

Minutes of Planning and Development Committee

Meeting Date: Thursday, 17 September 2015 starting at 6.30pm
Present: Councillor I Sayers (Chairman)

Councillors:

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

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

Also in attendance: Councillors P Dobson, M Fenton, S Hirst, M Robinson and N Walsh.

295 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Bibby, R Sherras and R Thompson.

296 MINUTES

The minutes of the meeting held on 20 August 2015 were approved as a correct record and signed by the Chairman.

297 DECLARATIONS OF INTEREST

There were no declarations of interest.

298 PUBLIC PARTICIPATION

There was no public participation.

299 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2015/0074/P (GRID REF: SD 371057 434916)
CHANGE OF USE OF LAND TO CREATE A CARAVAN PARK FOR 21
TOURING CARAVANS/RECREATIONAL VEHICLES AND ERECTION OF A
STORAGE BUILDING WITH LEAN-TO FACILITIES BLOCK ON LAND
ADJOINING THE PETRE ARMS, LANGHO

MINDED TO REFUSE and the application be taken back to Planning & Development Committee for officers to finalise the detailed wording of the reason(s) for refusal on the following grounds:

- Detrimental impact upon the safe operation of the immediate and wider highway.
- Detrimental impact upon the amenities of neighbouring occupiers and the application being of detriment to the amenities of the wider area and users of the church, pre-school, school and other groups using the nearby community centre.

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

2. APPLICATION NO: 3/2015/0446/P (GRID REF: SD 373187 440761)
RESERVED MATTERS APPLICATION FOR RESIDENTIAL DEVELOPMENT
OF 130 DWELLINGS, INCLUDING ASSOCIATED INFRASTRUCTURE, OPEN
SPACE PROVISION AND LANDSCAPING FOLLOWING OUTLINE CONSENT
3/2013/0711 AT LAND OFF HENTHORN ROAD, CLITHEROE

GRANTED subject to the following condition(s):

1. 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 drawings:
 - General Arrangement Plan – L01 Revision F
 - Site Layout SL01 Revision H
 - Street Elevations SE.01 Revision A
 - General Arrangement Planting Plan L03 Revision F
 - General Arrangement Fencing & Furniture L02 Revision F
 - Dwelling Materials Layout DML01
 - Affordable Housing Layout AHL01 Revision B
 - Flat Block A Elevations: P97-102.e1
 - Flat Block A Elevations: P97-102.e2
 - Flat Block A Floorplans: P97-102.p1
 - Flat Block A Floorplans: P97-102.p2
 - Flat Block B Elevations: P112-117.e1
 - Flat Block B Elevations: P111-116.e2
 - Flat Block B Floorplans: P112-117.p1
 - Flat Block B Floorplans: P112-117.p2
 - Hawthorn Elevations P.15-27 Revision A
 - Hawthorn Floorplans P.15-17.p Revision A
 - Acer Elevations: HT.ACER.e
 - Acer Floorplans: HT.ACER.p
 - Arundel Elevations: HT.ARUN.e Revision A
 - Arundel Floorplans: HT.ARUN.p Revision A
 - Arundel Elevations Variation A: HT.Arun – A.e
 - Arundel Floorplans Variation A: HT.Arun – A.p
 - Arundel Elevations Variation B: HT.Arun – B.e

- Arundel Floorplans Variation B: HT.Arun – B.p
- Arundel Elevations Variation C: HT.Arun – C.e
- Arundel Floorplans Variation C: HT.Arun – C.p
- Banbury Elevations: HT.BAN.e
- Banbury Floorplans: HT.BAN.p
- Boston Elevations: HT.BOS.e Revision A
- Boston Elevations Variation A: HT.BOS – A.e
- Boston Elevations Variation B: HT.BOS – B.e
- Boston Elevations Variation C: HT.BOS – C.e
- Boston Floorplans: HT.BOS.p Revision A
- Single Garage Floorplans/Elevations: HT.GAR01.pe
- Grantham Elevations: HT.GRA.e
- Grantham Elevations Variation A: HT.GRA-A.e Revision A
- Grantham Elevations Variation B: HT.GRA-B.e
- Grantham Floorplans: HT.GRA.p
- Harrogate Elevations: HT.HAR.e
- Harrogate Elevations Variation A: HT.HAR-A.e
- Harrogate Elevations Variation B: HT.HAR-B.e
- Harrogate Floorplans: HT.HAR.p
- Hastings Elevations: HT.HAS.e Revision A
- Hastings Elevations Variation A: HT.HAS-A.e Revision A
- Hastings Floorplans: HT.HAS.p Revision A
- Hawthorn Elevations: HT.HAW.e Revision A
- Hawthorn Floorplans: HT.HAW.p Revision A
- Hereford Elevations: HT.HER.e
- Hereford Elevations Variation A: HT.HER-A.e
- Hereford Elevations Variation B: HT.HER-B.e
- Hereford Floorplans: HT.HER.p
- Rowan Elevations Variation A: HT.ROW-A.e Revision A
- Rowan Elevations Variation B: HT.ROW-B.e Revision A
- Rowan Floorplans: HT.ROW.p Revision A
- Taunton Elevations: HT.TAUN.e Revision A
- Taunton Elevations Variation A: HT.TAUN-A.e Revision A
- Taunton Floorplans: HT.TAUN.p Revision A
- Warwick Elevations: HT.WAR.e Revision A
- Warwick Elevations Variation A: HT.WAR-A.e Revision A
- Warwick Elevations Variation B: HT.WAR-B.e
- Warwick Elevations Variation C: HT.WAR-C.e Revision A
- Warwick Floorplans: HT.WAR.P Revision A
- Wellington Elevations: HT.WEL.e Revision A
- Wellington Elevations Variation A: HT.WEL-A.e Revision A
- Wellington Elevations Variation B: HT.WEL-B.e Revision A
- Wellington Floorplans: HT.WEL.p Revision A
- Rowan Elevations: P.43-45.e Revision A
- Rowan Floorplans: P.43-45.p Revision A

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

2. Notwithstanding the submitted details, precise specifications or samples of all external surfaces including, door/window surrounds and framing materials, fascia/barge boards and roofing/ridge materials including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

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

3. Prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation of the dwellings hereby approved 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 Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

4. Prior to the commencement of the development, precise details of the dedicated refuse collection points as indicated on Site Layout (SL01 Revision H) 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 development allows for the adequate provision for the storage and collection of domestic waste in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

5. Prior to the commencement of the development details of refuse/enclosed cycle storage provision for plots 97–102 and 112-117 Site Layout (SL01 Revision H) shall have been submitted to and approved by the Local Planning Authority. The approved details shall be implemented as part of the development and be made available for use prior to the aforementioned plots being first occupied.

REASON: In order that the Local Planning Authority may ensure that the development provides adequate provision for the storage of domestic waste and encourages the use of sustainable means of transport in accordance with Key Statement DMI1 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

6. 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 and retained thereafter 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).

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

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

8. Prior to the commencement of the development details of the design and position of the external meter boxes shall be submitted to and agreed in writing by the Local planning Authority, for the avoidance of doubt the details shall indicate that no meter boxes will be located on the primary elevations of the proposed dwellings or on locations that that are afforded a high level of visibility upon the streetscene. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

9. No development shall take place until details of the proposed play area/ play equipment have been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance

with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and allows for the provision of an acceptable and adequate form of usable public open space in accordance with Policies DMG1 and DMB4 of the Ribble Valley Core Strategy (Adopted Version).

10. Prior to the commencement of the development details of the pumping station 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 otherwise agreed in writing by the Local Planning Authority.

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

11. Prior to the commencement of the development details of the attenuation pond shall have been submitted to and agreed in writing by the Local Planning Authority, for the avoidance of doubt the details shall include existing and proposed land levels, existing and proposed sections through the attenuation pond and associated planting/landscaping. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

(Mr Fenton spoke in favour of the above application. Councillor Robinson was given permission to speak on the above application).

300 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:

301 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2011/0623/P	An agricultural covered yard area	Closes Hall Farm Stump Croft Lane Bolton-by-Bowland
3/2014/0693/P	Change of use from Class A2 (bookmakers) to Sui Generis use (solarium)	34-36 Whalley Road Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0238/P	Resubmission of application 3/2014/0803/P – proposed extension of existing farmhouse into adjoining barn, shippon and milking parlour, provide a single storey sun lounge side extension and provide a double garage with farm office above and creation of a garden curtilage, including demolition of attached single storey farm buildings	Ox Close Farm Stopper Lane Rimington
3/2015/0249/P	Retrospective change of use of garage to a split use between domestic and B8 Storage	57 The Coppy Mitton Road Whalley
3/2015/0286/P	Discharge of condition 6 (tree protection) of planning permission 3/2014/0801/P	land off Elker Lane Billington, opposite St Augustine's High School
3/2015/0411/P	Four new dwellings including access and parking	Preston's Yard Longridge Road Chipping
3/2015/0467/P	Proposed porch extension to side of property (part retrospective)	10 The Dene Hurst Green
3/2015/0471/P	Timber single storey garden room on existing garden plot	23 Pendle Street West Sabden
3/2015/0506/P	Discharge of Condition(s) 3 (materials) and 4 (door framing and glazing) of planning permission 3/2015/0315/P	Crabtree Cottage Back Lane Wiswell
3/2015/0526/P	Construction of a glass house	Holden Clough Barret Hill Brow, Holden
3/2015/0539/P	Demolition of existing rear conservatory, erection of proposed single storey rear extension and associated external works	19 George Lane Read
3/2015/0547/P	Change of use to secure vehicle storage area with ancillary development comprising the siting of 1 welfare cabin, 1 drying room and 3 containers for storage	Land at Carr Hall Wilpshire
3/2015/0554/P	Rear single storey extension to living room	7 Chapel Close Clitheroe
3/2015/0568/P	Installation of extract and ventilation flues on roof of hanger no 2	British Aerospace Samlesbury Aerodrome Balderstone

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0575/P	Section 73 Application in relation to condition 21 (drainage) of application 3/2014/0794 for redevelopment	Land at Chapel Hill Longridge
3/2015/0576/P	Discharge of conditions 3 – Materials, 4 – Internal Streetscape, 6 – Windows, 8 – Archaeology, 12 – Site Access, 15 – Stone Wall Relocation and Visibility Splay, 17 – Ecological Mitigation, 18 – Tree Protection, 20 – Birds and Bat Boxes, 21 – Surface Water Drainage, 22 Foul and Surface Water Drainage, 23 – Construction Method Statement, 25 – Renewable Energy Scheme, 30 – Arboricultural Method Statement, 31 – Foul Drainage Scheme on planning permission 3/2014/0794/P residential development	Land at Chapel Hill Longridge
3/2015/0590/P	Resurfacing of existing track within agricultural field (part retrospective)	Holden Clough Barrett Hill Brow Bolton-by-Bowland
3/2015/0591/P	Variation of Section 106 Agreement relating to Agreement dated 16 March 2012 for application 3/2010/0719	Henthorn Road Development Clitheroe
3/2015/0653/P	Discharge of condition 3 (roofing materials) on planning permission 3/2015/0325 which was for an extension and remodelling	Granby Lea Fleet Street Lane Ribchester

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0318/P	Roof extension above detached garages to form live-in carer space	The Holly Wardsley Road Chipping	Key Statement EN2 and Policy DMG1 - the proposal would not be sympathetic to the parent dwelling and would harm the visual amenities of the AONB.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0333/P	Two storey rear extension and curtilage extension to accommodate a timber car port	2 Halstead Mews Rimington Lane Rimington	EN2, EN5, DMG1 and DME4 – Detracts from the setting of the listed farmhouse and harmful to the visual amenities of the locality.
3/2015/0535/P	Proposed installation of 4kw solar photovoltaic (PV) on the roof of the existing property	The Cottage Top Row Sabden	EN2, EN5, DMG1, DME2 and DMH4 – detrimental to designated heritage assess and visual amenities of AONB.
3/2015/0549/P	First floor extension over existing ground floor extension	7 Hospital Cottages Ribchester Rd Ribchester	Contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.
3/2015/0565/P (PA) & 3/2015/0566/P (LBC)	Single storey extension to the rear	Coach House 23 Main Street Bolton-by-Bowland	Harmful to listed buildings, Bolton by Bowland Conservation Area and the Forest of Bowland AONB. Loss of historic fabric and incongruent, visually conspicuous and unsympathetic extension. Core Strategy Policies DME4, DMG1 and DMG2, NPPF Paragraph 17, 131 and 132.

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FINALLY DISPOSED OF

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0188/P	Part demolition of existing mill and provision of 37 no new-build houses, 3 no dwellings in a converted retained mill building and associated hard and soft landscaping and demolition of chimney	Victoria Mill Watt Street Sabden

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0660/P	Agricultural building to serve as feed store	Greenmoor Lane Farm Greenmoor Lane Knowle Green

305 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>
3/2015/0371/N	Prior notification of agriculture or forestry development - proposed building (Silage store)	Over Hacking Farm Stonyhurst
3/2015/0626/N	Agricultural livestock building for the housing of suckler cows	Dry Corner Farm Sabden

306 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0656/P	Formation of new lower ground floor level garage and external parking space including alterations to boundary wall	99 Lowergate Clitheroe
3/2015/0577/P	Demolish existing conservatory and replace with single storey lean-to extension to project 3.7m beyond the rear wall of the original dwelling, maximum height of 3.9m from the natural ground level and 2.7m height at eaves	The Coach House Lower Lane Longridge
3/2015/0381/P	Construction of an agricultural access track on land adjacent to Chadswell Hall to include the creation of a new access on to the public highway	Chadswell Hall Chipping Road Chaigley
3/2015/0726/P	Selective pruning and trimming of shrubs and crown lifting of tree at the access point of garage	Roundabout Service Station, Chatburn Road Clitheroe

307 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2014/0779	Land off Dale View Billington	16/10/14	18	Out for Signature

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2014/0188	Victoria Mill Watt Street, Sabden	13/11/14	40	Finally disposed
3/2014/0742	Land off Pimlico Road Clitheroe	15/1/15	19	Out for Signature
3/2014/0764	Land East of Chipping Lane, Longridge	2/7/15	363	With Applicants Solicitor
3/2014/1018	Barnacre Road Longridge	20/8/15	33	With Housing
3/2015/0266	Primrose Works Primrose Road, Clitheroe	20/8/15	18	With Planning
3/2015/0347	Land off Towneley Road Longridge	20/8/15	12	With Legal

308 APPEALS UPDATE

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2014/0438 R	16/01/15 but extension given until 6/02/15	Land east of Chipping Lane Longridge	Inquiry	20/10/15 6 days	Awaiting Inquiry
3/2014/0887 R	12/03/15	Bent House Tosside	WR		Awaiting decision
3/2014/0942 R	28/04/15	Land off New Lane	WR		Awaiting decision
3/2014/1122 R	21/05/15	35 King Street Whalley	WR		Awaiting decision
3/2014/0967 R	01/06/15	8 Chatburn Ave Clitheroe	HH		Appeal dismissed 05/08/15
3/2015/0212 R	14/07/15	4 The Green Osbaldeston Lane, Osbaldeston	WR		Awaiting decision
3/2015/0127 R	17/07/15	26 Clitheroe Road, Whalley	HH		Appeal dismissed 27/08/15
3/2014/0697 R	29/06/15	Land adj Clitheroe Road West Bradford	WR		Awaiting decision
3/2014/1090 R	06/07/15	Little Dudlands Farm, Rimington	WR		Awaiting decision
3/2015/0272 R	22/07/15	Curtis House Longridge	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>
3/2014/0755 R	22/07/15	Mellor Lodge Gatehouse Mellor	WR		Awaiting decision
3/2015/0216 R	28/07/15	4 Court Grove Clayton le Dale	HH		Awaiting decision
3/2014/0846 R	12/08/15	Land at 23-25 Old Row, Barrow	Hearing	18/11/15	Statement due 16/09/15
3/2014/0961 R	30/07/15	Skirden Hall Farm, Tosside	WR		Statement due 03/09/15
3/2014/0183 R	13/08/15	Land at Malt Kiln Brow, Chipping	Hearing	Provisionally w/e 27/11/15	Statement due 17/09/15
3/2014/0226 R	13/08/15	Kirk Mill and Kirk House, Chipping	Hearing	Linked with 3/2014/0183	Statement due 17/09/15

309 REFERENCE FROM ACCOUNTS AND AUDIT COMMITTEE

The Head of Regeneration and Housing informed Committee that a reference had been made to this Committee from the Accounts and Audit Committee that read 'That Committee ask the Planning and Development Committee to consider the issue of affordable housing relating to the type of homes, size of homes and tenure mix in line with government guidelines, in order to get best value for money for members of the public'. He informed Committee that Policy H2 in the Core Strategy outlined a basis for standards. However, this resolution made by the Accounts and Audit Committee was in relation to recently published standards by the government. The Health and Housing Committee already used the guidance outlined in discussions with developers but for the Planning and Development Committee to be able to use this, it needed to be a development policy document so that it was enforceable as a planning standard. This would require further work and a follow-up report to Committee.

RESOLVED: That the report be noted.

310 PROPOSED AMENDMENT TO ADDRESSING HOUSING NEEDS POLICY

The Head of Regeneration and Housing reported that the Health and Housing Committee had considered an amendment to the Addressing Housing Needs Policy in order to reflect the housing needs of older persons in the borough, and asked that the Planning and Development Committee also take note of the amendments made. Again he reminded Committee that in order for it to be enforceable as a planning standard, it would need to have the status of a development policy document. However, it was already used in informing discussions with developers at pre-application stage.

RESOLVED: That Committee endorse the views of the Health and Housing Committee that when negotiating with developers. The updated Addressing Housing Needs document was applied as the basis of the Council's requirements.

311 REVENUE OUTTURN 2014/2015

The Director of Resources submitted a report informing Committee of the revenue outturn for this Committee for the year ending 31 March 2015. The comparison between actual and budgeted expenditure shows an underspend for the financial year 2014/2015 of £42,945. After an increase in transfers to and from earmarked reserves by £75,083, this changes to an overspend of £32,138. Reasons for this position were outlined in the report.

RESOLVED: That the report be noted.

312 REVENUE MONITORING 2015/2016

The Director of Resources submitted a report for Committee's information of the position for the first four months of this year's revenue budget as far as this Committee was concerned.

RESOLVED: That the report be noted.

313 APPEALS

- a) 3/2014/0967/P – Proposed two storey extension to the side, existing conservatory to be altered to form garden room with windows and slate roof, existing garage altered to form playroom and utility at 8 Chatburn Avenue, Clitheroe – appeal dismissed.
- b) 3/2015/0127/P – Proposed side and rear extension to property, including demolition of garage and single storey kitchen/coal shed at 26 Clitheroe Road, Whalley – appeal dismissed.

314 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 8pm.

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