declared an interest in item 6 – Voluntary Grants 2015-2016.

677 PUBLIC PARTICIPATION

There was no public participation.

678 DRAFT CYCLE OF MEETINGS

Committee received a report asking them to consider the proposed meeting cycle for Committees for the municipal year 2015-2016.

Members were informed that consideration had been given to various issues that had resulted in the summer cycle being condensed as far as possible to avoid July and August and the first cycle of meetings being put back one week to accommodate the Parliamentary and Borough Council elections on 7 May 2015.

Members then discussed the draft timetable and suggested the 6 October Council meeting be brought forward one week.

*** RESOLVED: That the timetable as now amended be submitted to the Annual meeting on 19 May 2015 for final approval. ***

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

Committee received a report seeking to amend the Council's Standing Orders to reflect guidance received from central government, the consequential changes adopted to the Council's procedures and to ensure that they remain up to date.

Since the Council's standing orders were last amended, the Department for Communities and Local Government had published guidance entitled 'Open and Accountable Local Government – A Guide for Press and Public on Attending and Reporting Meetings of Local Government'. The report had been brought to Committee on 27 January 2015 explaining in detail the content of this guidance and Committee had approved a protocol for public participation at Council and Committee meetings and a protocol for filming and recording at Council meetings.

In light of this the Monitoring Officer considered that the Council's standing orders should be amended to reflect this guidance and the contents of the protocols.

Committee were reminded that article 11.3 of the Council's Constitution provided that the Council would only approve changes to the Constitution after consideration of the proposal by the Monitoring Officer.

RESOLVED: That Committee

1. approve the changes outlined in the report above shown in Appendix 1 to the report; and

*** 2. Refer the suggested changes to Full Council with a recommendation for their approval. ***

680 MEMBERS' ALLOWANCE SCHEME UPDATE

The Director of Resources provided an update report informing Members on progress with the independent review of Members' Allowance Scheme and to agree the current Members' Allowance Scheme for 2014/2015 should continue until the outcome of the review by the independent panel was considered by a future Committee. Members were reminded that at this time of year, the Council would normally approve a scheme of Members' allowances for the forthcoming financial year. However, the Council had set up an independent panel to carry out such review which would come into effect from the new municipal year. To date the panel had met a number of times, interviews several Councillors and had sent questionnaires to all Members, the response to which they were currently considering. The outcome of the review would be reported to this Committee in June and any recommendations would need to be considered by this Committee and ultimately approved by Full Council in July.

It would be practical therefore for the current scheme of allowances to remain in force until the new scheme was approved and adopted by Council. Following receipt of the independent panel's report, the Director of Resources suggested that a small working group of Members be formed to consider the matter further.

RESOLVED: That Committee

1. agree that the current scheme of Members' allowances for 2014/2015 be extended pending the outcome of the review of the independent panel; and
2. appoint a working group to consider the independent panel's report on Members' allowances. That panel to be decided at a later date.

681 VOLUNTARY GRANT APPLICATIONS 2015/2016

Committee considered the allocation of voluntary organisation grants for 2015/2016 as proposed by a working group of this Committee. The criteria for applications was set out for Members' information. The Council had received 24 applications requesting support of £164,423. The applications as submitted exceeded the funding available by £60,573. After careful consideration of all grant applications received, the working group recommended the grant allocations as shown at Annex 2 to the report.

RESOLVED: That Committee approve the allocation of grants as proposed by the Voluntary Grant Sub-Group as set out at Annex 2 to these minutes totalling £103,850.

682 RETURNING OFFICER'S SCALE OF FEES 2015/2016 BOROUGH AND PARISH ELECTIONS

Committee were asked to agree the adoption of the Returning Officer's scale of fees in connection with Borough and Parish Council elections taking place on 7 May 2015 and any other local elections or referendum that might arise in 2015/2016. The details of those fees were set out within the report and covered items such as Returning Officer's fees, Deputy Returning Officer, Presiding Officer, Poll Clerks, training sessions, issue and opening of postal votes and count and general clerical fees.

RESOLVED: That Committee agree the Returning Officer's scale of fees for 2015/2016 Borough and Parish elections as set out in Section 4 of the report.

683 TREASURY MANAGEMENT STRATEGY

The Director of Resources sought Members' approval to the Council's Treasury Management Strategy for 2015/2016 financial year. She reminded Members that local authorities were required to work on specific elements of their treasury management activities; these included treasury management strategy or in the treasury management policies and practices that were determined by the Treasury Management Code of Practice and the Prudential Code. The 2010

DCLG Investment Guidance for England and Wales and the requirements of international financial reporting standards.

The Council's Treasury Management Strategy covered the following areas:

- The current treasury position
- The review of the prospects for interest rates
- The Council's borrowing and debt strategy
- The Council's investment strategy
- Capital programme financing strategy
- Limits of treasury management activities and prudential indicators
- Current debt portfolio position
- Annual investment strategy

*** RESOLVED: That Committee recommend to Full Council the Treasury Management Strategy as now set out in Appendix 1 to this report. ***

684 TREASURY MANAGEMENT POLICIES AND PRACTICES 2015/2016

The Director of Resources asked Committee to review, approve and adopt the Treasury Management Policy Statement and Practices for 2015/2016.

The Treasury Management Policies and Practices document governed the way in which the Council managed its investments. It was reviewed on an annual basis to comply with the Chartered Institute of Public Finance and Accountancy (CIPFA) Code.

RESOLVED: That

1. Committee review, resolve and formally adopt the Treasury Management Policies and Practices document as attached at Annex 1 incorporating the Treasury Management Key Principles which are:

- Treasury Management Policy Statement
- Treasury Management clauses
- Treasury Management Practices and Schedules

*** 2. Recommend to Full Council the Treasury Management Policies and Practices 2015/2016. ***

685 LOCAL TAXATION WRITE-OFFS

The Director of Resources sought Committee's approval to write off two National Non Domestic Rate (NNDR) debts totalling £13,030.87.

RESOLVED: That Committee agree to the writing off of £13,030.87 where it had not been possible to collect the amounts due.

686

VILLAGE AMENITY GRANT – QEII PLAYING FIELDS PROJECT, WHALLEY

Committee received a progress report on the QEII Playing Fields project which was granted funding through the Village Amenities Grant Fund.

Members were reminded that issues had arisen with one of the large capital projects at QEII Playing Fields. The charitable trust which govern the playing fields was approved a grant of £10,000 towards the cost of a new multi-use games area, youth shelter and green gym. £3,500 of the allocation had been paid in March 2015 leaving an outstanding amount of £6,500.

Previously, Members had agreed that QEII Playing Fields Charitable Trust should be given an additional three month period beyond March 2014 in which to claim grant funding due to the size of the project and its significance to Whalley. However the project had stalled as the development of the MUGA was refused planning permission. Following additional work and resubmission of the application, permission had been granted in November 2014.

The Trust had now secured offers of funding to complete the project and the plan to start building at the end of the football season in April 2015, with the plan to reopen in August 2015 for the start of the new football season.

RESOLVED: That Committee confirm that due to the size and significance to Whalley, that the large capital project of QEII Playing Fields Charitable Trust be given until 31 August to finalise the project and to claim the grant from the Council.

687

TOUR OF BRITAIN CYCLE RACE

The Head of Cultural and Leisure Services made a presentation informing Members of the arrangements which were being made in respect of stage 2 of the Toru of Britain cycle race which would be hosted by Ribble Valley and Pendle and which would run from Clitheroe to Colne on Monday, 7 September 2015.

He gave details of the route, the road closures which would be necessary including the system of rolling road closures, which would hopefully help keep some vital traffic flowing.

He pointed out the massive potential that this event would have for tourism and attracting visitors to the area and the logistical problems involved in staging this event. Dialogue was ongoing with businesses, local schools and residents about the likely impact on the day.

Members then asked a number of questions about the road closures and their duration, getting maximum publicity for the area and the way Ribble Valley Borough Council could maximise the potential to put the Council on the map.

RESOLVED: That the report be noted.

688 RIBBLE VALLEY COMMUNITY STRATEGY

Committee were provide with an update on progress against the Community Strategy for Ribble Valley which was adopted in October 2014.

RESOLVED: That the report be noted.

689 REVENUES AND BENEFITS GENERAL REPORT

Committee considered a report which covered the following:

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

RESOLVED: That the report be noted.

690 LUNCHEON CLUBS

Committee received an update report on the emerging luncheon club's project following the decision to provide a small grant scheme for the purpose and the request to keep Members informed.

RESOLVED: That the report be noted.

691 BUDGET WORKING GROUP

Committee received the minutes of the Budget Working Group held on 14 January 2015.

692 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES – COMMUNITY TRANSPORT

Councillor Sayers was given permission to address the meeting. He informed Members that Lancashire County Council had just announced that it was awarding a newly formed consortium, Lancashire community transport a supply contract for the next three years with an option of a further two years after that. Little Green Bus was part of this consortium. He also informed Members of the amount of funding which Little Green Bus had attracted over the past 12 months and he referred to the inequalities which community transport suffered compared to the normal public transport infrastructure.

RESOLVED: That Councillor Sayers be thanked for his report.

693 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Categories 1 and 3 of the Local Government Act 1972 the press and public be now excluded from the meeting.

694 DEVELOPMENT UPDATES

Committee received an update report on various development sites across the borough.

RESOLVED: That the report be noted.

695 RIBBLE VALLEY HOMES – PROPOSAL RE TAYLOR STREET, CLITHEROE

Committee considered a request from Ribble Valley Homes to relax one of the conditions in the stock transfer agreement relating to a proposal at Taylor Street, Clitheroe.

RESOLVED: That Committee agree to the proposal from Ribble Valley Homes subject to the necessary legal agreement being entered into.

696 REVIEW OF COMPLAINTS 2014/2015

Committee received a report detailing the number and nature of formal complaints received by the Council from 1 April 2014 to 31 March 2015.

RESOLVED: That the report be noted.

697 LOCAL TAXATION WRITE-OFFS

Committee considered a report asking them to approve the writing-off of a Council Tax debt totalling £1,701.44.

RESOLVED: That Committee approve the writing-off of £1,701.44 Council Tax debt where it had not been possible to collect the amount due.

698 LAND AT RIDDINGS LANE, WHALLEY

The Chief Executive presented a report which asked Committee to agree to dispose of the former garage site at Riddings Lane, Whalley.

RESOLVED: That Committee approve the sale of the land at Riddings Lane, Whalley to Atkinson Morley Construction Ltd for £160,500.

The meeting closed at 7.31pm.

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

ANNEX 2

RECOMMENDED ALLOCATION OF VOLUNTARY ORGANISATION GRANTS 2014/15

Organisation	Recommended Grant 2015/16 £
Shopmobility and Information Centre	£5,300
Hodder Valley Agricultural & Horticultural Society Limited	£250
Carers Link - Hyndburn & Ribble Valley	£2,000
Home-Start Pendle & Ribble Valley	£3,000
Ribble Valley Citizens Advice Bureau	£60,000
Crossroad Care - Ribble Valley	£15,000
Little Green Bus	£5,000
Goosnargh and Longridge Agricultural Society	£250
Chipping Show Limited	£250
Rotary Club of Clitheroe – Clitheroe Community Bonfire and Fireworks	£500
Bowland Pennine Mountain Rescue	£2,000
Lancashire Best Kept Village Competition	£500
Ribble Valley Dementia Alliance	£990
Lancashire Wildlife Trust	£800
Gisburn Festival Hall	£1,760
Ribble Rivers Trust (allocation to cover 2 year project)	£5,000
Longridge Field Day Events	£500
Whalley Pickwick Festival	£750
Total Grants	£103,850

Attach Appendix 1

Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 26 March 2015, starting at 6.30pm.
Present: P Young (Chairman)

Councillors:

P Ainsworth	I Sayers
I Brown	G Scott
R Hargreaves	R Swarbrick
M Robinson	D Taylor
C Ross	N C Walsh

Also in attendance: Councillors R Sherras and R Thompson.

Parish Representatives:

C Holmes	Gisburn/Bolton-by-Bowland
B Redhead	Clayton-le-Dale
A Schofield	Clayton-le-Dale
A Yearing	Clitheroe
S Hopwood	Dutton
T Falshaw	Gisburn
C Astin	Forest of Bowland (Higher Division)
I Forrester	Hothersall
F Priest	Longridge
S Rawsthorne	Paythorne & Newsholme
R Whitwell	Pendleton
S Bridge	Read
E Law-Riding	Ribchester
R Whittaker	Rimington & Middop
J Shorter	Sabden
A Haworth	Sabden
H D Parker	Waddington
R K Jackson	Waddington
M J Highton	Whalley
J Brown	Whalley
J Bremner	Wilpshire
J G Strong	Wiswell

In attendance: Chief Executive, Head of Regeneration and Housing, Head of Legal and Democratic Services, Head of Culture and Leisure Services, Countryside Officer, Temporary Enforcement Officer.

Also in attendance: Kathy Hopley, Development and Funding Officer - Forest of Bowland Area of Outstanding Natural Beauty.

699

APOLOGIES

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

D Bland	Aighton, Bailey & Chaigley
P Tyson	Aighton, Bailey & Chaigley
R Assheton	Downham
D Peat	Simonstone
I R Hirst	Simonstone

700 MINUTES

The minutes of the meeting held on 29 January 2015 were approved as a correct record and signed by the Chairman.

701 DECLARATIONS OF INTERESTS

There were no declarations of interests.

702 MATTERS ARISING FROM THE MINUTES

a) Events on the Highway

The Chief Executive reported that he had received a reply from the Chief Constable in Lancashire in relation to Police assistance with local events which involved road closures. Whilst the reply had not been particularly helpful the Chief Executive had received assurances from the Divisional Commander that the Police would help with certain types of events where that was practicable.

703 PENDLE HILL LANDSCAPE PARTNERSHIP

The Chairman introduced David Hewitt, Ribble Valley Borough Council Countryside Officer and Kathy Hopley from the Forest of Bowland Area of Outstanding Natural Beauty.

David informed Committee that this partnership would focus on the conservation and heritage assets of the Pendle Hill area and would bring together two communities Pendle and Ribble Valley in a working partnership. The bid was currently in preparation for heritage lottery funding which would be submitted in May 2015. If successful this could fund the following:

- Environmental projects such as repairing of stone walls and restoration of hedgerows, surveying and management of wildlife sites and interpreting the areas geology and its contribution to the area and the economy. Economy projects which could also benefit were developing visitor hubs, improving access in order to reduce pressure on key routes and working to establish more sustainable tourism.

Amongst the outputs which the Partnership anticipated were:

- 5 full-time equivalent jobs;
- 20 apprenticeships;

- bringing 10 biological heritage sites into future management;
- improving or upgrading public rights of way and attracting £2m of investment.

Kathy Hopley explained which Parishes would be covered by the Pendle Hill Landscape Partnership and indicated that Parish Councils would be encouraged to take a seat on the Partnership Board. Councillor Robert Thompson was already a member of this Board.

RESOLVED: That

1. Committee thank David and Kathy for their informative presentation;
2. the question of Parish Council representation on the Pendle Landscape Partnership be discussed at the next meeting of this Committee in June; and
3. a letter be sent on behalf of the Committee offering support for the partnership.

704

ENFORCEMENT ISSUES AT RIBBLE VALLEY BOROUGH COUNCIL

Stephen Barker, temporary Enforcement Officer, gave a resume of his work on both licencing and planning enforcement.

He outlined his involvement with licensing matters and referred to the four criteria which all licensing matters were considered against:

- Protection of children.
- Public safety.
- Crime and disorder.
- Public nuisance.

His role was to investigate complaints about premises, gather evidence, interview complainants and those being complained against and make a decision on the merits of each case.

By far the majority of his time was spent on planning enforcement. This was governed in the main by the Enforcement Plan which had been approved by Planning and Development Committee in August 2014. He followed up complaints where planning conditions were allegedly not being adhered to. However, he pointed out that because of the number of planning developments and the size of the area, this process was inevitably a reactive one. The more complaints he received meant that the more cases he had looked into; here again he was governed by two guiding principles:

- Whether serious harm was being caused to the locality.
- Whether it was expedient to take enforcement action.

He gave details of how the enforcement process worked pointing out that the ultimate sanction was that of an Enforcement Notice being served.

Members then asked a number of questions in relation to the enforcement process.

RESOLVED: That Stephen be thanked for his presentation.

705 TOUR OF BRITAIN CYCLE RACE

The Head of Cultural and Leisure Services made a presentation on the arrangements which were being made to host stage 2 of the Tour of Britain Cycle Race 2015 which would run from Clitheroe to Colne on Monday, 7 September 2015.

He gave details of the route, the road closures which would be necessary including a system of rolling road closures which would hopefully help keep some vital traffic flowing.

He pointed out the massive potential this would have for tourism and attracting visitors to the area but also the logistical problems which staging the event provided. Dialogue was ongoing with local businesses, schools and residents about the likely impact on the day.

Members then asked a number of questions including consultations and publicity for road closures, how road closures would affect more rural areas, when route maps would be available, the likelihood of pothole repairs as a result of the tour coming into our area and specific questions in relation to particular locations on the route.

RESOLVED: That

1. the Head of Cultural and Leisure Services be thanked for his informative presentation; and
2. Parish Councils be kept informed of all relevant aspects of the tour and how it would impact on them and their local communities.

706 COMMUNITY ROADWATCH

The Head of Regeneration and Housing informed Members that the Police were keen to recruit volunteers to help them with their Community Roadwatch Scheme. They were seeking to recruit volunteers who would be trained to use speed guns and help with local intelligence on speeding, use of mobile phones and seatbelts. If any Parish wished to find out more about the scheme required relevant information could be sent to all Parish Clerks.

RESOLVED: That

1. the report be noted; and

2. details of the scheme including contact details would be sent to all Parish Councils.

707

MATTERS BROUGHT FORWARD BY PARISH COUNCILS

a) Dog Fouling

A representative from Sabden questioned why Ribble Valley Borough Council did not “name and shame” dog owners who were guilty of permitting their dogs to foul in public places. The Head of Legal and Democratic Services explained that most offenders who were caught were dealt with by way of a fixed penalty notice. However it was pointed out that two neighbouring Councils did “name and shame” offenders.

The Chief Executive suggested that the Head of Environmental Services could be invited to attend the next meeting of this Committee to explain the work of Dog Wardens and how they could work more closely with local communities in tackling dog fouling issues. The issue had been further exacerbated by the introduction recently of Dog Control Orders.

RESOLVED: That

1. the matter be noted; and
2. the Head of Environmental Services be invited to attend the meeting of this Committee to explain the work of Dog Wardens, prosecutions, fixed penalty notices and Dog Control Orders.

b) Recycling

A representative from Sabden questioned Ribble Valley Borough Council’s recycling policy in relation to plastic containers.

RESOLVED: That the Waste Management Officer be invited to attend a future meeting of this Committee to explain how the Council’s recycling process operates.

c) Neighbourhood Policing

A representative from Sabden expressed his concern at the diminishing number of Police Officers being deployed locally on neighbourhood policing.

RESOLVED: That the new geographic Inspector for the Ribble Valley be invited to attend a future meeting of this Committee to explain how neighbourhood policing was operating in the area.

708

RETIREMENTS

The Chairman announced that it would be the last meeting for Councillor Frank Priest from Longridge who had been a member of this Committee for 38 years. It was also the last meeting for Bill Alker, Committee Clerk for this Committee. Members then showed their appreciation for both individuals.

709

DATE AND TIME OF NEXT MEETING

The Chairman explained that the timetable for next year's meetings would be agreed at the Annual Council meeting therefore she could not announce what that date would be at this stage.

RESOLVED: That the Chief Executive inform all Members of the date of the next Committee once it had been agreed at the annual meeting.

The meeting closed at 8.08pm.

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

Minutes of Accounts & Audit Committee

Meeting Date: Wednesday, 1 April 2015, starting at 6.30pm
Present: Councillor J Hill (Chairman)

Councillors:

P Ainsworth	R Sherras
R Bennett	M Thomas
I Brown	N C Walsh
G Mirfin	
R Newmark	

Also in attendance: Chief Executive, Director of Resources, Head of Financial Services and Paul Thompson (Grant Thornton).

710 APOLOGIES

Apologies were received from Karen Murray and Allen Graves (Grant Thornton).

Councillor A Knox and J Shervey were absent from the meeting.

711 MINUTES

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

712 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

713 PUBLIC PARTICIPATION

There was no public participation.

714 CLOSURE OF ACCOUNTS TIMETABLE 2014/15

The Director of Resources submitted a report reminding Members of the statutory requirement to close down our accounts by 30 June 2015 and to publish them, including any certificate, opinion or report issued by the Auditor by 30 September 2015 and to inform Committee of the benefits of closing down the accounts by these deadlines, in particular the good governance aspects.

The principal matters covered in the Accounts and Audit Regulations were highlighted; this included important procedural requirements as well as governance issues. The Head of Financial Services highlighted the principal matters covered by the Regulations relevant to accounts preparation and the various responsibilities. He highlighted the issues facing Ribble Valley which included budget pressures and practical issues, resource implications and a timetable that must be strictly adhered to in order to achieve the deadlines

required. He also informed Committee that the Secretary of State for Communities and the Local Government had announced plans for new arrangements for the audit of local public bodies in England. One of the areas of change proposed was the bringing forward of the date by which the audited Statement of Accounts must be published from September to the end of July with effect from 2017/18 financial year.

RESOLVED: That Committee endorse the suggested approach for the closure of the 2014/15 accounts.

715 INTERNAL AUDIT ANNUAL PLAN 2015/16

The Director of Resources submitted a report informing Committee of the Internal Audit Plan for 2015/16; this included the various audit areas and planned number of working days for each of these areas. A brief explanation was given as to how the Audit Plan is arrived at following consultation with Directors, Heads of Service and our external Auditors. It was also highlighted that with regard to risk management the Internal Audit Team would continue to have a monitoring role.

Members asked various questions with regard to the audit areas covered and the risk assessment approach used to prioritise audit resource allocation.

RESOLVED: That Committee approve the 2015/16 Internal Audit Plan as outlined.

716 GRANT CERTIFICATION REPORT 2013/14

Paul Thompson presented a report on the certification of claims and returns. He reported that one claim and return for the financial year 2013/14 relating to expenditure of £7,720,290 had been certified; this was with reference to housing benefits subsidy claim. He reported that this claim had been certified without any amendments.

RESOLVED: That the report be noted.

717 FRAUD BRIEFING 2014

Paul Thompson gave Committee a brief overview of the "Protecting the Public Purse Fraud Briefing 2014" which gave Committee some information on the types of fraud and the detection of it over various areas and how Ribble Valley Borough Council fared. It was apparent that there were some differences in the definition of fraud between various Councils.

RESOLVED: That the report be noted.

718 THE AUDIT PLAN FOR RIBBLE VALLEY BOROUGH COUNCIL

Paul Thompson submitted a report for Committee's information highlighting Grant Thornton's understanding of the challenges and opportunities the Council was facing which included financial resilience, planning appeals and partnership working. The report also outlined the impact of key developments in the sector

taking account of national audit requirements as set out in the Code of Audit Practice and Associated Guidance; these included financial reporting, corporate governance and grant claims and returns. The report outlined significant risks, along with other risks and value for money. He reported that at the present time there was nothing that needed to be brought to the particular attention of Committee.

RESOLVED: That the report be noted.

719 ACCOUNTS AND AUDIT COMMITTEE UPDATE

Paul Thompson gave a brief update to the Accounts and Audit Committee on the progress in delivering their responsibilities as external auditors. This outlined that progress to date as at April 2015 was on track. The report outlined other emerging issues that the Council needed to consider including a number of Grant Thornton publications, such as "All Aboard? - Local Government Governance Review", "Rising to the Challenge" and "2020 Vision". Other areas covered were the independent commission in local government finance, financial sustainability for local government, the earlier closure and audit of accounts, provision for business rate appeals, inclusion of overtime in the calculation of holiday pay and group accounting standards.

RESOLVED: That the report be noted.

720 INTERNAL AUDIT PROGRESS REPORT 2014/15

The Director of Resources submitted a report outlining progress on the internal audit work for 2014/15. A table setting out the assurance opinions issued from the audits carried out since the last meeting was included for Members' information. All of these areas had received either a full or substantial assurance opinion.

RESOLVED: that the report be noted.

721 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

722 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 1972, the press and public be now excluded from the meeting.

723 RISK MANAGEMENT UPDATE ON RED RISKS

The Director of Resources submitted a report providing Members with an update on the current areas of high risk for the Council as identified on the Risk Register. At the present time there were 2 red risks included on the Register:

- kerbside recycling and waste paper collection; and
- risks relating to costs associated with planning appeals.

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

RESOLVED: That the report be noted.

As this was the last meeting of the Accounts and Audit Committee in the current municipal year and the Chairman, Councillor John Hill, the Vice Chairman, Councillor Michael Thomas, the Chief Executive thanked them for their services on this Committee. He also went on to pay tribute to Councillor John Hill in his roles as both Leader and Mayor of the borough during his 16 years' service on the Borough Council. Members expressed their appreciation to both Councillor Hill and Councillor Thomas for their work on this Committee.

The meeting closed at 7.30pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 16 April 2015 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

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

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

Also in attendance: Councillors G Scott and N Walsh.

724 APOLOGIES

There were no apologies for absence from the meeting.

725 MINUTES

The minutes of the meeting held on 12 March 2015 were approved as a correct record and signed by the Chairman.

726 DECLARATIONS OF INTEREST

There were no declarations of interest.

727 PUBLIC PARTICIPATION

There was no public participation.

728 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2014/0749/P (GRID REF: SD 365223 435944)
PROPOSED CHANGE OF USE FROM NURSERY TO MIXED USE
COMPRISING NURSERY AND RESTAURANT AT STYDD NURSERY,
STONEYGATE LANE, RIBCHESTER

GRANTED subject to the following condition(s):

1. This permission relates to the retention of the existing restaurant within the building shown on Drawing Number CAL2014 008 006 (amended plan received by the Local Planning Authority on 13 February 2015) within the existing nursery site as outlined in red on the plans referenced 'Location Plan

Scale 1:1250' and 'Block Plan Scale 1:500' (amended plans received by the Local Planning Authority on 31 March 2015). No permission is implied or granted for any other non-nursery related businesses or structures within the application site.

REASON: For the avoidance of doubt as the application only sought retrospective permission for the restaurant and not for any of the other businesses or structures within the application site.

2. Within six months of the date of this permission, the access into the site shall be modified and the car parking spaces shall be laid out and marked out on site as shown on the submitted 1:500 Scale Block Plan (amended plan received by the Local Planning Authority on 31 March 2015) and as previously granted planning permission on 16 January 2015 under reference 3/2014/0665/P.

REASON: To ensure the implementation of the access and car parking improvements within a reasonable timescale in the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

3. Within two months of the date of this permission, a visibility splay should be formed at the junction of the site access on to Stoneygate Lane that has dimensions of 2.4m x 15m to the north of the access and 2.4m x 25m to the south of the access. Thereafter, notwithstanding the provisions of the Town and Country Planning Permitted Development Order 2008 (as amended) no building, wall, fence, hedge, tree, shrub or other device shall be erected, planted or allowed to remain within the visibility splay.

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

4. Within two months of the date of this permission, the access shall have been given a tarmac finish for the first 10m of its length measured from the edge of the carriageway of Stoneygate Lane. Thereafter, this section of the access shall be retained in this manner in perpetuity.

REASON: To prevent loose materials from being deposited on the public highway in the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

5. Within one month of the date of this permission, a car park management plan shall have been submitted to and approved in writing by the Local Planning Authority. This shall include measures that would result in the more efficient use of the customer parking spaces and measures to prevent inappropriate and unsafe parking on Stoneygate Lane when the car park is full. The measures shall include the employment of a member of staff who will assist and advise customers at all times when in excess of 25 of the 31 customer parking spaces are in use. The measures shall also include the use of appropriate signs at the site entrance advising potential customers when the

car park is full and advising them that, for highway safety reasons, they should not park on Stoneygate Lane. Precise details of such signs shall be submitted for the Council's written approval under the requirements of this condition.

All measures that are subsequently approved in writing by the Local Planning Authority shall be operated at all times when the individual businesses at this site are open for operation.

REASON: In order to ensure that the operation of the Glasshouse Restaurant does not result in excessive parking on Stoneygate Lane in the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

6. The restaurant use hereby permitted shall be restricted to between 1000 hours to 1600 hours Wednesday to Sunday (with no opening on Monday and Tuesday) and between 1830 hours to 2030 hours on Fridays and Saturdays during the months of June, July and August.

REASON: To comply with the terms of the application and in the interests of the amenities of nearby residents and highway safety as required by Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

RESOLUTION 2: That the applicants be informed of Committee's concern in relation to the noise element and the need to enforce the appropriate conditions.

NOTE

The applicant is advised that this permission only authorises the continued operation of the Glasshouse Restaurant subject to strict compliance with the conditions that have been imposed on the Permission. There are, however, other unauthorised businesses operating from this site that remain liable to the possibility of Enforcement Action should the Local Planning Authority consider there to be expediency for such action. The applicant is also advised that the Council would need to give consideration to the instigation of Enforcement Action in the event of any non-compliance with the conditions that are imposed on this planning permission.

2. APPLICATION NO: 3/2014/1061/P (GRID REF: SD 373365 436446)
ERECTION OF 8 BUNGALOWS FOR THE OVER 55'S AT OLD WHALLEY
NURSERIES, CLITHEROE ROAD, BARROW BB7 9AQ

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the development as shown on drawing no. 14-097 1000 rev A, 14-097 1005 rev A, 14-097 1001 rev A, 14-097 1010, 14-097 1012, 14-097 1011 14-097 1013 and 14-097 1014.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative and to comply with Policy DMG1 of the Core Strategy Adopted version.

9. Before the use of the site hereby permitted is brought into operation facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

REASON: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users and to comply with Policy DMG1 of the Core Strategy Adopted version.

10. 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 Policy DMG1 of the Core Strategy Adopted version.

11. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 9 has been constructed and completed in accordance with the scheme details.

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

12. Within a period of 12 weeks from the commencement of the initial marketing of the dwellings hereby permitted, the marketing of the dwellings shall be restricted to those with a local connection clause, which shall have been submitted to and agreed by the Local Planning Authority and during that 12 week period no dwelling shall be sold or let to any person not complying with the clause.

REASON: In order that the LPA can secure benefits to the borough and secure residential properties to a local connection clause.

13. No development shall take place until a scheme to secure at least 10% of the energy requirements of the development hereby permitted from renewable or low carbon energy sources, with a timetable for implementation, has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved scheme and retained thereafter at all times in accordance with the approved scheme. Any solar panels installed as part of this scheme shall be removed after a period of 25 years from the date of electricity first being generated.

REASON: To allow the energy needs of the development to be partially generated on site to reduce reliance on the grid in accordance with Key Statements EN2 and EN3 and Policies DMG1 and DME5 of the Ribble Valley Core Strategy (Adopted Version) and the National Planning Policy Framework.

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

3. APPLICATION NO: 3/2014/1092/P (GRID REF: SD 365462 432631)
RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF AN AGRICULTURAL STORAGE BUILDING TO SCARE KINGDOM AND VISITOR ATTRACTION, RETENTION OF TEMPORARY STORAGE CONTAINER BUILDING AND CAR PARKING AT HAWKSHAW FARM, LONGSIGHT ROAD, CLAYTON-LE-DALE

DEFERRED for further information.

(Councillor Walsh was given permission to speak on the above application. Mr Dowson spoke in favour of the above application. Mr Barnett spoke against the above application).

4. APPLICATION NO: 3/2014/1094/P (GRID REF: SD 365462 432631)
RETROSPECTIVE APPLICATION FOR A VISITOR CENTRE COMPRISING A CAR PARK, 5 LIVESTOCK SHELTERS, 1 STORAGE BUILDING, 1 POLYTUNNEL AND 1 CHILDREN'S PLAY AREA AT HAWKSHAW FARM, LONGSIGHT ROAD, CLAYTON-LE-DALE

GRANTED subject to the following condition(s):

1. This retrospective permission relates to the visitor centre and car park including the buildings and structures as shown on the submitted plans referenced as follows:
 - Site Plan – Drawing Number HF/SP – Scale 1:500.
 - Elevation 1 – Livestock shelters 1 and 2 and Polytunnel – Scale 1:100.
 - Elevation 2 – Storage and guinea pig/rabbit accommodation – Scale 1:100.
 - Elevation 3 – Pony and donkey shed – Scale 1:100.
 - Elevation 4 – Hen and duck shed – Scale 1:100.

REASON: For the avoidance of doubt and to define the development for which retrospective permission is hereby granted.

2. The use of the visitor centre to which this permission relates shall be restricted to dates between 15 March and 30 September inclusive and shall only be open at weekends and bank holidays and only on weekdays during school holidays; and the opening hours shall be restricted to between 9.30am and 5pm.

REASON: To comply with the terms of the application and in the interests of the amenities of the locality in order to comply with the requirements of Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

5. APPLICATION NO: 3/2014/1115/P (GRID REF: SD 364806 435134)
VARIATION OF CONDITION NO 10 OF PLANNING CONSENT 3/2014/0624/P
TO MODIFY THE REQUIREMENT OF RESTRICTING NO SURFACE WATER
DISCHARGE TO PUBLIC SEWAGE SYSTEM EITHER DIRECTLY OR
INDIRECTLY AT LAND AT PARSONAGE AVENUE, RIBCHESTER

GRANTED and that condition 10 be altered to read:

1. Prior to commencement of the development, the surface water drainage scheme based on sustainable drainage principles and assessment of hydrological and hydrogeological context (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. This site must be drained on separate systems combining just prior to connection to the public combined sewage system. Surface water discharging to the sewage system must be attenuated to a maximum discharge rate of 5 litres per second so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off site. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year plus class climate change critical storm or nor exceed the run-off from the undeveloped site following the corresponding rainfall event. The development must be completed in accordance with the approved scheme prior to first occupation and shall be maintained and managed in accordance with approved details.

REASON: To ensure that a satisfactory means of drainage to prevent the risk of flooding in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy adopted version.

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

6. APPLICATION NO: 3/2015/0029/P (GRID REF: SD 374508 442208)
PROPOSED ERECTION OF THREE DWELLINGS WITH ASSOCIATED
VEHICULAR ACCESS AND LANDSCAPING AT LAND AT HAZELMERE,
PIMLICO ROAD, CLITHEREOE

The Head of Planning Services reported late items.

GRANTED subject to the following conditions:

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

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

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

Proposed West Streetscene: 3804 1-06A
Proposed Siteplan & Elevation: 3804 1-04C
Proposed Elevations: 3804 1-02D
Proposed Plans: 3804 1-03A

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

3. Prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation shall have been submitted to and approved by the Local Planning Authority. For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles and materials. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Adopted Version).

4. Notwithstanding the submitted details, prior to the commencement of the development, section details and elevations at a scale of not less than 1:20 of the proposed refuse storage structures, boundary treatments, gates, fencing and walling and 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 Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Adopted Version).

5. Prior to the commencement of the development, details of existing and proposed land levels, including slab levels, shall have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details unless agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority can ensure that the development responds appropriately to the topography of the site and in the interests of the appearance of the locality in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Adopted Version).

6. Precise specifications or samples of all external surfaces (including details and extents of surfacing) of the development hereby permitted 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 Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Adopted Version).

7. The proposed first floor window to the east elevation (as indicated on drawing 3804-1/02D) shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The window shall remain in that manner in perpetuity at all times unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect existing and future residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

8. No development shall take place, including any demolition, 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 and demolition.
 7. The highway routing of plant and material deliveries to and from the site.
 8. Measures to limit noise disturbance during construction & demolition
 9. A scheme for the recycling/disposing of materials/waste resulting from demolition and construction

REASON: To protect existing residential amenity from noise and disturbance and to ensure the safe operation of the immediate highway during the construction phase in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

9. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural Constraints Appraisal (December 2014) shall be protected in accordance with the BS5837 2012 (Trees in Relation to Demolition, Design & Construction) The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

No tree pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary is in

accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that trees identified (T1/T2/T3) that may be affected by development are protected against the adverse effects of the development in accordance with Policies DMG1 and DME1 of the Ribble Valley Core Strategy (Adopted Version).

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

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

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

REASON: To ensure that subsequent alterations preserve the character and appearance of the area in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Adopted Version).

(Mr French spoke against the above application).

Councillor Knox left the meeting at 7.55pm.

7. APPLICATION NO: 3/2015/0079/P (GRID REF: SD 369707 450419)
PROPOSED STRUCTURAL WORKS TO EXISTING DWELLING TO PREVENT BUILDING FALLING INTO FURTHER DISREPAIR AT EAST VIEW, HALLGATE HILL, NEWTON-IN-BOWLAND

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

2. Precise specifications, in the form of a method statement, detailing the means by which the existing render will be removed shall have been submitted to and approved by the Local Planning Authority before the commencement of this element of the works.

Where render removal results in the loss of historic fabric, work shall cease to these areas pending further advice from the local planning authority's conservation officer.

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

3. Precise specifications of proposed re-rendering shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

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

4. Precise specifications of the appearance of proposed pargett plates (including their surface finish) shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

The agreed surface finish shall be implemented within one month of pargett plate installation and retained as such in perpetuity.

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

8. APPLICATION NO: 3/2015/0101/P (GRID REF: SD 374006 438180)
SUBSTITUTION OF 16 HOUSE-TYPES APPROVED UNDER PLANNING PERMISSION 3/2013/0771 AND 3/2014/0944 TOGETHER WITH THE ADDITION OF 3 HOUSE-TYPES. LAND OFF MIDDLE LODGE ROAD, BARROW, BB7 9WD

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.
2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on the submitted drawings:

Planning Layout: MLR_BB_PA03_01_A
Housetype 309 – Brick Floorplans & Elevations
Housetype 313 – Brick Floorplans & Elevations
Housetype 356 – Brick Floorplans & Elevations
Housetype 356 – Render Floorplans & Elevations
Housetype 406 – Render Floorplans & Elevations
Housetype 408 – Brick Floorplans & Elevations
Housetype 413 – Brick Floorplans & Elevations
Housetype 419 – Brick Floorplans & Elevations
Housetype 432 – Render Floorplans & Elevations
Housetype 450 – Brick Floorplans & Elevations
Housetype 453 – Render Floorplans & Elevations
Housetype 455 – Brick Floorplans & Elevations
Housetype 550 – Brick Floorplans & Elevations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- A scheme for recycling/disposing of waste resulting from construction work; and
- A scheme to control noise during the construction phase.

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

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

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

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

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

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

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

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

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

NOTES

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

9. APPLICATION NO: 3/2014/0618/P (GRID REF: SD 376579 444018)
ERECTION OF 10 DWELLINGS AT LAND OFF CHATBURN OLD ROAD,
CHATBURN

The Head of Planning Services reported a late item.

DEFERRED AND DELEGATED to the Director of Community Services for approval following the satisfactory completion of a legal agreement in the terms described in the developer contributions section of this report and subject to 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:

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

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

2. This permission shall relate to the development as shown on drawing no. Jac/605/1615/06 rev A, Jac/605/161503a, Jac/605/1615/01 rev A, Jac/605/1615/04 rev A, Jac/605/1615/05 Jac/605/1615/02 Jac/605/1615/07.
REASON: For the avoidance of doubt and to clarify which plans are relevant and to ensure that the development is carried out in accordance with the approved plans.

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

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

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

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

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

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

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

6. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal

of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

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

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

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

8. No part of development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority for that phase. The approved Statement shall be adhered to throughout the construction period and shall provide for:
 - The parking of vehicles of site operatives and visitors;
 - Loading and unloading of plant material;
 - Storage of plant materials used in the construction of development;
 - The erection and maintenance of security hoardings;
 - Wheel washing facilities;
 - A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
 - Details of the storage of potential ground and water contaminants
 - A scheme for protecting trees;
 - A scheme for recycling/disposing of waste resulting from construction work; and
 - A scheme to control noise during the construction phase.

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

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

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

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

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

11. No development shall take place until a scheme to secure at least 10% of the energy requirements of the development hereby permitted from renewable or low carbon energy sources, with a timetable for implementation, has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved scheme and retained thereafter at all times in accordance with the approved scheme. Any solar panels installed as part of this scheme shall be removed after a period of 25 years from the date of electricity first being generated.

REASON: To allow the energy needs of the development to be partially generated on site to reduce reliance on the grid in accordance with Key Statements EN2 and EN3 and Policies DMG1 and DME5 of the Ribble Valley Core Strategy (Adopted Version) and the National Planning Policy Framework.

12. Prior to commencement of development precise details of the junction improvements at Ribble lane and Chatburn Old Road shall be submitted to and approved in writing by the Local Planning Authority. No part of the development hereby approved shall be occupied until the junction improvements have been implemented in full.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).The applicant is advised that this should relate to plans D1350-04 Rev C submitted under 3/2011/0025.

13. No part of the development approved by this permission shall be occupied until a scheme for the off-site highway works, including timescales for implementation for each phase, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

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 (Adopted Version).

14. This permission shall comply with the Noise Assessment report dated 23/05/14 and in particular the mitigation measures in Paragraph 11.1.1 and these shall be carried and remain in that manner prior to occupation of any of the dwellings hereby approved.

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

15. Notwithstanding the details shown on the submitted plan in relation to boundary treatment and fencing, further details shall be submitted and approved in writing by the Local Planning Authority. In relation to the frontage development, notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015 no fencing above 1m shall be erected without prior consent from the Local Planning Authority.

REASON: In the interests of visual amenity and to comply with Policy DMG1 of the Core Strategy Adopted Version.

NOTE:

1. The applicant is advised that the off-site highway works are likely to be the subject of a Section 278 Highway agreement.

(Councillor Scott was given permission to speak on the above application. Mr Hoerty spoke in favour of the above application. Mr Wells spoke against the above application).

729 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:

730 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0911/P	Proposed two-storey extension to rear of existing house	Houghton Farm Cottage Osbaldeston Lane Osbaldeston
3/2014/0415/P (LBC)	Bird control of adding wires and/or small metal spikes on lodges, parapets and roofs with minimal drilling into masonry	Barclays Bank plc Castle Street Clitheroe
3/20141026/P	Agricultural livestock building	Law Farm Trapp Lane Simonstone
3/2014/1120/P	Discharge of condition 2 – external materials, 3 – details of tree protection, 4 – details of access, parking and manoeuvring and 5 – development to be carried out in accordance with the stated plans, of	20 Brookside Old Langho
Cont/		

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont...	planning permission APP/T/2350/A/14/2222117	
3/2015/0030/P	Proposed erection of single storey side extension to western gable elevation, erection of a single storey partially underground and partially over ground private swimming pool building with associated underground link	Giles Farm Four Acre Lane Thornley
3/2015/0061/P	Discharge of condition 9 (Archaeological Record) of planning permission 3/2012/0777/P	Kellets Farm Greenmoor Lane Knowle Green
3/2015/0063/P	Non-material amendments to planning permission 3/2012/0219/P. Removal of curtain walling to north east elevation to be replaced with cladding and brickwork; removal of curtain walling and high level windows to south west elevation to be replaced with cladding and brickwork; and the introduction of a row of windows to the south east (front) elevation	Altham Pumping Station Burnley Road Simonstone
3/2015/0073/P	Discharge of condition 3 (materials) from planning permission 3/2011/0833/P	Preston's Yard Longridge Road Chipping
3/2015/0125/P	Discharge of conditions 3 (materials) 4 (window details) 5 (timing of roofing works) 6 (bat boxes) of planning permission 3/2014/1054/P	Beck Top Clough Lane Simonstone
3/2015/0143/P	Erection of front porch	84 Branch Road Mellor Brook
3/2015/0151/P	Non-material amendment to planning permission 3/2014/0941/P. Amended roof pitch to the SW elevation (retaining existing/approved ridge level) amended window arrangement to bathroom/circulation area, amended window arrangement to bedroom (NE elevation)	Lee Carter House Castlegate Clitheroe
3/2015/1055/P	Change of use from Sui Generis (Nail and Beauty Salon) to Class A3 (Café and Restaurant)	1 Victoria Street Clitheroe

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0226/P	Works and a change of use to the grade II listed Kirk Mill to create a hotel (18 bed) and bar/restaurant. Works comprising partial demolition and extension of Kirk Mill including demolition of the later addition to the east of the Mill and erection of a new extension built on the same footprint in traditional stone to match the existing Mill; and removal of further modern alterations to the façade to restore the historic character of the building	Kirk Mill Malt Kiln Brow Chipping	Harmful to Kirk Mill and Kirk House (Grade II listed) and Kirk Mill Conservation Area. Historic fabric, plan form, design, setting. NPPF; Core Strategy DME4, DMG1, DMB2 and DMB3
3/2014/0810/P	Conversion of barn, with planning permission for two residential units (3/2012/0778/P), into one residential dwelling including provision of domestic garage.	Billingtons Farm Mile Lane Longridge	EN2 and EN5 and Policies DMG1, DME4, DMH3 and DMH4 – harmful to character and appearance of buildings and visual amenities of the countryside. DMG1 – detrimental to residential amenity.
3/2015/0088/P	Proposed first floor side extension, two storey rear extension, and erection of a front porch.	19 Pagefield Crescent Clitheroe	Policies DMG1 and DMH5 – Scale and massing detrimental to visual amenity Policies DMG1 and DMH5 – Harmful to amenities of
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			neighbours – over-bearing, oppressive, loss of light/overshadowing, privacy and outlook. Policy DMG1 – Insufficient off street parking provided.

732 APPLICATIONS FINALLY DISPOSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2011/0649/P	Re-development of residual part of former Mullards/Phillips site (4.8 ha) as business park including fort vale special projects building. Total floor area not to exceed 19,250m ² . Associated access and highways works (all other matters reserved)	Fort Vale Engineering Simonstone Lane Simonstone
3/2012/0785/P	Outline application for demolition and part demolition of the existing hospital and enabling residential development including access parking open space and related infrastructure	Clitheroe Hospital Chatburn Road Clitheroe

733 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>
3/2015/0118/P	Extension of existing agricultural building to the north east and south west gables for storage of feed and milk tank	Cockshutts Farm Main Street Pendleton
3/2015/0173/P	A road 95m long x 5m wide	3km north of Dunsop Bridge at Calder Moor Dunsop Bridge
3/2015/0175/P	A road 85m long x 5m wide	1.5km north of Dunsop Bridge at Staple Oak Dunsop Bridge

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APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/1007/P	Change of use of barn to dwelling	Startifants Farm Longridge Road Chipping
3/2014/1127/P	Discharge of condition 3 – materials of planning consent 3/2012/-359	Land adjacent Woodfold Park Further Lane, Mellor
3/2015/0005/P	Variation of condition 7 of planning consent 3/2012/0359 to read 'the stable building and menage hereby permitted shall be for commercial use limited to a remedial farrier and shall not be used in connection with livery stables or riding school'	Land adjacent Woodfold Park Further Lane Mellor
3/2015/0051/P	Change of use from dwelling (C3) to bed and breakfast establishment (C1)	Dale Head Farm Dale Head Slaidburn

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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
3/2014/0666	15 Parker Avenue Clitheroe	18/9/14	15	Section 106 Signed, Decision Notice issued
3/2014/0779	Land off Dale View Billington	16/10/14	18	With Applicants Solicitor
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
3/2015/0010	Land off Longsight Road, Langho	12/3/15	18	With Legal
3/2015/0065	Land to North of Dilworth Lane Longridge	12/3/15	195	Section 106 Signed, Decision issued 31/3/15

<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>
3/2014/0597	Land off Waddington Road Clitheroe	16/10/14 15/1/15	20 weeks	275	Decision 6/3/15

<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>
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12		57	Finally disposed of 19/3/14
3/2011/0649	Calder Vale Park Simonstone	15/3/12			Finally disposed of 24/3/15

736 APPEALS UPDATE

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2013/0722 U	16/05/14	Englands Head Farm Paythorne	WR		Appeal dismissed 18/03/15 Costs application refused 18/03/15
3/2014/0394 R	23/07/14	Stoneroyd Haugh Ave Simonstone	HH		Appeal Allowed 11/03/15
3/2014/0235 R	29/07/14	20 Chapel Hill Longridge	HH		Appeal Allowed 28/03/15
3/2014/0258 R	01/08/14	1 Main Street Bolton by Bowland	HH		Appeal dismissed 17/03/15
3/2014/0298 R	11/08/14	Rose Cottage Main Street Grindleton	HH		Awaiting decision
3/2013/1023 U	29/08/14	Land off Kingsmill Avenue, Whalley	WR		Awaiting decision
3/2014/0550	01/10/14	Bradyll House Franklin Hill Old Langho	WR		Awaiting decision
3/2013/0442 R	05/11/14	Woodfield Farm Longsight Road Clayton le Dale	WR		Appeal dismissed 11/02/15
3/2014/0705 R	06/01/15	Meadows Farm Worston	HH		Appeal dismissed 05/02/15
3/2014/0793 R	21/01/15	Talbot Fold Barn Talbot Bridge Bashall Eaves	WR		Awaiting decision
3/2014/0592 R	14/01/15	The Moorcock Inn, Slaidburn Road, Waddington	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>
3/2014/0634 R	24/12/14	11 Lower Lane Longridge	HH		Appeal dismissed 05/02/15
3/2014/0838 R	22/01/15	Beech House Alston Lane Alston	HH		Appeal allowed 19/03/15
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 date
3/2014/0517 R	09/02/15	Land to the north of Dilworth Lane Longridge	Inquiry		Awaiting Inquiry date
3/2014/0827 R	12/02/15	39 Clitheroe Rd Whalley	WR		Awaiting decision
3/2014/0312 R	03/03/15	Time House Knowle Green	WR		Notification and Questionnaire sent. Statement due 07/04/15
3/2014/0679 R	13/03/15	Mill Cottage Victoria Terrace Mellor Brook	WR		Notification and Questionnaire sent. Statement due 17/04/15
3/2014/0887 R	12/03/15	Bent House Tosside	WR		Notification and Questionnaire sent. Statement due 16/04/15
3/2014/0684 R	12/03/15	Meadcroft Clitheroe Road Whalley	WR		Notification and Questionnaire sent. Statement due 16/04/15
3/2014/0409 R	12/03/15	Eatoughs Farm	WR		Notification and Questionnaire sent. Statement due 16/04/15

737 EXTENSION TO DELEGATION SCHEME IN RELATION TO HERITAGE PARTNERSHIP ARRANGEMENTS, LOCAL DEVELOPMENT ORDERS AND URGENT WORKS NOTICES (LISTED BUILDINGS)

The Head of Planning Services submitted a report which requested minor changes to the scheme of delegation in relation to the establishment of Heritage Partnership Agreements and Local Development Orders and Urgent Works Notices (Listed Buildings and Conservation Areas) within the borough.

Committee were reminded that there had been some recent revisions to the delegation scheme with the most recent reports on 18 July 2013 and 10 October 2013 which requested delegation on household prior determination schemes and finally disposed of applications.

Members were also reminded that the Council in connection with British Aerospace Enterprise Zone was designated a Local Development Order for part of the site and also is working with Stonyhurst College and English Heritage to implement a Heritage Partnership Agreement.

Although delegation had been given to the Director of Community Services in relation to the implementation of the Local Development Order and Heritage Partnership Agreement, it was considered that it would be beneficial to ratify these changes in the delegation scheme. In relation to the Heritage Partnership Agreement, this would include determination of consented works applications and Certificate of Lawfulness proposed works.

The Head of Planning Services also referred committee to an additional minor typographical amendment to paragraph 8.

RESOLVED: That Committee endorse the minor alterations to the delegation scheme to include reference to:

- Urgent Works Notices (Listed Buildings and Conservation Areas)
- Local Development Order applications in relation to British Aerospace
- Heritage Partnership Agreement applications in relation to Stonyhurst College
- Typographical amendment to paragraph 8

738 HERITAGE PARTNERSHIP ARRANGEMENTS – STONYHURST COLLEGE AND ENGLISH HERITAGE – UPDATE REPORT

The Head of Planning Services updated Committee in relation to the work with Stonyhurst College and English Heritage on the establishment of a Heritage Partnership Agreement (HPA) in relation to minor Listed Building proposals at Stonyhurst College site and to request that decisions relating to HPA applications and future alterations to the contents of the HPA be delegated to the Director of Community Services and the Head of Planning Services.

Committee were reminded that in September 2013 this Committee had authorised the Head of Planning Services to work with English Heritage and Stonyhurst College to draw up a Heritage Partnership Agreement in relation to the Stonyhurst College campus site. The Head of Planning Services had met with both English Heritage and representatives from Stonyhurst College and had held detailed discussions on a Conservation Management Plan, a Designation Review and a Heritage Partnership Agreement.

Committee were reminded that they had previously authorised the Head of Planning Services to enter into a Heritage Partnership Agreement and it would still be necessary for the final details of any HPA to be subject to a formal consultation exercise. One of the important benefits of an HPA was that it would give stakeholders certainty and clarity over future works and establish whether or not listed building consent was required.

RESOLVED: That Committee

1. continue to authorise the Head of Planning Services to work with English Heritage and Stonyhurst College to draw up a Heritage Partnership Agreement in relation to the Stonyhurst College campus site; and
2. endorse the minor alterations to the delegation scheme dated 10 October 2013 to include reference to all Heritage Partnership applications and authorise changes to the HPA to the Director of Community Services and the Head of Planning Services.

739 SAMLESBURY ENTERPRISE ZONE PROPOSED MASTERPLAN AND LOCAL DEVELOPMENT ORDERS UPDATE

The Head of Planning Services provided Committee with an update on the ongoing work in relation to the proposed Masterplan and Local Development Order at Samlesbury and requested authorisation for the eventual submission of the final document to the Secretary of State.

RESOLVED: That the report be noted.

740 APPEALS

- (a) 3/2013/0442/P – Change of use of approved garage, store and office accommodation to reinstate original dwelling at Woodfield Farm, Longsight Road, Clayton-le-Dale – appeal dismissed.
- (b) 3/2014/0394/P – Single storey extension to the south elevation at Stoneroyd, Haugh Avenue, Simonstone – appeal allowed with conditions.
- (c) 3/2014/0258/P – Conservation area consent proposed ground floor rear extension to a dwelling to create improved living space at 1 Main Street, Bolton-by-Bowland – appeal dismissed.
- (d) 3/2013/0722/P – Erection of one 500kw wind turbine with a tip height of 67.9m and all associated works at Englands Head Farm, Paythorne – appeal dismissed. Application for costs – refused.
- (e) 3/2014/0838/P – Two storey side extension at Beech House, Alston Lane, Alston – appeal allowed with conditions.
- (f) 3/2014/0235/P – Erection of a two storey rear extension to provide family room and en-suite at first floor level, 20 Chapel Hill, Longridge – appeal allowed with conditions.

741 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item 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.

742

APPROVAL OF INCREASE TO BUILDING CONTROL FEES 2015/2016

Committee were asked to approve increased fees and charges in relation to building control services. Committee were informed that the new scheme of charges had been based on the LABC model scheme in setting out standard charges for the majority of projects available in the Ribble Valley. The scheme was identical to the scheme in Rossendale and similar schemes in Hyndburn, Pendle and Pennine Lancashire.

The principles of the scheme were that the user pays for the service provided. The new scheme of charges had been formulated using many years of national and local experience.

RESOLVED: That Committee approve and recommend the increased fees and charges in relation to building control services as set out in the Appendix to this report.

The meeting closed at 8.32pm.

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