



Ribble Valley Borough Council

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Members of the Council are hereby summoned to attend a meeting of the Council to be held in the **TOWN HALL, CHURCH STREET, CLITHEROE** on **TUESDAY, 29 SEPTEMBER 2015** at **6.30PM**.

CHIEF EXECUTIVE
21 September 2015

BUSINESS

Part I – items of business to be discussed in public

1. Apologies for absence.
2. Declarations of interest.
3. Public participation session.
4. To confirm the minutes of the meeting of **Council** held on **14 July 2015**.
5. Mayoral Communications.
6. Leader's Report and Question Time.
7. To receive and consider, where appropriate, the minutes of the following Committee meetings now circulated (items marked *** are referred to Council for decision).

COMMITTEE MEETINGS: 14 JULY TO 17 SEPTEMBER			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
COUNCIL	14 JULY	1 – 5	148 - 158
EMERGENCY	13 AUGUST	6 – 7	159 – 161
PLANNING & DEVELOPMENT	20 AUGUST	8 – 54	162 – 186
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COMMUNITY	1 SEPTEMBER	59 – 61	198 – 208
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COMMITTEE MEETINGS: 14 JULY TO 17 SEPTEMBER			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
LICENSING	15 SEPTEMBER	85 – 90	282 – 294
PLANNING & DEVELOPMENT	17 SEPTEMBER	91 – 103	295 – 314

Part II - items of business **not** to be discussed in public

None.

NOTES:

1. Questions (attention is drawn to Standing Orders 9, 10 and 12).
 - (i) A Member may ask the Mayor or the Chairman of any Committee any question on any matter where the Council has powers or duties or which affects the Borough. A question must either be given to the Chief Executive by noon on the Friday before the meeting or relate to urgent business in which case agreement of the Mayor to the question being put shall be required and, where possible, a copy of the question will be given to the Chief Executive before 10.00am on the day of the meeting.
 - (ii) Any Member may ask a question or make a comment on any minute before the Council, provided that he or she does not speak for more than five minutes in total on the minutes of a particular Committee. The Chairman may decline to answer a question unless written notice of the question has been given to the Chief Executive by noon on the Friday before the meeting.
 - (iii) Any Member may ask questions of the Leader of the Council on matters relating to the general work of the Council which do not fall within the remit of any particular Committee. Notice in writing specifying the nature of the question in sufficient detail to enable a reply to be prepared must be given to the Chief Executive by not later than noon on the day before the Council meeting.

Minutes of Meeting of Full Council

Meeting Date: Tuesday, 14 July 2015 starting at 6.30pm
Present: Councillor B Hilton (Chairman)

Councillors:

P Ainsworth	K Hind
S Atkinson	S Hind
S Bibby	S A Hirst
A Brown	J Holgate
I Brown	S Hore
S Brunskill	G Mirfin
P M Dobson	R Newmark
P Dowson	M Robinson
R J Elms	I Sayers
P Elms	G Scott
M Fenton	R E Sherras
M French	D T Smith
G Geldard	D Taylor
L Graves	R J Thompson
R Hargreaves	J White
T Hill	

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

148 PRAYERS

The Mayor's Chaplain, the Monsignor Chaloner, opened the meeting with prayers.

149 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Alcock, R Bennett, S Carefoot, A Knox, S Knox, J Rogerson, R Swarbrick and N Walsh.

150 DECLARATIONS OF INTEREST

There were no declarations of interest.

151 PUBLIC PARTICIPATION

There were no items of public participation.

152 COUNCIL MINUTES

The minutes of the meeting of the Council held on 28 April 2015 and the minutes of the Annual Council held on 19 May 2015 were confirmed as a correct record and signed by the Chairman.

153 MAYORAL COMMUNICATIONS

The Mayor reported that she had attended 23 events since her installation as Mayor. She highlighted three key visits: the launch of the Tour of Britain, a visit to the East Lancashire Hospice and a visit to Lancashire Fire & Rescue Service, all of which had been interesting events.

154 REVIEW OF MEMBERS' ALLOWANCE SCHEMES

Consideration was given to the written report of the Director of Resources outlining the findings of the Independent Remuneration Panel on Members' allowances, following their review of the current scheme, and subsequent recommendations made by Policy and Finance Committee at its meeting on 16 June 2015.

RESOLVED: That

1. the new scheme of Members' allowances be approved with effect from 1 August 2015; and
2. the Chief Executive be asked to write to the Independent Remuneration Panel Members to thank them for their work.

155 LEADER'S REPORT

The Leader began by reflecting on the success of the General Election in May.

The Leader confirmed that the Conservative group had identified three key objectives for the forthcoming year, namely:

- to set a balanced budget for the next financial year 2016/2017.
- to be in a position to publish the draft Site Allocations Plan to support the implementation of the recently adopted Core Strategy.
- to complete the contractual arrangements with the Council's preferred partner for the re-development of the Clitheroe Market area.

He also drew attention to the longer term challenges that the Council would face and noted that continued financial pressures would require an innovative and creative response to those challenges. However, one key opportunity lay in the gathering pace of the national devolution agenda and the combined authority model of local government working.

This model preserved the independence of Ribble Valley and other districts within Lancashire and was a collaborative framework in which each authority would have an equal voice.

The Leader confirmed that he had recently been elected as Deputy Leader of the 'District Authorities in Lancashire' group. In relation to steps towards a combined authority for Lancashire, he reported that at a recent meeting of Lancashire

Leaders, a decision had been taken to agree in principle to move forward and start work on more detailed proposals. These would subsequently have to be agreed by all the component Councils and the Leader expected that this matter would be given further consideration at the September meeting.

Finally, the Leader looked forward to the forthcoming Tour of Britain event on 7 September 2015, and asked Members to encourage all residents and community groups to support the event on the day.

156

LEADER'S QUESTION TIME

Councillor Mary Robinson on behalf of the Shadow Leader Councillor Allan Knox, asked if the Leader could confirm what plans the Council would have in place to build on the economic benefits of the Tour of Britain.

The Leader thanked Councillor Robinson for her question and reported that officers were currently making great efforts to ensure that the event was a tremendous success and that following the event, the tourism, regeneration and communications officers would ensure that the borough built upon this success.

Next, Councillor Robinson asked if the Leader supported the expansion of the 'Right to Buy' to Housing Association properties.

The Leader confirmed that as current legislation allowed Council tenants the 'Right to Buy' the property in which they lived, it seemed appropriate that Housing Association tenants were afforded the same opportunity. However, the Leader did express caution and said that he would support government proposals to this end on the proviso that the government would ensure that for every house sold, a new social house was built.

Finally, Councillor Robinson asked what action the Council was taking in conjunction with the Forest of Bowland AONB (Area of Outstanding Natural Beauty) Advisory Committee to prevent the continued decline of the Hen Harrier population in the Forest of Bowland.

The Leader reported that between 50-90% of the total number of the English breeding population of Hen Harriers were to be found within the Forest of Bowland AONB. As a consequence of species being under threat from extinction, the Hen Harrier project had been established by the RSPB in partnership with Natural England and United Utilities, who were responsible for areas of the upper AONB Bowland area. The Leader confirmed that the Council had a long established working partnerships with the AONB countryside service and in partnership with the RSPB, Natural England and the Lancashire County Countryside Service had provided a grant of £500 in 2014 to help the Harrier conservation project.

Councillor Jim White asked if, as part of the Council's commitment to the Armed Forces Community Covenant, the Leader could request that officers look in to the current policy, that allowed Social Housing Organisations to offer social housing outside of the Ribble Valley, once the statutory six month period of advertising locally within the valley had expired. He believed that before this was allowed, it would be appropriate for officers to look into the feasibility of offering such

housing units to the 42nd North West Brigade and the Personnel Recovery Unit (PRU).

The Leader confirmed that officers had written to the Veterans Nomination scheme and had made them aware of the possibility of affordable accommodation in the Ribble Valley. They had responded that they would make contact should they have a vested interest in living in the borough. Contact had also been made with the 42nd North West Brigade to make them aware of the type of accommodation that had been developed and the housing service contact details, should they have anyone from the armed forces who was interested in affordable housing in the borough.

157 COMMITTEE MINUTES

(i) Community Services Committee – 2 June 2015

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

(ii) Planning and Development Committee – 4 June 2015

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

(iii) Personnel Committee – 10 June 2015

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

(iv) Health and Housing Committee – 11 June 2015

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

(v) Policy and Finance Committee – 16 June 2015

RESOLVED: That the minutes of the above meeting be received with the exception of minute number 86.

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

Members were asked to approve amendments to the Council's Standing Orders in line with new regulations that had come into force in May 2015 in respect to disciplinary procedures for the most senior officers of the Council.

RESOLVED: That the amendments to the Council's Standing Orders in respect of disciplinary procedures for the most senior officers be approved. .

(vi) Parish Council Liaison Committee – 18 June 2015

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

(vii) Licensing Committee – 23 June 2015

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

(viii) Accounts and Audit Committee – 24 June 2015

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

(ix) Planning and Development Committee – 2 July 2015

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

The meeting closed at 7.10pm.

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

Minutes of Emergency Committee

Meeting Date: Thursday, 13 August 2015, starting at 4pm
Present: Councillor S Hirst (Chairman)

Councillors:

T Hill
A Knox
R Thompson

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

159 APOLOGIES

There were no apologies for absence from the meeting.

160 LANCASHIRE COUNTY COUNCIL ELECTORAL REVIEW

The Chief Executive submitted a report informing Committee that the Local Government Boundary Commission was conducting an Electoral Review of Lancashire and that this review was needed as more than 36% of divisions (30 out of 84) have an electoral variance of more than 10% of the average. The public consultation on new electoral division boundaries, council size and the allocation of County Councillors between districts had a deadline of 31 August 2015 and proposals were being invited to help draw up a pattern of divisions to accommodate the 84 County Councillors. The current position in Ribble Valley shows a 12% variance in the Clitheroe Division and a 14% variance in the Ribble Valley North East Division. The County Council have applied a growth rate from population projections to the electorate figure for June 2015 of 47,099. This would produce an electorate in 2021 of 48,140 which would then be increased by using housing land availability figures to 48,297. It was felt that the number of new dwellings anticipated had been seriously underestimated and that a more realistic assessment of electorate growth should be used. Based on preliminary estimated projections the estimated electorate would be in excess of 50,000 which would indicate that Ribble Valley should have increased representation from 4 seats to 5.

RESOLVED: That Committee

1. respond to the Local Government Boundary Commission that the Ribble Valley electorate has been underestimated and that the electoral projections calculated would suggest 5 divisions and suggest a split of current wards into these 5 divisions; and

2. delegate a detailed response to the Local Government Boundary Commission to the Chief Executive in consultation with the Leader, Shadow Leader and Deputy Leader.

161

TOUR OF BRITAIN CYCLE RACE

The Director of Community Services submitted a report seeking agreement to an increase in the budget allocation for the staging of the second stage of the 2015 Aviva Tour of Britain Cycle Race.

The Council had been asked by Pendle Borough Council late in 2014 to be a partner in the hosting of the second stage of the Tour of Britain Cycle Race; the start being in Clitheroe and the finish in Colne. An original sum had been assigned to the staging of the event before actual details of the implications in relation to traffic management, stewarding and first aid were fully known.

Following a full route assessment the number of zones had been determined which would each have a Zone Manager, Stewards and First Aid. Traffic management would also be essential to help manage the day-to-day traffic in the borough as the race progresses, including a closure on the A59 at Gisburn anticipated for up to 1 hour. It was imperative that the Council host a successful and safe event.

RESOLVED: That Committee approve a revised budget for the Council hosting of Stage 2 of the Aviva Tour of Britain 2015 of £125,000.

The meeting closed at 4.35pm.

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

(OH/CMS/EMERGENCY/13 AUG 15)

Minutes of Planning and Development Committee

Meeting Date: Thursday, 20 August 2015 starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

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

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

Also in attendance: Councillor J Alcock.

162 APOLOGIES

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

163 MINUTES

The minutes of the meeting held on 2 July 2015 were approved as a correct record and signed by the Chairman.

164 DECLARATIONS OF INTEREST

Councillor Rogerson declared a non-pecuniary interest in planning application 3/2015/0453.

165 PUBLIC PARTICIPATION

There was no public participation.

166 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

TAKEN OFF AGENDA pending further information.

2. APPLICATION NO: 3/2015/0410/P (GRID REF: SD 373319 436122)
REMOVAL OF CONDITION 5 OF 3/2015/0137 TO ALLOW USE OF THE
EXTERNAL REAR TERRACE FOR SMOKING AND VARIATION OF
CONDITION 3 OF 3/2015/0137 TO ALLOW OPENING UNTIL 1AM ON
FRIDAYS, SATURDAYS AND BANK HOLIDAYS AT 41 KING STREET,
WHALLEY

The Senior Planning Officer reported that environmental health had no objections.

That condition 03 be varied as proposed and that condition 05 be removed subject to the following conditions.

1. The development must be begun no later than the expiration of three years from the date of the granting of the original consent (Reference 3/2015/0137) dated 23 April 2015.

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 drawings:

Proposed Floor Plans: 2015/86/P2
Proposed Elevations: 2015/86/P3

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

3. The use hereby approved shall only be operated between the hours of:

10:00am to 00.00am Monday to Thursday and Sundays.
10:00am to 01.00am Fridays, Saturdays and Bank Holidays

There shall be no business operated from the site outside the stated operating hours.

REASON: In the interests of the amenities of nearby residents and the character of the locality as required by Policy DMG1 of the Ribble Valley Core Strategy (Adopted version).

4. Before any works to implement this permission are commenced, any external alterations to the building, including detailed specifications of any flue or extract ventilation to shall be submitted to and approved by the local planning authority, the agreed details shall be installed and be operative prior to the business being in use.

REASON: In accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted version) in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

5. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) Order 1995 (as amended or re-enacted) the development hereby approved shall only be used as a restaurant and for no other purpose, including any other purpose within Use Class A3.

REASON: For the avoidance of doubt and to ensure that the development remains compatible with the character of the area in accordance with Policy DMG1 and Key Statement EN5 of the Ribble Valley Core Strategy (Adopted Version).

3. APPLICATION NO: 3/2015/0424/P (GRID REF: SD 374123 440896)
VARIATION OF CONDITION 22 (OPENING HOURS) AND 23 (SERVICING AND DELIVERIES) OF CONSENT 3/2014/0890 AT ALDI STORES LTD
WHALLEY ROAD CLITHEROE BB7 1HU

The Senior Planning Officer reported that environmental health had no objections.

RECOMMENDATION: That conditions 22 and 23 be varied as proposed subject to the following conditions.

1. The development must be begun not later than the expiration of three years of the date of the original planning permission, reference 3/2014/0071 granted on 30th May 2014.

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

2. The development hereby permitted shall be carried out in accordance with the amended plans received by the local planning authority on 8th May 2014 and drawing reference numbers:

- 13009 P103G Proposed Site Plan
- 13009-P104 Floor Plan: Unit 1 Aldi
- 13009-P105 Floor Plan: Unit 2
- 13009 P106E Unit 1 (Aldi) Proposed Elevations
- 13009 107C Unit 2 Elevations
- 13009 P108C Site Sections and Elevations

REASON: To clarify the permission.

3. Notwithstanding the submitted details, samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority prior to their use in the proposed works. The development shall be carried out

in accordance with the approved details prior to the first occupation of the development.

REASON: In the interests of visual amenity, having regard to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

4. No part of the development hereby permitted shall be occupied or brought into use until the parking/turning/servicing areas are provided in accordance with the approved plans. The parking/turning/servicing areas shall be retained thereafter at all times when the premises are in use and shall not be used for any purpose other than parking/turning/loading and unloading of vehicles.

REASON: In the interests of highway safety and convenience, having regard to Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

5. Prior to the first use of the development, a car parking management strategy to include time scales for monitoring and trigger points for management of the car park shall be submitted to and approved in writing by the local planning authority. The strategy shall be implemented in accordance with the approved details on the first occupation of the development. In the event that occupation of the car park cannot be satisfactorily managed to below 90% at peak periods as set out in the approved strategy, a parking management scheme for mitigation measures on the public highway, including time scales for implementation, shall be submitted to and approved in writing by the local planning authority and implemented in accordance with the approved details.

REASON: In the interests of highway safety and convenience, having regard to Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

6. Prior to the commencement of the development, a scheme for the disposal of foul and surface waters, to include provision for surface waters to drain separate to foul and to pass through an oil interceptor, shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development and retained thereafter at all times.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

7. No tree felling, vegetation clearance works, site clearance works, demolition work or other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless the site has been subject to

additional surveys by a competent ecologist, the results of which shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the ecological survey/s.

REASON: To protect any nesting birds that may be present on the site, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMI1, DME1 and DME3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

8. Prior to the commencement of any site works, a repeat survey for the presence of badgers on the site and surrounding suitable habitat, with associated mitigation/compensation measures, shall be submitted to and approved in writing by the local planning authority in consultation with specialist advisors. Site works shall be carried out in complete accordance with the survey unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of badgers and in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMI1, DME1 and DME3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

9. The development hereby permitted shall be carried out in complete accordance with the arboricultural report dated 25th September 2013, the arboricultural method statement dated 19th March 2014 and the amended tree protection plan dated 27th March 2014, unless otherwise required by condition of this permission. All trees and hedgerows identified as retained in or adjacent to the application area will be adequately protected during construction, in accordance with BS5837: 2012 Trees in relation to design, demolition and construction or equivalent unless otherwise required by condition of this permission.

REASON: To protect trees and hedges on and adjacent to the site in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DME1 and DME3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

10. Prior to installation of any external lighting, a scheme for the external lighting of the site shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development. External lighting associated with the development shall be directed downwards and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities including trees and hedgerows within or adjacent to the site.

REASON: In the interests of visual and residential amenity and in the interests of protected species, having regard to Policies G1, ENV7 and

ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME1 and DME3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

11. No site works shall take place unless and until a hard and soft landscaping scheme and scheme for boundary treatment including vegetation and hedgerows to be retained, has been submitted to and approved in writing by the local planning authority. The scheme shall include appropriate surface treatment to reduce tyre squeal and to include the marking out of a pedestrian route within the site. The landscaping scheme shall include the replacement of trees identified for removal at a ratio of at least 3:1. The hard landscaping shall be implemented in accordance with the approved details prior to the first occupation of the development and the soft landscaping shall be implemented in accordance with the approved details in the first planting season following completion of the development and shall be maintained for a period of not less than 5 years to the satisfaction of the local planning authority. This maintenance shall include the replanting of any tree or shrub that dies, becomes diseased or seriously damaged, or is removed with a similar species of the same size as originally planted.

REASON: To ensure the site is satisfactorily landscaped and to ensure adequate provision for pedestrian movement within the site, having regard to Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

12. (a) Works affecting any features likely to provide shelter (for example, rubble piles, piles of leaf litter, dense vegetation) will be avoided during the core hibernation period (November to February inclusive);
(b) Vegetation to be removed shall be cut at a height of approx 6-7 inches and removed (note the need to ensure nesting birds are not affected);
(c) The site shall then be carefully searched by hand by a suitably qualified ecologist immediately prior to a second cut of vegetation down to ground level. All heaped debris and any other habitat suitable for sheltering/hibernating hedgehogs and reptiles shall be uplifted carefully by hand and removed from the site;
(d) Vegetation shall thereafter be kept at ground level until works commence.
(e) Any hedgehogs, amphibians or reptiles (or any other wildlife) encountered shall be moved carefully to a safe area of suitable habitat, which will then remain undisturbed;
(f) The duration of all ground works should be kept as short as possible and any excavations should be made in a phased order when required to minimise the time holes are exposed for;
(g) Trenches and other excavations shall be backfilled or covered before nightfall, or a ramp placed in excavations to allow animals to easily exit. All excavations left open overnight shall be searched/checked every morning prior to commencement of works.

REASON: In the interests of species that may be present on the site, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide

Local Plan and Policies DMI1, DME1 and DME3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

13. Prior to the first occupation of the development hereby permitted, the highway works to Littlemoor shall be carried out in complete accordance with the submitted drawing reference number 131-01/GA-03 Rev C, unless otherwise agreed in writing by the local planning authority in consultation with the local highway authority. Samples of all materials, including surfacing materials to be used, shall be submitted to and approved in writing by the local planning authority prior to their use in the proposed works and the works shall thereafter be carried out in accordance with the approved materials prior to first occupation.

REASON: In the interests of highway and pedestrian safety, the safety of other users of the highway and the visual amenities of the area, having regard to Policies G1, T1 and T7 of the Ribble Valley Districtwide Local Plan, Key Statement DS2 and Policies DMI2, DMG1, DMG3 of the emerging Ribble Valley Core Strategy (post submission version including proposed main modifications) and the National Planning Policy Framework.

14. The development hereby permitted shall not be commenced unless and until details of the design, specification, fixing and finish, including sections at a scale of not less than 1:20, of all glazing, verges, eaves, reveals and any extract vents have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to the first occupation of the development unless otherwise agreed in writing by the local planning authority.

REASON: Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

15. Prior to the commencement of the development, a scheme for the provision of the off-site highway works comprising the provision of the pedestrian crossing on Whalley Road, the improvements to the bus stops and the closure of the existing vehicular access points shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in full in accordance with the approved details prior to the first occupation of the development unless otherwise agreed in writing by the local planning authority.

REASON: To facilitate access for pedestrians and encourage sustainable modes of travel in accordance with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMI1, DMI2 and DMG3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

16. Prior to the first occupation of the development, full details of cycle parking provision for staff and visitors and motorcycle parking provision shall be submitted to and approved in writing by the local planning authority. The

cycle and motorcycle parking shall be implemented prior to the first occupation of the development and retained thereafter at all times unless otherwise agreed in writing by the local planning authority.

REASON: To ensure adequate provision is made for the parking of cycles and motor cycles in accordance with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG3 and DMI2 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

17. No deliveries shall take place unless and until a service yard and deliveries management plan for the site has been submitted to and approved in writing by the local planning authority. Servicing and deliveries shall thereafter take place in accordance with the approved management plan at all times unless otherwise agreed in writing by the local planning authority.

REASON: To manage conflicts between customers and deliveries/servicing of the units and to safeguard the living conditions of occupiers of nearby dwellings, having regard to Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

18. Prior to the first occupation of the development, full details of any external plant and associated acoustic enclosure/s shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details prior to first occupation of the development and shall thereafter be maintained in accordance with the manufacturers details at all times unless otherwise agreed in writing by the local planning authority. The noise rating level from external plant at each unit shall not exceed 32dB and the cumulative noise level from external plant shall not exceed 35dB at any time when measured at the nearest sensitive receptor/s.

REASON: To protect the amenity of the occupants of neighbouring properties in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

19. No development shall commence until a Framework Travel Plan has been submitted to and approved in writing by the local planning authority. Monitoring of the travel plan will require the applicant to enter into a legal agreement with Lancashire County Council prior to commencement of the development unless otherwise agreed in writing by the local planning authority. The provisions of the Framework Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority and all elements shall continue to be implemented at all times thereafter for as long as any part of the development is occupied or used, for a minimum period of at least 5 years.

REASON: To ensure that the development provides sustainable transport options in accordance with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

20. Prior to the first occupation of the development, a scheme for the provision of acoustic fencing, to include associated repair and maintenance, shall be submitted to and approved in writing by the local planning authority. The acoustic fencing shall be installed in accordance with the approved scheme prior to the first occupation of the development and shall thereafter be maintained in accordance with the approved scheme unless otherwise agreed Local Planning Authority. Site operations shall be managed to ensure that activity on the site does not exceed a cumulative noise level of 5dB above background levels at the nearest sensitive receptors. Noise measurements shall be undertaken by the applicant in consultation with the Council's Environmental Health department and should exceedance be identified, appropriate mitigation to reduce cumulative noise levels at the nearest sensitive receptors shall be agreed in writing by the local planning authority and implemented in accordance with the approved details.

REASON: In the interests of visual and residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

21. No development shall commence unless and until a scheme for the offsetting of biodiversity impacts at the site has been submitted to and approved in writing by the local planning authority and until the developer has purchased the requisite conservation credits as evidenced through submission of the issued Conservation Credit certificates. The offsetting scheme shall include:
- I. The identification of receptor site(s);
 - II. Details of the offset requirements of the development (in accordance with the recognised offsetting metrics standard outlined in the Defra Metrics Guidance dated March 2012);
 - III. The provision of arrangements to secure the delivery of the offsetting measures (including a timetable for their delivery); and
 - IV. A management and monitoring plan (to include for the provision and maintenance of the offsetting measures for not less than 25 years).

The offsetting shall be implemented in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority.

REASON: In order to offset impacts on biodiversity and to compensate for residual harm of development, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan, Policies DMI1, DME1 and DME3 of the draft Ribble Valley Core Strategy (Post submission version

including proposed main changes) and the National Planning Policy Framework.

22. Unit 1 (discount food retail) shall not be open to the public outside the following hours:

Monday to Saturday 08:00-22:00
Sundays 10:00-17:00

REASON: To protect the amenity of the occupants of neighbouring properties, having regard to Policy G1 of Policy DMG1 of the draft Ribble Valley Core Strategy (Adopted Version).

23. Servicing, deliveries, loading and unloading to and from unit 1 (discount food retail) shall not take place other than between the hours of 07:00-22:00 Monday to Saturday and 09:00-17:00 on Sundays.

REASON: To protect the amenity of the occupants of neighbouring properties, having regard to Policy DMG1 of the draft Ribble Valley Core Strategy (Adopted Version).

24. Unit 2 (non-food retail) shall not be open to the public outside the following hours:

Monday to Saturday 08:00-21:00
Sundays and Bank Holidays 10:00-16:00

REASON: To protect the amenity of the occupants of neighbouring properties, having regard to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

25. Servicing and deliveries to and from unit 2 shall not take place other than between the hours of 07:00-19:00 Monday to Friday; 07:30-19:00 Saturdays and 09:30-17:00 on Sundays and Bank Holidays.

REASON: To protect the amenity of the occupants of neighbouring properties, having regard to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes).

26. No site works shall take place unless and until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period and shall provide for:

- i. Sustainable travel options for journeys to and from work for the site operatives, including pedestrian routes, travel by bicycles, journeys by train, car sharing schemes and other opportunities to reduce journeys by motor car;
- ii. The parking of vehicles of site operatives and visitors;
- iii. Loading, unloading and storage of plant and materials;

- iv. Wheel washing facilities;
- v. Periods when plant and materials trips should not be made to and from the site (mainly peak hours, but the developer to suggest times when trips of this nature should not be made);
- vi. Routes to be used by vehicles carrying plant and materials to and from the site which shall have been constructed to base course level;
- vii. Measures to ensure that construction vehicles do not impede adjoining accesses;
- viii. The erection and maintenance of security hoardings;
- ix. Details of the storage of potential ground and water contaminants;
- x. A scheme for recycling/disposing of waste resulting from construction work; and
- xi. A scheme to control noise during the construction phase.

REASON: In the interests of protecting residential amenity from noise and disturbance and in the interests of highway safety in accordance with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and Policy DMG1 and DMG3 of the draft Ribble Valley Core Strategy (Post Submission Version Including Proposed Main Changes).

27. Notwithstanding the provisions of the Use Classes Order 1987 (as amended or re-enacted) unit 1 shall not be occupied other than by a discount retailer for the sale of convenience food goods. The net retail floor space of unit 1 shall not exceed 1,140 square metres of which not more than 228 square metres shall be used for the sale of comparison goods. Notwithstanding the provisions of the General Permitted Development Order 1995 (as amended or re-enacted); no mezzanine floor space shall be introduced and the unit shall not be subdivided unless planning permission for such works has been granted on application to the local planning authority.

REASON: In the interests of highway safety and to protect the vitality and viability of Clitheroe Town Centre, having regard to Policies G1, T7 and S2 of the Ribble Valley Districtwide Local Plan and Policy DMR1 and Key Statement EC2 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

28. Notwithstanding the provisions of the Use Classes Order 1987 (as amended or re-enacted), unit 2 shall not be used for the sale of food and drink for human consumption and shall be restricted to the sale of pets, pet food and pet related products and services (including the provision of ancillary pet care and treatment services): DIY, building and gardening supplies; furniture; carpets; tiles and other floor and wall coverings; and electrical appliances. The net retail floor space of unit 2 shall not exceed 500 square metres and notwithstanding the provisions of the General Permitted Development Order 1995 (as amended or re-enacted); no mezzanine floor space shall be introduced and the unit shall not be subdivided unless planning permission for such works has been granted on application to the local planning authority.

REASON: In the interests of highway safety and to protect the vitality and viability of Clitheroe Town Centre, having regard to Policies G1, T7 and S2 of the Ribble Valley Districtwide Local Plan and Policy DMR1 and Key Statement EC2 of the draft Ribble Valley Core Strategy (post submission version including proposed main changes).

NOTE(S)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. 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 Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.
5. The applicant is advised that they have a duty to adhere to the regulations of Part IIA of the Environmental Protection Act 1990, the Town and Country Planning Act 1990 and Building Control Regulations with regards to contaminated land. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it should be reported in writing immediately to the Contaminated Land Officer at Ribble Valley Borough Council. Responsibility for ensuring that the contamination is dealt with appropriately rests with the applicant.
6. Electricity North West advise that there is an out of commission 3c25 SAC service cable which used to feed the building on site which, according to their records has been cut at the main and made dead. Additionally, there is a 4c.1 Low Voltage mains cable passing in front of the site. A new entrance way is to be constructed over this cable to allow HGV delivery vehicular access. This cable may require placing at increased depth or installing in ducts to allow construction of this entrance way. The applicant is advised to contact ENW.

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

4. APPLICATION NO: 3/2015/0459/P (GRID REF: SD382845 448352)
INSTALLATION OF SOLAR PV ARRAY PLUS ANCILLARY DEVELOPMENT
ON LAND OFF COAL PIT LANE, GISBURN

The Senior Planning Officer reported that 3 additional conditions would be added to this permission regarding landscaping, cameras and details of materials.

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 drawings:

1. General site plan (Amended plan showing substation).
2. Camera detail sheet No. 1 of 1.
3. Panel elevation drawing

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

3. This permission shall be for a temporary period expiring on 31 August 2040. Not less than 12 months prior to that expiry date or if the development fails to produce renewable energy for a continuous period of six months or more, (whichever is sooner) the restoration details for the site shall be submitted for the written approval of the Local Planning Authority. This shall include a scheme of works for the decommissioning of the solar farm and associated equipment which shall include; a scheme detailing the removal of all surface elements and any foundations to a depth of 300mm below ground level, a scheme for restoration and aftercare, a timetable for the works and a decommissioning traffic management plan. The subsequent decommissioning of the site shall be carried out in accordance with the agreed details within 6 months of the expiry of this permission or within 6 months of the cessation of electricity production (whichever is sooner).

REASON: To comply with the terms of the application and to ensure the satisfactory restoration of the site in the interests of visual amenity and to comply with Policies DMG1, DME2 and DME5 of the Ribble Valley Core Strategy (Adopted Version).

4. For the entire period of construction works, facilities shall be available on site for the cleaning of the wheels and vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being

carried on to the highway. The roads adjacent to the site shall be mechanically swept as required during the entire construction period.

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

5. Prior to the commencement of the development, details of the provision of a vehicular turning space for construction vehicles within the site shall be submitted to and approved by the Local Planning Authority. For the avoidance of doubt the submitted details shall indicate the siting and nature of the turning area(s) and provide a programme of works for the removal of the area(s) following completion of the construction phase of the development.

REASON: In the interests of highway safety and in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. The site access on Coal Pit Lane at the junction with Burnley Road (A682) shall be widened as shown in Appendix 2 of the submitted Traffic Management Plan before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site in the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

7. Following the completion of construction works, the access that has been widened in accordance with condition No 6 shall be returned to its original condition in accordance with precise details that have first been submitted to and agreed in writing by the Local Planning Authority.

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

8. Throughout the construction period, the requirements of the submitted Traffic Management Plan (April 2015) by ADAS UK Ltd shall be followed in their entirety.

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

9. Prior to the installation of any external lighting, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. All external lighting shall thereafter be implemented in accordance with the approved scheme prior to the first use of the development

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

10. The development hereby permitted shall be carried out in complete compliance with the contents of the submitted Flood Risk Assessment by ADAS UK Ltd (reference SHF.1151.002.R.001.C).

REASON: In the interests of proper water management and to comply with Policy DME6 of the Ribble Valley Core Strategy (Adopted Version).

11. The development hereby permitted shall be carried out in complete compliance with the recommendations for mitigation and enhancement measures in Section 9 of the submitted Ecological Impact Assessment (May 2015) by ADAS UK Ltd.

REASON: In the interests of site and species protection and conservation and to comply with Policy DME3 of the Ribble Valley Core Strategy (Adopted Version).

12. In addition to the requirements of the Traffic Management Plan (Condition No 8) no development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the routing and management of construction traffic;
- ii) the parking of vehicles of site operatives and visitors;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in constructing the development;
- v) the erection and maintenance of security hoardings where appropriate;
- vi) wheel cleaning facilities;
- vii) measures to control the emission of dust and dirt during construction;
- viii) a scheme of recycling/disposing of waste resulting from demolition and construction works;
- ix) the hours during which machinery may be operated, vehicles may enter and leave the site and works may be carried out on the site

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

13. Notwithstanding the submitted details, prior to the commencement of development, a detailed site plan indicating the location(s) of all camera mounting columns within the site shall be 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 and to limit the visual impact of the development in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

14. Notwithstanding the submitted details, prior to the commencement of development, revised elevations and detail of the fencing/gates, DNO sub-station, switchroom/sub-station building and inverter cabin shall be 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 and to limit the visual impact of the development in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

15. Precise specifications or samples of all external surfaces, including details of the coating colours for all structures and all external surfacing materials of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. 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 materials and finishes to be used are appropriate to the character of the area in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

16. Notwithstanding the submitted details, prior to the commencement of development, a detailed landscaping scheme and landscaping maintenance plan shall be submitted to and approved by the Local Planning Authority. For the avoidance of doubt the submitted details shall make provision for the inclusion of a mix of native tree and shrub species and the submitted landscape maintenance plan must cover a period of not less than 25 years for woodland/scrub areas and not less than 10 years for other landscaped areas.

REASON: In order that the Local Planning Authority may ensure that the landscaping proposals are appropriate to the character of the area, to ensure long-term appropriate landscape maintenance and to minimise the visual impact of the development in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

NOTES

1. 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 footpath No 4 in the Parish of Gisburn crosses the application site.
2. The developer is advised that the erection of signs within the adopted highway would require the consent of the Lancashire County Council highway authority and that Advertisement Consent might also be required from the Local Planning Authority for any such signs.

(Mr Dhillon spoke in favour of the above application. Mrs Heslop spoke against the above application).

(Councillor Alcock was given permission to speak on the following application. Councillor Rogerson declared an interest in the next application and left the meeting)

5. APPLICATION NO: 3/2015/0453/P (GRID REF: SD 365541 442474)
PROPOSED CONVERSION OF BROOK WOOD BARN INTO A SINGLE RESIDENTIAL DWELLING AT CHERRY TREE FARM, CHIPPING ROAD, CHAIGLEY, CLITHEROE, BB7 3LX

REFUSED for the following reasons:

1. The proposal is considered contrary to Key Statements DS1, DS2 and policies DMG2, DMG3, DMH3 and DMH4 of the Ribble Valley Core Strategy (Adopted Version) in that the approval would lead to the creation of a new dwelling in the Forest of Bowland AONB without sufficient justification which would cause harm to the development strategy for the borough. It is further considered that the approval of this application would lead to an unsustainable form of development in an isolated location that does not benefit from local services or facilities, placing further reliance on the private motor-vehicle contrary to the presumption in favour of sustainable development.
2. The proposal by virtue of its harmful effect from the likely impact of domestic paraphernalia such as parked vehicles, sheds, washing lines, children's play equipment and fence lines on this part of the Forest of Bowland AONB would represent an urban encroachment to the significant detriment of the character and appearance of the protected landscape, contrary to Key Statement EN2 and Policies DMG1, DMG2, DME2, DMH3 and DMH4 of the Ribble Valley Core Strategy (Adopted Version)
3. The proposed development would create a harmful precedent for the acceptance of other similar unjustified proposals, without sufficient justification, which cumulatively would have an adverse impact on the implementation of the Development Strategy for the Borough, contrary to the interests of the proper planning of the area in accordance with core principles and policies of the National Planning Policy Framework.

(Ms Miller spoke in favour of the above application. Councillor Rogerson returned to the meeting.)

6. APPLICATION NO: 3/2014/1018/P (GRID REF: SD 360105 437804)
DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 33 UNITS OF
RETIREMENT LIVING HOUSING (CATEGORY II TYPE ACCOMMODATION),
COMMUNAL FACILITIES, LANDSCAPING AND CAR PARKING AT
BARNACRE ROAD, LONGRIDGE PR3 2PD

DEFERRED AND DELEGATED to the Director of Community Services for approval following the satisfactory completion of a legal agreement (in the terms described within 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:

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 drawings:

- Site Plan 2016-1-02 Rev A
- Elevations 2016-1-03 Rev D
- Floorplans 2016-1-05 Rev B
- Substation & Battery Car Details 2016-1-06 Rev B
- Site Plan Technical 2016-1-7 Rev A
- Elevations 2016-1-08 Rev 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.

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

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

4. 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 Policy DMG1 of the Ribble Valley Core Strategy (Adopted version).

5. Notwithstanding the submitted details, prior to the commencement of the development, section details and/or elevations 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).

6. Prior to the commencement of the development, details of the car park surfacing/markings shall be submitted to and agreed in writing by the Local Planning Authority. The car parking spaces and manoeuvring areas shall be marked out in accordance with the approved details, before the use of the premises hereby permitted becoming operative.

REASON: To allow for the effective use of the parking areas in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy (Adopted version).

7. 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 have been submitted to, and approved in writing by the Local Planning Authority.
The details shall be submitted on a building dependent bird/bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting site(s) 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 the building during the construction phase and prior to the building being 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).

8. Notwithstanding the submitted details, prior to the commencement of the development, full details of the proposed landscaping shall be submitted to

and approved in writing by the Local Planning Authority. For the avoidance of doubt, the landscaping details shall indicate all trees and hedgerows identified to be retained or how those adjacent to the proposed development and/or application area/boundary will be adequately protected during construction, in accordance with BS5837: 2012 'Trees in relation to design, demolition and construction' or equivalent unless otherwise agreed. The agreed protection measures shall be put in place and maintained during the construction period of the development.

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

REASON: To protect trees and hedges on and adjacent to the site and to ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policies DME1 and DME3 of the Ribble Valley Core Strategy (Adopted version).

9. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 1. The parking of vehicles of site operatives and visitors
 2. The loading and unloading of plant and materials
 3. The storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding
 5. Wheel washing facilities
 6. Measures to control the emission of dirt and dust during construction
 7. Details of working hours
 8. Contact details of the site manager.
 9. The timing of the delivery of plant and material to site to avoid the nearby school start and finish times

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).

10. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by the Local Planning Authority in consultation with the Highway Authority. For the avoidance of doubt, the off-site highway works shall provide for a pedestrian refuge and associated carriageway works on Inglewhite Road south of the mini roundabout.

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 ensure the proposal would not be of detriment to the safe operation of the immediate highway in the interests of highway safety and is in compliance with current highway legislation in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley 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 10 has been constructed and completed in accordance with the approved 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 ensure the safe operation of the immediate highway network in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy (Adopted version).

12. The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads concurrent with the formation of the new access.

REASON: To limit the number of access points to, and to maintain the proper construction of the highway in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy (Adopted version).

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

Foul shall be drained on a separate system. The building shall not be occupied until the approved foul drainage scheme has been completed in accordance with the approved details. This development shall be completed maintained and managed in accordance with the approved details.

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

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

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

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

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

15. 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).

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

7. APPLICATION NO: 3/2015/0266/P (GRID REF: SD 373687 440694)
DEMOLITION OF EXISTING WORKSHOPS BUILDINGS (OTHER THAN WORKSHOP 3), CONVERSION OF WORKSHOP 3 TO PROVIDE 14 RESIDENTIAL APARTMENTS THE ERECTION OF 4 RESIDENTIAL APARTMENTS, ERECTION OF CYCLE/REFUSE STORE, LAYING OUT OF PARKING AND CIRCULATION AREAS, AND ASSOCIATED LANDSCAPING. PRIMROSE WORKS, PRIMROSE ROAD, CLITHEROE, LANCASHIRE BB7 1BS.

The Senior Planning Officer reported a rewording from Woone Road to Woone Lane and also made reference to the contribution to a green gym.

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) and subject to the receipt of acceptable design amendments 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. 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:

- N.B. Drawing number references to be confirmed following the receipt of amended plans

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

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

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

4. 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 Policy DMG1 of the Ribble Valley Core Strategy (Adopted version).

5. Notwithstanding the submitted details, prior to the commencement of the development, section details and/or elevations 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).

6. Prior to the commencement of the development, details of the car park surfacing/markings shall be submitted to and agreed in writing by the Local Planning Authority. The car parking spaces and manoeuvring areas shall be marked out in accordance with the approved details, before the use of the premises hereby permitted becoming operative.

REASON: To allow for the effective use of the parking areas in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy (Adopted version).

7. Notwithstanding the submitted details, prior to the commencement of the development, full details of the proposed landscaping shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the landscaping details shall indicate all trees and hedgerows identified to be retained or how those adjacent to the proposed development and/or application area/boundary will be adequately protected during construction, in accordance with BS5837: 2012 'Trees in relation to design, demolition and construction' or equivalent unless otherwise agreed. The agreed protection measures shall be put in place and maintained during the construction period of the development.

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

REASON: To protect trees and hedges on and adjacent to the site and to ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policies DME1 and DME3 of the Ribble Valley Core Strategy (Adopted version).

9. No development shall take place, including any demolition, until a Construction & Demolition Method Statement has been submitted to and approved in writing by the local planning authority 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 dirt and dust during construction
7. Details of working hours
8. Contact details of the site manager
9. The timing of the delivery of plant and material to site
10. A programme and timing for the mechanical sweeping of all adjacent roads during the construction and demolition phase of the development

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).

10. Prior to the commencement of the demolition works on site, a methodology and schedule of works in relation to all proposed demolition shall be submitted to an agreed in writing by the Local Planning Authority. For the avoidance of doubt the submitted details shall contain a further building condition survey relating to the buildings/structures to remain on site, details regarding the method and phasing of demolition and details in respect of demolition works relating to or affecting the main mill building

The schedule and timing of works shall also include detailed proposals to ensure the structural stability of the building(s) during the course of demolition and construction of the development and include elevational and engineering details as to how the building(s) will be retained in a satisfactory and sound condition thereafter. All works shall be carried out in strict accordance with the agreed details.

REASON: To protect and conserve the buildings proposed to be retained on site and to ensure that there is no significant deterioration in the condition of the building In accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Adopted Version).

11. 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 Key Statement EN4 and Policies DME2, DME3 and DMG1 of the Ribble Valley Core Strategy (Adopted Version).

12. Prior to each phase of development approved by this planning permission no development (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
 - 1) A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site.
 - 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To assess the risk associated with the development and to ensure the site is suitable for its end use in accordance with Key Statement EN4 and

Policies DME2, DME3 and DMG1 of the Ribble Valley Core Strategy (Adopted Version).

13. No occupation shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

REASON: To assess the risk associated with the development and to ensure the site is suitable for its end use in accordance with Key Statement EN4 and Policies DME2, DME3 and DMG1 of the Ribble Valley Core Strategy (Adopted Version).

14. 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 unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON: To assess the risk associated with the development, to prevent the pollution of controlled waters from potential contamination on site and to ensure the site is suitable for its end use in accordance with Key Statement EN4 and Policies DME2, DME3 and DMG1 of the Ribble Valley Core Strategy (Adopted Version).

15. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

REASON: To ensure and safeguard the recording of any archaeological deposits in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Adopted Version).

16. No part of the development shall be occupied until details of the forward visibility splays visibility have been approved by the planning authority and the land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the forward visibility splays in excess of 1.0 metre in height above the height at the centre line of Woone Lane.

REASON: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

17. Prior to the commencement of the development, a joint survey shall be carried out between the developer and the planning authority (in conjunction with the highway authority) to determine the condition of Woone Road A similar survey shall be carried out within six months of the completion of the last phase of development, and the developer shall make good any damage to Woone Lane to return it to the pre-construction situation.

REASON: To maintain the construction Woone Road in the interest of highway safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

18. The bat mitigation proposals for the protection of bats as contained within the Inspection and Assessment in Relation to Bats Dated 18th June 2015 will be implemented in full, subject to any changes required by Natural England at the Licensing stage.

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 Policy DMG1 and Key Statement EN4 of the Ribble Valley Core Strategy (Adopted Version).

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

8. APPLICATION NO: 3/2015/0347/P (GRID REF: SD 3602228 437459)
ERECTION OF 12, 2 BED BUNGALOWS AT LAND OFF TOWNELEY ROAD,
LONGRIDGE

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:

Time Limits

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

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

Drawings and Details

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

Plan Ref:	Title:	Received On:
NIX/05 Dwg 05	Boundary wall detail	1/07/15
NIX/05 Dwg 02A(b)	Proposed Site Layout Plan	7/08/15
NIX/05 Dwg 03A(b)	Revised Elevation plans	7/08/15
	Acoustic report dated	27/05/15

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

Amenity

3. Prior to commencement of development a Construction Method Statement/Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out otherwise than in accordance with the approved Construction Management Plan which shall include the following matters:
- a) the parking and turning for vehicles of site personnel, operatives and visitors;
 - b) programme of works (including measures for traffic management and operating hours including times for deliveries or vehicles involved in construction);
 - c) loading and unloading of plant and materials;
 - d) storage of plant and materials used in constructing the development;
 - e) erection and maintenance of security hoarding and lighting;
 - f) wheel washing facilities and a programme for the cleaning of the access lane and for the mechanical sweeping of all adjacent roads during the construction and demolition (if applicable) phase of the development;
 - g) a Management Plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
 - h) a scheme for recycling/disposing of waste resulting from demolition and construction works (there shall be no burning on site;)
 - i) a Management Plan to control noise and vibration during the construction phase (in accordance with BS:5228 (2009) code of Practice titled 'Noise and Vibration Control on Construction and Open Sites'). The Noise Management Plan for the development shall include details of acoustic heavy duty fencing and locations; location of site offices, compounds and storage and operation of the wheel wash.

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

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

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

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

Drainage

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

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

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

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

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

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

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

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

Highways

7. The new access between the site and Towneley Road shall be constructed in accordance with the LCC specification for Construction of Estates roads to at least base course level before any development takes place on the housing.

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

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

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

Materials

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

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

10. Notwithstanding the landscaping details submitted on Drawing Number NIX/05 Dwg 02a-prior to the commencement of development a satisfactory programmed landscaping scheme which shall include hard and soft surfacing and details of trees.

The approved soft landscaping scheme shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

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

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

167 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:

168 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0759/P	Hazardous substance consent for storage of materials of toxic and oxidising capabilities	Johnson Matthey Pimlico Industrial Area West Bradford Road Clitheroe
3/2014/0984/P	Proposed timber garage	Moss Hall, Higher Road Longridge
3/2014/0989/P	Rear bedroom block extension and link building	High Brake, Chatburn Road, Clitheroe
3/2014/1019/P	Conversion and reconstruction of part of original public house/hotel to form domestic dwelling-house	Pendle Hotel Clitheroe Road Chatburn
3/2014/1021/P	Proposed extension of cottage into barn to provide annex accommodation	Horton Green Cottage Horton, Skipton
3/2014/1066/P	Variation of condition 3 of planning permission 3/2012/1099/P to allow the two-bed holiday cottage to be occupied as a permanent dwelling with restricted occupation as a social low cost unit (re-submission of planning application 3/2014/0074/P)	former garage adjacent to 1 Swinglehurst Cottage Garstang Road Chipping
3/2014/1083/P	Part retrospective application for ground excavation works and the erection of 36.5m x 16.7m agricultural storage building	High House Farm Read
3/2014/1089/P	Erection of two new dwellings and detached garage	land off Clough Bank Lane Chatburn
3/2015/0011/P	Double garage at the front	Maycroft House Hesketh Lane, Chipping

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0076/P	Replacement of existing glazed link building and open colonnade, conversion of outbuildings to provide additional living accommodation, plus conversion of existing carport and log store to form garages	Angerham Barn Clitheroe Lane Withgill, Great Mitton
3/2015/0162/P	Removal of condition 3 (occupation) of planning permission 3/1997/0134/P to allow use as a holiday let	The Fishing Lodge Catlow Road Slaidburn
3/2015/0179/P	Air intake and exhaust stack located on roof of S2 building	Samlesbury Aerodrome S609 Box 1 Balderstone
3/2015/0243/P	Front and rear dormer	71 Hillcrest Road, Langho
3/2015/0244/P	Construction of all-weather ménage 20m x 40m	Buckstalls, Slaidburn Road Waddington
3/2015/0248/P	Erection of agricultural building for free range egg production.	Haggs Hall Fields Higher Ramsgreave Road Ramsgreave
3/2015/0273/P	Repointing the east and west elevations with a non-hydraulic lime	Townhouse Farmhouse Main Street, Pendleton
3/2015/0282/P	Conversion of existing garage to a garden room including formation of mezzanine floor for storage	106 St Pauls Street Clitheroe
3/2015/0291/P	Erection for three bedroom detached house and creation of vehicular access	Land at Chapel Close Low Moor, Clitheroe
3/2015/0299/P	Single storey electrical sub-station	Johnson Matthey Pimlico Industrial Area West Bradford Road Clitheroe
3/2015/0330/P	288m x 13.192m storage building for use in the Hodder Valley Show	Land off Back Lane Newton-in-Bowland
3/2015/0360/P	Proposed retention of existing stable building, access track and ménage to be used as a remedial farrier business	Land adjacent to Woodfold Hall Further Lane Mellor
3/2015/0378/P (Split Decision)	Advertisement application for externally illuminated fascia sign	41 King Street Whalley
3/2015/0386/P	Extension to roof garden	Lee Carter House Castlegate Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0396/P	Discharge of condition no.3 (samples of walling, roofing and surface materials) of planning permission 3/2014/0855	Bonny Blacks Farm Howgill Lane Gisburn
3/2015/0400/P	Proposed extensions, alterations and remodelling of existing house. Resubmission of withdrawn application 3/2014/1136	Bennetts Close Wiswell
3/2015/0401/P	Creation of hardstanding for parking and storage area	Garage at the rear of Pendle Street East Sabden
3/2015/0403/P	Ground floor extension to front of property to replace existing porch extension	68 Riverside Low Moor Clitheroe
3/2015/0405/P	Demolition of existing garage and erection of new garage and store room	Dog and Partridge Hesketh Lane Chipping
3/2015/0422/P	Application for discharge of condition no. 5 (relating to installation of sparrow nest boxes and bat boxes) of planning permission 3/2015/0075/P	21 Darkwood Crescent Chatburn
3/2015/0423/P	Discharge of conditions 3 (materials) and 5 (flood proofing) planning permission 3/2014/0838	Beech House Alston Lane Longridge
3/2015/0430/P	Extension and enlargement of the property to convert bungalow into two storey house with internal garage	12 Chesterbrook Ribchester
3/2015/0432/P	Demolition of small rear extension. Replace with new single storey rear extension 4m x 6.15m and a porch 2.5m x 2m	132 Pimlico Road Clitheroe
3/2015/0436/P	Internally illuminated replacement sign	Homebase Queensway North Clitheroe
3/2015/0438/P (LBC)	Rewiring, replumbing replacement of ceilings, repair and replastering ground floor walls, clean and restore original fireplace, fit log burner and chimney liner, fit new kitchen and bathroom suite	12 Talbot Street Chipping
3/2015/0437/P	Detached single garage	26 Kestor Lane Longridge
3/2015/0439/P	Flat roof rear extension, removal of chimney stack and soil stack	1 Manor Barn Rimington Lane Rimington

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0441/P	Sun lounge and garage	8 Longridge Road Hurst Green
3/2015/0443/P	1 internally illuminated fascia sign, 1 internally illuminated projector sign, 5 non illuminated window vinyls	2-3 Stonebridge Parade Preston Road Longridge
3/2015/0449/P	Discharge of conditions in relation to application 3/2014/1061/P for materials, landscaping, foul and surface water, construction management plan, site access and highway and marketing clause	Old Whalley Nursery Clitheroe Road Barrow
3/2015/0454/P	Enclosure of existing canopy with aluminium bi-fold doors and full height glazing including relocation of existing play train	Whalley CE Primary School Church Lane Whalley
3/2015/0455/P	Proposed extensions and alterations to the existing bungalow	The Bungalow 62 Littlemoor Road Clitheroe
3/2015/0456/P	Proposed loft conversion including increasing the height of the ridge and side extension to the detached property	Elhanon Whalley Road Pendleton
3/2015/0457/P	Alterations and extensions to form a garden room, improved entrance and garage	Shireburn House Longridge Road Hurst Green
3/2015/0458/P	Proposed rear conservatory	10 Queensway Waddington
3/2015/0460/P	Variation of condition 4 on planning permission 3/2012/0961 to allow the use of the annex for holiday accommodation	Quaker Field House Lambing Clough Lane Hurst Green
3/2015/0461/P	Demolition of garage and porch to create the space for a two storey side extension incorporating special needs facilities	55 Durham Road Wilpshire Blackburn
3/2015/0468/P	Change garage into bedroom, alter front elevation	Nowra Mellor Lane, Mellor
3/2015/0476/P	Discharge of conditions 7 (Highways), 9 (Foul Drainage), 10 (Surface Water Drainage) and 13 (Construction Statement/ Management Plan) of planning permission 3/2014/0725/P	land off Clitheroe Road Whalley

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0477/P	Variation of condition 2 (to allow for a double rather than a single garage for house type A on plot 1) on planning permission 3/2014/0725/P	Land off Clitheroe Road Whalley
3/2015/0478/P	Remove a section of the low wall and grassed area at the front of the URC to allow more space for any disabled user to park and transfer from their vehicle to the new platform lift	United Reformed Church Castle Gate Clitheroe
3/2015/0485/P	Erection for three bedroom detached house and creation of vehicular access	land at Chapel Close Low Moor, Clitheroe
3/2015/0486/P	Conservatory to rear	Pleasant View Farm Saccary Lane Mellor
3/2015/0497/P	Non material amendments sought on planning permission 3/2014/1027 - rearrangement of front lounge window, revised garage layout, revised roof plan, rear bedroom window to be amended to double doors, addition of sunpipe to inner bedroom, reduction of rear kitchen diner doors from 6 to 4	15 Calfcote Lane Longridge
3/2015/0498/P	Proposed rear conservatory to project 4m beyond the rear wall of the original dwelling, 3.113m max height from natural ground level and 2.26m height at the eaves.	10 Ennerdale Road Clitheroe
3/2015/0503/P	Strip out existing window, carry out alterations to form two new window openings to north elevation	14 Greenacres Read
3/2015/0504/P	Side and rear extensions	53 Mellor Lane, Mellor
3/2015/0511/P	Discharge of condition 4 (materials), 5 (hardstanding and drainage) and 6 (turning area) of planning permission 3/2014/0874/P	Land adj to Radcliffe Farm Lower Road Longridge
3/2015/0525/P	Replacement 5 no windows	Higher Whitewell Farmhouse, Whitwell
3/2015/0537/P	New canopy and pitched roof to replace existing flat roof to porch to front of existing semi-detached property	51B Mellor Lane Mellor

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0556/P	Non material amendment to extend the ground floor of the approved two storey side extension forward by 400mm and change the garage door to a window on planning permission 3/2014/0651	22 Langshaw Drive Clitheroe

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0620/P	Change of use from studio/office to a single dwelling	Brookside Cottages Grunslagill	NPPF; Key Statements DS1 and DS2; Policies DMG1, DMG2, DMH3 and DMH4 – isolated unsustainable location contrary to the Council's Adopted Development Strategy, and unsatisfactory level of residential amenity due to the proximity of the proposed dwelling to the existing dwelling, Brookside Cottage.
3/2015/0128/P	Outline application for proposed construction of 1, 4 bedroom detached house and formation of vehicular access drive on land at the junction of	The Drive and Gleneagles Drive Brockhall Village Old Langho	Key Statements DS1, DS2 and Policy DMG2 – Inappropriate development within a Tier 2 settlement causing harm to the adopted Settlement Strategy. Policy DME3 – Insufficient information provided that the proposed tree felling and pruning would not have a detrimental impact on protected species.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0208/P	Outline application for a single new dwelling with all matters reserved except access	land adjacent Village Hall Main Street Newton-in-Bowland	Contrary to Key Statements DS1 and EN1 and Policies DMG1, DMG2 and DME4 of the Adopted Core Strategy – a new dwelling in a Tier 2 settlement representing unsustainable development, creation of harmful precedent, detriment to the appearance and character of the Conservation Area and the AONB.
3/2015/0309/P	Office building (Class A2) adjacent to the existing B1/B8 buildings	Fairfield Business Park Longsight Road Clayton-le-Dale	Policies DMG1, DMB1 and DME2 – Over prominent and discordant feature to the detriment of the visual amenities of the locality.
3/2015/0343/P	Proposed conservatory	17 Crumpax Ave Longridge	Contrary to Policies DMG1, DMH5 and DME4 of the Ribble Valley Core Strategy
3/2015/0378/P (Split Decision)	Advertisement application for externally illuminated hanging sign and non-illuminated wall painted sign	41 King Street Whalley	Policies DMG1 and DME4 - The sign is too large and too high on the building and would detract from the appearance and character of the Conservation Area – and harmful precedent.
3/2015/0409/P	Detached garage (Resubmission of application number 3/2015/0152)	4 The Croft Chatburn	Contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0445/P (LBC)	First floor en-suite bathroom. New SVP on rear elevation to connect to existing soil drainage	Newton House Slaidburn Road Newton	Proposed SVP and roof installed bathroom extractor fan visually intrusive and conspicuous and harmful to listed buildings and Newton Conservation Area. NPPF paragraph 17, 131 and 132; Core Strategy DME4 and DMG1.
3/2015/0484/P	Proposed two storey extension to rear with one new roof light on existing dwelling.	Mill Hey Croft Chatburn	Contrary to Policies EN5, DMG1, DME2, DME4 and DMH5 of the Ribble Valley Core Strategy - significant harm to the setting of the adjacent listed building and the character, setting and visual amenities of the Conservation Area.
3/2015/0492/P	Variation of Condition 2 (proposal for the conversion of temporary nursery building to permanent) of planning permission 3/2013/0970.	Longridge C of E Primary School Berry Lane Longridge	Contrary to Policies DMG1 and EN5 of the Ribble Valley Core Strategy.
3/2015/0504/P	Side and rear extensions.	53 Mellor Lane Mellor	Contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0931/P	Installation of 8.no. x 15m high galvanised steel flood lighting columns to be installed around BRFC Academy Show Pitch.	Blackburn Rovers Football Club Academy Old Langho Blackburn	EN2 and DMG1 - Light pollution - impact on landscape and AONB DMG1 - Light pollution - adversely affecting amenities of local residents. EN4 and DME3 - Insufficient information to assess effect on local ecology on and adjacent to the site.

170

HOUSEHOLDER EXTENSIONS – PRIOR APPROVAL **NOT** REQUIRED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0481/P	Single storey rear extension, extending 4m beyond the rear wall of the original dwelling, 3.8m max height from natural ground level to mono pitch rood and 2.4m to the eaves	23 Windsor Avenue Longridge
3/2015/0498/P	Proposed rear conservatory to project 4m beyond the rear wall of the original dwelling, 3.113m max height from natural ground level and 2.26m height at the eaves	10 Ennerdale Road Clitheroe
3/2015/0541/P	Rear conservatory to be constructed of white PVC-U frames with glazing panels. To extend 3.5m beyond the rear wall of the original dwelling, maximum height 3.028m from the natural ground level and height at eaves 2.268m.	10 Queensway Waddington
3/2015/0544/P	Proposed solid roof conservatory to project 4m from the rear wall of the original dwelling, 3.33m maximum height from the natural ground level and 2.47m height at eaves.	19 Brookside Old Langho
3/2015/0560/P	Prior notification of proposed construction of rear single storey extension following demolition of existing conservatory projecting 4m from the wall of the original dwelling, 4m maximum height from the natural ground level and 2.7m height at the eaves.	48 Kenilworth Drive Clitheroe

171 HOUSEHOLDER EXTENSIONS – PRIOR APPROVAL **REQUIRED**

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0479/P	Alterations to the existing single storey extension, removal of the conservatory and flat roof areas to be replaced with a new pitched roof extension to extend 4.25m from the original rear wall, 4.5m max height from the natural ground level and 2.3m to the eaves.	12 Moorland Road Langho

172 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0428/P	Certificate of Lawfulness for a proposed development involving the removal of a window, blocking up of a wall and installation of a replacement window on an outbuilding	27 Kirklands Chipping

173 PRIOR NOTIFICATION DEVELOPMENT UNDER LANCASHIRE ADVANCE ENGINEERING AND MANUFACTURING ENTERPRISE ZONE (SAMLESBURY) AND LOCAL DEVELOPMENT ORDER NO 2 (2014) (LDO)

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0520/P	Submission by LCC for construction of new signalised junction on A677 and access road to form an entrance to the Lancashire advanced engineering and manufacturing Enterprise Zone facility	A59 BAE Systems Samlesbury
3/2015/0555/P	Construction of a temporary construction haul road and demolition of a compound building adjacent to the Enterprise Zone	A59 BAE Systems Samlesbury
3/2015/0558/P	Construction of a defence logistics centre for the storage and distribution of parts and materials for advanced engineering and manufacturing and associated access roads, parking, servicing areas	BAE Systems Samlesbury

174 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
ORDER PART 3, **CLASS R**, PRIOR APPROVAL APPLICATION FOR CHANGE
OF USE OF AGRICULTURAL BUILDING TO DWELLING-HOUSES

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0346/P	Change of use of an agricultural building from its current use to residential use with no associated building operations (Class Q(a) only)	New Laithe Skipton Road Gisburn
3/2015/0412/P	Change of use of an agricultural building from its current use to a commercial storage use (Class B8 – storage or distribution)	New Ings Farm Coal Pit Lane Gisburn

175 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>
3/2015/0371/P	Prior notification of agriculture or forestry development - proposed building (Silage store)	Over Hacking Farm Stonyhurst Clitheroe

176 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>
3/2015/0404/N	Open fronted mono pitch storage building	Halsteads Farm Grindleton Road West Bradford

177 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0115/P	Two storey extension to the rear single storey and garage extension	26 Hayhurst Road Whalley
3/2015/0288/P	Replacement porch, two storey side extension, single storey rear extension, insertion of rooflights and creation of access	Wildmans Farm Longsight Road Langho
3/2015/0415/P	Crown lift, to 4m and deadwood Horse Chestnut T1, T2 and T3. Remove branches on Horse Chestnut T4 and T5	12 The Rhyddings Langho

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0417/P	Prior approval of proposed change of use from agricultural building to two dwellings	Barn at Pasture House Farm West Marton
3/2015/0482/P	Remove and repoint lime mortar in the barn	Pimlico Farm Pimlico Village Clitheroe

178 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	With LCC
3/2014/0188	Victoria Mill Watt Street Sabden	13/11/14	40	With Planning applicant seeking to renegotiate contributions so may need to go back to Committee
3/2014/0742	Land off Pimlico Road Clitheroe	15/1/15	19	With Applicant
3/2014/0764	Land East of Chipping Lane Longridge	2/7/15	363	With Housing

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2014/0618	Land off Chatburn Old Road, Chatburn	16/4/15	8 Weeks	10	Decision 11/6/15
3/2013/0981	Land at Chatburn Road, Clitheroe	13/2/14 18/12/14	29 weeks	23	Decision 10/7/15
3/2015/0010	Land off Longsight Road, Langho	12/3/15	17 weeks	18	Decision 10/7/15

179 APPEALS UPDATE

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2013/1023 U	29/08/14	Land off Kingsmill Avenue Whalley	WR		Appeal Dismissed (application refused) 22/06/15
3/2014/0550	01/10/14	Bradyll House Franklin Hill Old Langho	WR		Appeal Allowed 31/07/15 Costs application dismissed

<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
3/2014/0827 R	12/02/15	39 Clitheroe Rd Whalley	WR		Appeal Allowed 21/05/15
3/2014/0312 R	03/03/15	Time House Knowle Green	WR		Appeal Dismissed 09/16/15
3/2014/0679 R	13/03/15	Mill Cottage Victoria Terrace Mellor Brook	WR		Appeal Dismissed 23/07/15
3/2014/0887 R	12/03/15	Bent House Tosside	WR		Awaiting decision
3/2014/0684 R	12/03/15	Meadcroft Clitheroe Road Whalley	Hearing	30/06/15 1 day	Appeal Dismissed 30/07/15
3/2014/0409 R	12/03/15	Eatoughs Farm	WR		Appeal dismissed
3/2014/0942R	28/04/15	Land off New Lane	WR		Awaiting decision
3/2014/1122 R	21/05/15	35 King Street Whalley	WR		Awaiting decision
3/2014/0967R	01/06/15	8 Chatburn Ave Clitheroe	HH		Awaiting decision
3/2015/0212R	14/07/15	4 The Green Osbaldeston Lane, Osbaldeston	WR		Statement due 18/08/15
3/2015/0127R	17/07/15	26 Clitheroe Rd Whalley	HH		Awaiting decision
3/2014/0697R	29/06/15	Land adj Clitheroe Road West Bradford	WR		Awaiting decision
3/2014/1090 R	06/07/15	Little Dudlands Farm, Rimington	WR		Statement due 10/08/15
3/2015/0272R	22/07/15	Curtis House Longridge	WR		Statement due 26/08/15
3/2014/0755R	22/07/15	Mellor Lodge Gatehouse Mellor	WR		Statement due 26/08/15
3/2015/0216R	28/07/15	4 Court Grove Clayton le Dale	HH		Awaiting decision
3/2014/0846R	Waiting for start date	Land at 23-25 Old Row, Barrow			(File with CS)
3/2014/0961R	30/07/15	Skirden Hall Fm Tosside	WR		Statement due 03/09/15

<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>
3/2014/0183R	Waiting for start date	Land at Malt Kiln Brow, Chipping			
3/2014/0226R	Waiting for start date	Kirk Mill and Kirk House, Chipping			

180 DELEGATION TO DEVELOPMENT PLAN WORKING GROUP

The Chief Executive submitted a report requesting Committee to agree areas of delegation to the Council's Development Plan Working Group. He reminded Members that the Member Working group had been established to provide an overview to the process and has already held formative meetings to input into the process. Making progress on the allocations plan has been recognised as a priority and the working group has sought to identify opportunities by which to streamline the process and enable the plan to progress as quickly as possible.

The plan making process is regulated by statutory stages that the Council has to follow and inevitably these have set timeframes and lead-in times. The Council's own decision making process is governed by the Committee cycle and its administration timetable. The working group would be able to work less rigidly and respond to issues more readily as they arise providing Member input to operational decisions, both proactively and reactively if they were able to approve decisions such as endorsing stages for consultation, the publication of evidence based material, testing of options and sustainability appraisals. This would serve to progress the plan more effectively and help deliver the plan as quickly as possible.

RESOLVED: That Committee approve the delegated authority to the Chief Executive in consultation with the Chairman of Planning and Development Committee and the Development Plan Working Group, to take such steps as appropriate and necessary to progress the housing and economic DPD in relation to matters of consultation, stakeholder engagement, evidence base and options testing.

181 2014/2015 YEAR END PERFORMANCE INFORMATION

The Director of Resources submitted a report for Committee's information on the Year End Report for 2014/2015 that details performance against our local performance indicators.

RESOLVED: That the report be noted.

182 APPEALS

a) 3/2014/0679/P – Demolition of single house and development of 3 detached houses at Mill Cottage, Victoria Terrace, Mellor Brook – appeal dismissed.

- b) 3/2014/0684/P – Demolition of the existing dwelling and outbuildings and erection of 9 new dwellings at Meadcroft, Clitheroe Road, Whalley – appeal dismissed.
- c) 3/2014/0550/P – Modification of planning obligation relating to retention and maintenance of public sitting/picnic area on the banks of Dinckley Brook, Brockhall Village – appeal allowed.
- d) Costs application relating to appeal (c) – application refused.

183 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

184 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that 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.

185 REVIEW OF PLANNING SERVICES STRUCTURE

The Director of Community Services submitted a report requesting Members to consider the restructure of the planning service to enable the delivery of a more efficient and effective service. This was partly to take account of the progress made in the forward planning section since the adoption of the Core Strategy and also as a result of the temporary appointments and vacant posts within the department.

In addition to the ongoing workload, there had been a high proportion of major planning applications submitted and an increase in the number of submitted planning appeals, many of which are subject to Public Inquiries or Hearings, which take up a considerable amount of officer time in the development management section and policy section. It was essential that a structure exists to allocate effective day to day management of this service.

The proposed restructure would mean many of the posts would remain the same but there would be some changes to the existing duties of some job within the service, which would result in a need for job evaluation. The report included a comparison between the existing structure and the proposed restructure.

RESOLVED: That Committee approve the restructure with the resultant effect of removing the following posts from the establishment and/or renaming of the replacement posts.

Posts to be removed

- Technical Administration Assistant
- Planning Administration Officer
- Administration Officer

New posts

- Senior Planning Administration Officer
- Planning Administration Assistants x 2

186 KIRKMILL, CHIPPING – PLANNING APPEAL – REQUEST TO APPOINT CONSULTANTS

The Director of Community Services submitted a report providing Members with an update in relation to the forthcoming planning appeal at Kirkmill, Chipping regarding development at land east of Chipping Lane, Longridge. The report also requested approval to appoint consultants to be a planning witness and a separate landscape witness to assist the Council in defending the planning appeal.

It was recommended that the cost be met from the planning earmarked reserve.

RESOLVED: That Committee agree the appointment of consultants as outlined in the report.

The meeting closed at 8.15pm.

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

Minutes of Accounts & Audit Committee

Meeting Date: Wednesday, 26 August 2015, starting at 6.30pm
Present: Councillor K Hind (Chairman)

Councillors:

P Ainsworth	S Hind
S Atkinson	G Mirfin
I Brown	R Newmark
P Dowson	N C Walsh

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

Councillors G Geldard and A Knox were not in attendance.

Also in attendance: Caroline Stead – Grant Thornton.

187 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Karen Murray from Grant Thornton.

188 MINUTES

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

189 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

190 PUBLIC PARTICIPATION

There was no public participation.

191 THE AUDIT FINDINGS

Caroline Stead submitted a report on behalf of Grant Thornton which outlined the audit findings and key matters arising from the audit of the Council's financial statements for the year ended 31 March 2015. She informed Committee that Grant Thornton anticipated providing an unqualified opinion on the financial statements as there were not significant issues and just a small number of amendments which did not affect the Council's reported financial position. The key messages arising from the audit of the Council's financial statements were:

- the accounts presented for audit were well prepared;

- no adjustments were identified to the accounts affecting the Council's reported financial position;
- the value for money conclusion based on the review of the Council's arrangements to secure economy, efficiency and effectiveness in its use of resources was again to give an unqualified conclusion.

The report highlighted the audit findings against significant risks; other risks including operating expenses, employee remuneration, revenue recognition, estimates and judgements, going concern and other accounting policies.

Two items were identified during the course of the audit under internal controls:

- The Director of Resources access rights to raise journals.
- The fact that the internal audit work plan for 2014/15 had not been completed including the reports for general ledger and cash receipting.

Management responses has been made to both of these issues in that allowing the Director of Resources to have the access right to post journals was felt to be unavoidable given the small size of the Council and its finance team. The risks have been considered that this presents and it is considered manageable. With regard to the internal audit work, it was confirmed that the majority of the work had been carried out and that assurance levels had actually been given on the general ledger and cash receipting audits in the year end internal audit report to Committee.

RESOLVED: The Chairman thanked Grant Thornton for this report and also conveyed thanks to the Director of Resources and her financial team.

192 LETTER OF REPRESENTATION

The Director of Resources submitted a report which included the Letter of Representation that Grant Thornton had required to be signed before they would sign off the accounts. This letter sets out assurances from the Council to Grant Thornton that relevant accounting standards had been complied with and gave further assurances that the Council had disclosed information where to withhold it would have undermined the accuracy and reliability of the Statement of Accounts.

RESOLVED: That Committee approve the Director of Resources signing the Letter of Representation for 2014/15 on behalf of the Council.

193 APPROVAL OF AUDITED STATEMENT OF ACCOUNTS FOR 2014/15

The Director of Resources submitted a report asking Committee to formally approve the Statement of Accounts for 2014/15 following the completion of the audit. These had been previously approved subject to audit. The final approved version had to be published by the end of September 2015. The Head of Financial Services reported that he was pleased that in the main there had been

no amendments required to the key Statement of Accounts only to the items of information contained in the notes to the accounts and the removal of one of the accounting policies. These amendments had no impact on the overall figures stated in the main statements. The changes required included:

- removal of the accounting policy on jointly controlled operations and jointly controlled assets; as the Council does not currently have any such operations or assets this is seen as surplus to requirements;
- amendment to the signage of the sub-headings in note 8 - property, plant and equipment in relation to the two rows that details impairment (losses)/reversals;
- amendment to note 12 – financial instruments. Previously guidance had been interpreted to only require inclusion of debtors and creditors where actual invoices had been received or raised. Following discussions with the external auditors it had been agreed to include all debtors and creditors including those that are only estimated on the basis that goods and services had been received as at 31 March and therefore a liability or asset exists.

Following receipt of the Auditor's opinion, the accounts would be published on the website prior to the deadline of 30 September 2015.

RESOLVED: That Committee approve the audited Statement of Accounts for 2014/15, along with the audited Annual Governance Statement 2014/15.

194 INTERNAL AUDIT PROGRESS REPORT 2015/16

The Director of Resources submitted a report for Committee's information on the internal audit work progress to date for 2015/16. The report included a full audit plan for Committee's information and the principal auditor gave a brief update on the audits that had been carried out. The assurance opinions for the audits that had been completed were either reasonable or substantial.

RESOLVED: That the report be noted.

195 2014/15 YEAR END PERFORMANCE INFORMATION

The Director of Resources submitted a report for Committee's information for the year end 2014/15 that detailed performance against our local performance indicators.

RESOLVED: That the report be noted.

196 EXCLUSION OF PRESS AND PUBLIC

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

RISK MANAGEMENT – UPDATE ON RED RISKS

The Director of Resources submitted a report providing Members with an update on the current areas of high risks for the Council as identified on the Risk Register. At the present time there were two red risks which were in relation to waste management and planning appeals. Regular monitoring of the risks would continue by the appropriate Service Committees and this Committee would be kept informed of any future developments.

The Chairman raised an issue that he felt should be considered by the Planning and Development Committee with regard to getting value for money for members of the public. This was in relation to the type of homes/size of homes/tenure mixture of affordable housing in the borough.

RESOLVED: 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 mixture in line with Government guidelines in order to get best value for money for members of the public.

The meeting closed at 7.16pm.

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

Minutes of Community Services Committee

Meeting Date: Tuesday, 1 September 2015, starting at 6.30pm
Present: Councillor R J Thompson (Chairman)

Councillors:

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

In attendance: Director of Resources, Head of Engineering Services, Head of Culture and Leisure Services, Waste Management Officer.

198 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor P Elms.

199 MINUTES

The minutes of the meeting held on 2 June 2015 were approved as a correct record and signed by the Chairman.

200 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

201 PUBLIC PARTICIPATION

There was no public participation.

202 THE WASTE (ENGLAND AND WALES) REGULATIONS 2011 (AMENDED 2012) – REVIEW OF WASTE COLLECTION ARRANGEMENTS

The Director of Community Services submitted a report advising Members on the implications of the Waste (England and Wales) Regulations 2011 (Amended 2012) and seeking Committee's approval of the Necessity and Technically Environmentally and Economically Practicable (TEEP) Assessments carried out by officers on the Council's current waste collection arrangements. The report outlined the background to the Regulations and informed Committee that the amendment to Regulation 13 meant that Councils needed to collect for glass, cans, plastic and paper separately and that there were two tests; a necessity test and a Technical Environmental Economic and Practicable (TEEP) test. In practical terms this meant that local authorities would need to consider their collection arrangements against these requirements. The Regulations do not prohibit the comingle collection of these materials, rather they established separate collection as the default and it is for the local authority to demonstrate

that separate collection is not necessary or practicable in their area. The Regulation was more about improving the quantity and quality of the material collected and the ability of material processes to sort materials and provide high quality materials for subsequent use through closed loop recycling.

The Environment Agency enforces this new duty and they have already written to every local authority setting out how it intends to apply its regulatory role. In undertaking the assessments required to determine whether the authority is compliant with the new Regulations, officers had followed the step by step process as set out in the Waste Regulations Route Map. The process includes the necessity test which is the key test in determining whether separate collection would lead to an increase in the quantity and/or quality of material collected for recycling. This concluded that the quantity of glass, can and plastic bottles recovered through our comingled kerbside collection arrangement was very good and that higher yield of closed loop recycling were unlikely to be achieved through separate collection of paper, metal and plastic, thus the TEEP test was not required. For glass however, although the evidence showed that the yield of glass recovered is very good the percentage sent for closed loop recycling from the material recycling facility at Farrington Waste Technology Park suggested that it does not meet quality standards/specifications for re-melt and that separate collections may improve this figure. This therefore had to be subjected to the TEEP test. This meant that consideration had to be given as to whether it was practically beneficial to provide separate collection of glass in order to recover 809 tonnes of non-compliant glass for closed loop recycling. The TEEP test concluded that although it was technically practicable to provide separate collection for glass it was neither environmentally nor economically practicable. The report concluded that Regulation 12 requiring local authorities to meet the waste hierarchy for all waste it is responsible for had been met. This now required an official sign-off by both the Director of Community Services and the Head of Legal and Democratic Services as well as Committee approval. The Authority is also committed to reviewing this assessment process in the event of key triggers.

RESOLVED: That Committee

1. endorse the outcome of the TEEP Assessment; and
2. endorse the continuation of the current household waste and recycling collection service.

203 2014/15 YEAR END PERFORMANCE INFORMATION

The Director of Resources submitted a report informing Committee of the year-end report of 2014/15 that detailed performance against local performance indicators.

RESOLVED: That the report be noted.

204 CAPITAL MONITORING 2015/16

The Director of Resources submitted a report for Committee's information relating to the progress of the approved Community Committee capital

programme for the period April to July 2015. There were 11 new schemes for Community Committee totalling £436,600 and an additional item for the installation of 3G artificial pitch scheme which had been moved from 2014/15 to 2015/16. This increased the budget by £47,000. As at the end of July 2015, although only 12.5% of the annual capital programme for this Committee had been spent, a number of orders had been placed which meant that 65.6% of the budget was now committed.

RESOLVED: That the report be noted.

205 REVENUE OUTTURN 2014/15

The Director of Resources submitted a report on the outturn for the financial year 2014/15 in respect of the revenue budget for this Committee. She reported that after transfers to and from earmarked reserves the overall underspend was £133,041 which had been added to general fund balances. The report outlined the main variations along with the budget holder's comments.

RESOLVED: That the report be noted.

206 REVENUE MONITORING 2015/16

The Director of Resources submitted a report informing Committee of the position for the period April to July 2015 of this year's revenue budget as far as this Committee was concerned. The report outlined by cost centre a comparison between actual expenditure and the original estimate for the period to the end of July. The variations between budget and actuals had been split into groups of red, amber and green variance. The main variations were highlighted along with the budget holder's comments.

RESOLVED: That the report be noted.

207 GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report updating Committee on leisure and sports development, healthy lifestyles, the Platform Galley and Visitor Information Centre. He also gave a verbal update on progress of the Tour of Britain preparations.

RESOLVED: That the report be noted.

208 REPORTS OF REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.12pm.

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

Minutes of Personnel Committee

Meeting Date: Wednesday, 2 September 2015 starting at 6.30pm
Present: Councillor R J Elms (Chairman)

Councillors:

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

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

209 APOLOGIES

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

210 MINUTES

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

211 DECLARATIONS OF INTEREST

There were no declarations of interest.

212 PUBLIC PARTICIPATION

There was no public participation.

213 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

214 GRIEVANCE PROCEDURE

The Head of HR updated Members on revisions to the Council's grievance procedure. The policy was in line with ACAS guidelines and clarified the process to be followed. The procedure formed part of the contractual terms and conditions of employment and was included in the Staff Handbook. Employees had been advised of the revised policy via Backchat, the Intranet and staff briefings, with paper copies available on request.

RESOLVED: That the report be noted.

215 2014/2015 YEAR END PERFORMANCE INFORMATION

The Head of HR explained the headline figures detailed in the report and provided explanation and further detail to support the changing trends.

RESOLVED: That the report be noted.

216 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.

217 CHANGES TO THE ESTABLISHMENT – PLANNING RESTRUCTURE

Consideration was given to the written report of the Head of HR asking Members to approve the planning services restructure and the resulting changes to the establishment. This report had been referred to Personnel Committee by the Planning and Development Committee following their approval of the restructure. It was noted that the restructure would result in increased cost which would be referred to Policy and Finance Committee for consideration.

RESOLVED: That Committee approve the planning restructure with the result that the following posts be removed from the establishment:

Technical Administration Assistant
Planning Administration Officer
Administration Officer

and the following posts be added to the establishment in their place:

Senior Administration Officer
Planning Administration Officer x 2

218 HUMAN RESOURCES CAPACITY

Consideration was given to the written report of the Head of HR asking Members to approve an increase in staffing in the HR section. Following discussion of the available options, Members agreed to create a two year Modern Apprentice post and create an additional post of HR Assistant post to be taken up by the apprentice at the end of the apprenticeship subject to satisfactory performance, achievement of a relevant qualification and budget considerations in 2017/2018.

RESOLVED: That Committee:

1. increase the establishment by the addition of a two year HR Modern Apprentice post; and
2. create an additional establishment post of HR Assistant to be filled by the HR Modern Apprentice at the end of the two year training programme subject to satisfactory performance and budget considerations in 2017/2018.

219 NATIONAL PAY CONSULTATIONS

The Chief Executive explained the background to the National Trade Union Pay Claim for 2016/2017. The purpose of the report was to formulate a response to

be submitted by the Head of HR at a forthcoming regional pay consultation meeting. He explained the negotiable and non-negotiable elements of local government terms and conditions, the differences between National Minimum Wage and Living Wage, and the financial impact of the Union proposals.

RESOLVED: That the Head of HR submit the following response to the Trade Union Pay Claim for 2016/2017 at a regional pay consultation meeting on 22 September 2015:

That the Council would support a pay increase of up to 1.5% with a degree of bottom loading to move closer to the Living Wage and retain the right to negotiate locally on Green Book Part 2 terms and conditions.

220 APPOINTMENTS AND RESIGNATIONS

The HR Officer guided Members through a written report confirming appointments and resignations that had taken place since the last meeting and highlighted progress on current recruitment activity.

RESOLVED: That the report be noted.

221 REVIEW OF RECRUITMENT ADVERTISING

Consideration was given to the written report of the HR Officer informing Members of recruitment advertising undertaken for the period 1 April 2014 to 31 March 2015. She explained the range of advertising media being used and recent links to university websites to increase exposure and cast a wider net for recruitment activity.

RESOLVED: That the report be noted.

222 STAFF ESTABLISHMENT UPDATE

The Head of HR presented her written report updating Members on the full staffing establishment for the Council. It was highlighted that there had been minimal changes to the number of posts on the establishment in recent years.

RESOLVED: That the report be noted.

223 MEMBER AND STAFF TRAINING

Consideration was given to the written report of the HR Officer detailing training courses approved since the last meeting. Members were updated on recent requests for qualification training, which had been supported by CMT.

RESOLVED: That the report be noted.

224 EMPLOYMENT TRIBUNAL CLAIMS

The Head of HR updated Members on the costs to the Council following the settlement of two employment tribunal claims lodged against the Council. She

explained the processes involved and the decisions made following consideration of financial risks to the authority.

RESOLVED: That the report be noted.

The meeting closed at 7.35pm.

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

Minutes of Health & Housing Committee

Meeting Date: Thursday, 3 September 2015, starting at 6.30pm
Present: Councillor S Hore (Chairman)

Councillors:

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

In attendance: Chief Executive, Strategic Housing Officer, Senior Accountant.

225 APOLOGIES

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

226 MINUTES

The minutes of the meeting held on 11 June 2015 were approved as a correct record and signed by the Chairman.

A Councillor referred to Minute 66 regarding the appointment to working groups and suggested that the Chairman of Planning and Development Committee should be a member of the Strategic Housing Working Group. Committee supported this action.

The Chairman referred to Minute 70 regarding the approval of the use of nationally described space standards on all new affordable housing schemes. This has been referred to Planning and Development Committee by the Accounts and Audit Committee.

227 DECLARATIONS OF INTERESTS

There were no declarations of interest.

228 PUBLIC PARTICIPATION

There was no public participation.

229 REQUEST FOR ASYLUM SEEKER DISPERSAL IN THE BOROUGH

The Chief Executive submitted a report asking Committee to approve Ribble Valley Borough Council participation in the Asylum Dispersal Programme across the North West. The Home Office provide accommodation and support for asylum seekers and their families whilst their cases are processed and determined, and have appointed SERCO to supply accommodation in the North-

West. This would be by entry into 5 year leasehold arrangements with private landlords. SERCO had identified at this stage that there could be provision of 5 properties accommodating up to 20 asylum seekers (including some family accommodation) in the Ribble Valley based in Clitheroe and Longridge where the support network and social infrastructure is available. If the application for asylum is granted, the applicant would cease to be available for this support after 28 days, at which time Ribble Valley Borough Council may have housing responsibility depending on the applicants personal circumstances.

RESOLVED: That Committee

1. agree to Ribble Valley Borough Council being included in the Asylum Seeker Dispersal Programme;
2. agree to work with SERCO to deliver a maximum of 5 units in the towns of Clitheroe and Longridge as a pilot which will be reviewed within 6 months from the first occupation;
3. agree to notification of the properties to be included in the scheme to be reported to the Strategic Housing Working Group and feedback, monitoring and reports from multi agency forum meetings to be reported to the Strategic Housing Working Group.

230 ALTERNATIVE MODELS FOR DELIVERING AFFORDABLE HOUSING WITH PRIVATE FINANCE INSTITUTIONS

The Chief Executive submitted a report asking Committee to approve further investigation of the use of private investment to deliver affordable housing in the borough. The issue had arisen due to difficulties in identifying Registered Providers for delivery of affordable units on new housing sites in the borough as legislative changes had reduced their ability to deliver affordable housing and invest in new schemes. One private investment company had made a presentation on 15 July 2015 to the Strategic Housing Working Group, setting out their proposals to support affordable housing delivery.

RESOLVED: That Committee agree to investigate further the use of private investment to deliver affordable housing in the borough, and to liaise with other local authorities that have used private finance on used schemes and consult with the Homes and Communities Agency.

231 PROPOSED AMENDMENT TO THE ADDRESSING HOUSING NEEDS POLICY

The Chief Executive submitted a report on the failure of the Addressing Housing Needs Policy, adopted in January 2012 setting out the affordable housing requirements in the borough, to deliver sufficient bungalows, which are the older persons accommodation in the highest demand. Developers are reluctant to provide bungalows on sites, as they deliver fewer units per square metre than the equivalent of apartment type accommodation. However, statistical evidence from the SHMA and the housing waiting list confirmed the need for bungalow accommodation, reflecting the higher than average pensionable age population in the borough. It was recommended that paragraph 5.1 of the Addressing Housing Needs Policy be amended to read:

“Providing housing for older people has been a priority within the Housing Strategy for many years. However, the market has not met the needs of older persons and their preferred accommodation type. The housing waiting list and the SHMA clearly support the need for bungalows, therefore there is a requirement for 15% of larger developments to be bungalows for the elderly built to lifetime homes standard and this will be achieved by:

- on sites over 10 units or more, a requirement of 15% of the units to be bungalows for older persons;
- of the 15% of older persons accommodation, a minimum of 50% will be affordable and included within the affordable offer of 30%;
- the remaining 50% of the older persons accommodation could be market housing and sold at market value or rent. A local connection requirement will be applied to these units.”

RESOLVED: That Committee agree to amend paragraph 5.1 of the Addressing Housing Needs Policy as set out, to reflect the housing needs of older persons in the borough and that this be referred to the Planning and Development Committee.

232 2014/15 YEAR END PERFORMANCE INFORMATION

The Director of Resources submitted a report for Committee’s information outlining details of performance against our local performance indicators. Regular performance monitoring was essential to ensure that the Council was delivering effectively against its agreed priorities both in terms of the national agenda and local needs.

RESOLVED: That the report be noted.

233 CAPITAL MONITORING 2015/16

The Director of Resources submitted a report providing Committee with information relating to the progress of the approved capital programme for this year. Slippage from the previous year was also reported. To date, just under 43% of the annual capital programme for this Committee had been spent or committed and it was noted that the majority of the capital programme for this Committee was grant related. Expenditure was driven by the applications that are received for this funding. It was likely that the budget would be fully committed for disabled facilities grants and a waiting list was being used as estimates suggested that not all schemes could be funded from the remaining 2015/16 budget. There was a budget available to support further applications for landlord/tenant grants in 2015/16.

RESOLVED: That the report be noted.

234 REVENUE OUTTURN 2014/15

The Director of Resources submitted a report on the outturn for the financial year 2014/15, in respect of the revenue budget for this Committee. There was an overall underspend of £134,621 for this Committee and, after allowing for

transfers to and from earmarked reserves, this underspend decreased to £62,461. The main variations for this underspend were highlighted.

RESOLVED: That the report be noted.

235 REVENUE MONITORING 2015/16

The Director of Resources submitted a report for Committee's information on the position for the first four months of this year's revenue budget as far as this Committee was concerned. The variations between budget to date and actuals had been split into groups of red, amber and green variance. These were highlighted for Committee's information. At this stage, the comparison between actuals and budget to date shows an underspend of £53,984 for the first four months of the financial year 2015/16. After allowing for transfers to and from earmarked reserves, the underspend is increased to £62,336.

RESOLVED: That the report be noted.

236 GENERAL REPORT OF THE CHIEF EXECUTIVE ON ENVIRONMENTAL ISSUES

There was no report available due to the absence of the Head of Environmental Health Services.

237 REPORT FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

238 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.

239 GENERAL REPORT – GRANTS

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

RESOLVED: That the report be noted.

240 AFFORDABLE HOUSING UPDATE

The Chief Executive submitted a report for Committee's information on the affordable housing schemes in progress and proposed in the borough. The minutes of the Housing Working Group held on 15 July 2015 were included for Committee's information.

RESOLVED: That the report be noted.

The meeting closed at 7.45pm.

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

Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 8 September 2015, starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

J Alcock	A Knox
R Elms	G Mirfin
R Hargreaves	M Robinson
T Hill	I Sayers
K Hind	R J Thompson

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

Also in attendance: Councillor N Walsh.

241 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Bibby, S Hore, J Rogerson and D T Smith.

242 MINUTES

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

243 DECLARATIONS OF INTEREST

There were no declarations of interest.

244 PUBLIC PARTICIPATION

There was no public participation.

245 BUDGET FORECAST 2015/16 TO 2019/2020

Committee considered the report of the Director of Resources in relation to the latest budget forecast and were asked to decide what action needed to be considered to meet the financial challenges that lay ahead. The report went through a number of key considerations.

Public Sector Pay and Price Inflation – The Director of Resources reported that public sector pay would be capped at a maximum of 1% rise each year for the next four years. A new compulsory national living wage had also been announced where all businesses including the Council would be required to pay a minimum of £9 an hour by 2020. These increases would be staged prior to this date and the first increase would be introduced in April 2016 when workers over 25 would receive a minimum £7.20 an hour.

The previous forecast had included an allowance of 2% each year for pay increases however based on the latest Government announcements this allowance had been adjusted to 1.5% for each year from 2016/17 which also allowed for the increased national living wage.

A change to state pensions had also been announced in the Government's budget 2013 with the introduction of a single tier state pension to begin in 2016/17. This affects both the Council as an employer and also employees who would both face increases in national insurance contributions. The estimated cost to the Council was an extra £100k each year which had been included in the budget forecast.

The Director of Resources highlighted the latest inflation figures which according to the Bank of England were expected to rise gradually reaching 1.7% by the end of next year. The Bank of England also observed that growth was strong but the pace of the recovery was expected to be slow. Based on this information a price inflation figure of 1.5% was forecast for 2016/17 and 2% thereafter.

The Bank of England had indicated in its quarterly inflation report that it was likely to raise the cost of borrowing in the middle of next year. The report outlined a table showing the implied bank rate based upon forward market interest rates. For the budget forecast interest rates of 0.75% for 2016/17, 1.5% for 2017/18 and 1.75% for 2018/19 had been assumed.

Local Government Grant Funding – The Director of Resources informed Committee that the Government's four year plan to cut public spending by £20 billion would be published on the 25 November. Government departments had been written to asked them to draw up plans to cover 2 possible spending projections; one would demand reductions of 25% in resource spending by 2019/20 in real terms while the other would demand they set out a 40% saving. The budget forecast as updated in February anticipated a reduction in core Government funding of 30% over the next 3 years and as such it had now been extended to include the final year of the spending review 2019/20 with a further reduction of 10% in core funding, giving a total of 40% over the 4 year period.

New Homes Bonus – The New Homes Bonus Scheme commenced in April 2011 and currently matched the additional Council Tax raised for new homes and properties brought back into use with an additional amount for affordable homes for a 6 year period. The total allocation for 2015/16 was £962,484 however after successfully challenging the impact of Council Tax re-bandings the final total allocation was £968,616 based on the net increase in the Council Tax base up to the end of July a NHB allocation for 2016/17 of £315,004 was expected without allowing for an affordable homes premium or challenge regarding the impact of down bandings which mean this could result in total NHB in 2016/17 of £1.284 million. However there was a strong possibility that there could be significant changes to NHB and although the full allocation is not relied upon to fund the revenue budget, the impact would be serious if it was abolished or reduced.

Council Tax – Last year's spending round announced a continuation of the freeze in Council Tax levels and also the 2% referendum limit for 2015/16. The support paid for the freeze in Council Tax was equivalent to a 1% increase. It was

unknown at this stage what the Government's plans were regarding future Council tax increases. Our Council Tax at £140.69 had been frozen since 2010/11 ie a 6 year period. The previous forecast had been left unchanged which allowed for a modest increase of 2% for 2016/17 and also each subsequent year.

Business Rates Growth – The Council retains our share of any growth above our business rates baseline. The total business rate income retained by Ribble Valley in 2014/15 was £365k which was higher than the amount relied upon the fund the revenue based budget each year which is £263k. In 2015/16 it was anticipated that we would retain £402k. The difference £139k was budgeted to be added to the business rate volatility reserve. The budget forecast assumes that we would continue to receive and hence rely on £263k above our baseline.

The report also highlighted a number of factors that could have a significant impact on the forecast and gave an indication based upon the assumptions made of the savings that would be required over the next 4 financial years. She informed Committee that the Budget Working Group would also be considering the budget forecast at their next meeting.

RESOLVED: That Committee accept the budget forecast as outlined in the report for 2015/16 to 2019/20 for the Budget Working Group to consider further.

246 BUSINESS RATE POOLING IN LANCASHIRE

The Director of Resources submitted a report asking Committee to approve joining a potential business rate pool for Lancashire. The business rate retention scheme commenced in 2013 and fundamentally changed how Councils are funded from business rates. Under the scheme 50% of business rates is localised through a system of top up and tariffs. The intention of the business rates retention scheme was to give an incentive to local authorities to grow their business rates base. The levy rate payable on any growth varies by authority but is capped at 50p in the £. For Ribble Valley the levy is currently paid at this maximum level ie 50%. For authorities who experience a decrease in their retained rates income a safety net mechanism applies; this guarantees 92.5% of an authority's baseline funding level.

Local authorities are free to come together to form pools for business rate purposes. In such cases tariffs, top ups, levies and safety nets are combined and can result in a significantly lower levy rate or even a zero levy rate meaning that more or all of the business rate growth can be retained within the pool area instead of being payable to the Government. Pools have to be designated by the Secretary of State for Communities and Local Government and each pool has to decide on its governance arrangements. The core principle of pooling is that it is voluntary so it is for local authorities to establish whether pooling would benefit them.

At the Lancashire Chief Financial Officers' meeting on 30 January 2015 it had been agreed to carry out a piece of work to analyse the business rates retention position across Lancashire to ascertain any likely financial benefit of forming a business rate pool. The business rates forecast completed by each billing authority for the coming year and submitted to DCLG shows that each

Lancashire district was predicted to pay a level to Central Government for 2015/16 ranging from £145k to £810k – in total £5 million across Lancashire.

In the case of a pool being formed of all Lancashire districts together with Lancashire County Council this would result in a negative levy rate of -0.16 which would mean no levy would be paid. Instead this amount (currently £5 million) would be retained within the pool.

However under a Lancashire pooling arrangement it had to be accepted that there would be no safety net protection and hence each individual authority would have to agree to forfeit their right to such protection as a condition of joining the pool.

The management of a pool and its governance arrangements would be a matter for the individual pool but DCLG would ensure that they were in place. Membership of the pool would include LCC and any districts wanting to join and would be administered by a district authority with an administration fee ranging from £15m to £30k per annum being paid to the administering authority.

It was proposed the retained levy would be distributed each year with the County Council being paid 10% and each District within the pool retaining 90% of their levy. Certain NNDR was excluded from the pool and retained by the billing authority/LEP outside of the pool.

The Budget Working Group had considered the proposed pooling arrangement in detail and accepted that if it was to go ahead there would be financial benefits to this Council based on this year's predicted levy and that this would outweigh the risks involved.

RESOLVED: That Committee

1. agree to the Council joining a Lancashire based rates pool on the terms outlined; and
2. give authorisation to the Director of Resources to sign the pooling agreement on behalf of the Council.

247 LOCAL TAXATION WRITE-OFFS

Committee were asked to approve a write-off of National Non-Domestic Rate debts relating to 2 companies that had been dissolved or gone into liquidation. Reasonable steps by various means had been taken to collect these debts.

RESOLVED: That Committee approve the writing off of £20,221.90 of NNDR debts where it had not been possible to collect the amounts due.

248 SUNDRY DEBTOR WRITE-OFF

Committee were asked to approve writing off Sundry Debtor invoices relating to the payment of recycling credits. A number of years ago the County Council had frozen the rate of recycling credits rather than continuing to apply an annual inflationary increase. Invoices for payment of recycling credits had been raised

at the prescribed Government default rate per tonne however LCC had paid at the frozen rate. This had resulted in an outstanding balance of monies due to the Council which had continued to be disputed between ourselves and the Lancashire County Council.

The County Council subsequently notified the Council that recycling credits would cease to be paid entirely after 31 March 2015.

After protracted discussions and negotiations with Lancashire County Council the Council agreed to sign up to cost sharing from 1 April 2015. This meant that the disputed invoices total £107,795.22 were now recommended to be written off. The monies for which had been set aside in an earmarked reserve to fully fund this write-off should it be approved.

RESOLVED: That Committee approve the write-off of the outstanding balance of £107,795.22 relating to the payment of recycling credits.

249 REFERENCE FROM PLANNING AND DEVELOPMENT COMMITTEE – LOCAL DEVELOPMENT SCHEME BUDGET

The Director of Resources submitted a report asking Committee to consider a request from Planning and Development Committee to agree to the approval of additional revenue budget of £59,550 for the site allocation element of the Local Development Framework. This would be funded from the planning earmarked reserve.

RESOLVED: That Committee

1. approve the request for the additional revenue budget of £59,550; and
2. approve the use of the planning earmarked reserve to fund the additional revenue budget approval.

250 RIBBLE VALLEY PARISHES GRANT

The Chief Executive submitted a report inviting Committee to consider and agree a formal administrative procedure for allocating grants totalling £114,000 to Parish and Town Councils throughout the Ribble Valley who annually precept. It was important to have a clear protocol and application process in place including the need for the approval of the Ward Councillor before a project would be considered for funding by the Borough Council. The report outlined details with regard to financial matters, publicity, Council support, selection of schemes, conditions and feedback. This scheme if approved would be publicised through the Parish Councils' Liaison Committee.

RESOLVED: That Committee endorse the conditions, procedures and timescales for the allocation of the grants as outlined in the report and that the Chief Executive be asked to publish the invitation to bid and to put in place a grant panel to consider and approve the bids.

251 REFERENCE FROM COMMITTEE – PERSONNEL COMMITTEE

The Director of Resources asked Committee to consider a request from Personnel Committee to agree additional revenue budget provision in respect of staffing changes with regard to the Planning Services staffing restructure and the Human Resources Section.

The restructure of the Planning Services Section had the resultant effect of removing 3 posts and replacing with 3 different posts with an overall annual increase in staffing costs of £6,083.

The Human Resources Section asked for approval to create a 2 year modern apprentice post with immediate effect costing £5,987 per year which could be funded from the Human Resources earmarked reserve.

RESOLVED: That Committee agree

1. the extra recurring revenue budget cost for the Planning Services restructure of £6,083 to be funded from general fund balances; and
2. the extra 2 year revenue budget costs for the creation of a modern apprentice post costing £11,974 to be met from the Human Resource earmarked reserve.

252 DECISIONS BY EMERGENCY COMMITTEE

The Chief Executive submitted a report informing Committee of recent decisions of the Emergency Committee. These related to the Electoral Review of Lancashire and the implications for the position in Ribble Valley and an increase in the budget allocation for the cost of hosting Stage 2 of the 2015 Aviva Tour of Britain Cycle Race.

RESOLVED: That

1. the decisions of the Emergency Committee be noted; and
2. a vote of thanks be conveyed to the staff involved with the Tour of Britain Organisation.

253 RIBBLE VALLEY ELECTORATE FORECAST

The Director of Resources submitted a report informing Committee of the outcome of the Ribble Valley electorate forecast for 2021.

RESOLVED: That the report be noted.

254 CAPITAL MONITORING 2015/16

Committee considered a report on the progress of the approved Capital Programme for the period April to July 2015 with regard to schemes which fall under the remit of this Committee.

RESOLVED: That the report be noted.

255 OVERALL CAPITAL MONITORING 2015/16

Committee received an update report on the progress of the overall approved Capital Programme for the period April to July 2015.

RESOLVED: That the report be noted.

256 REVENUE OUTTURN 2014/15

Members considered a detailed report of the actual position for the Revenue Budget year ended 31 March 2015 for this Committee

RESOLVED: That the report be noted.

257 OVERALL REVENUE OUTTURN 2014/15

Members received a report on the overall Revenue Outturn for the year ending 31 March 2015.

RESOLVED: That the report be noted.

258 REVENUE MONITORING 2015/16

Committee received a report showing the position for the first 4 months of this year's revenue budget as far as this Committee was concerned.

RESOLVED: That the report be noted.

259 OVERALL REVENUE MONITORING 2015/16

Committee received a report detailing the position on the overall Revenue Budget for the current financial year.

RESOLVED: That the report be noted.

260 TIMETABLE FOR BUDGET SETTING

Committee received a report on the timetable for setting the 2016/17 budget.

RESOLVED: That the report be noted.

261 TREASURY MANAGEMENT MONITORING 2015/16

Members considered a report from the Director of Resources on Treasury Management Monitoring for the period 1 April 2015 to 31 July 2015 covering such areas as Public Works Loan Board, borrowing requirements, temporary investments, Prudential Indicators, Local Government Bonds Agency, approved organisations and recent events.

RESOLVED: That the report be noted.

262 INSURANCE RENEWALS 2015/16

Committee considered a report informing them of the insurance renewals for the period 20 June 2015 to 19 June 2016.

RESOLVED: That the report be noted.

263 REVENUES AND BENEFITS GENERAL REPORT

Committee considered a report which covered the following areas:

- National Non-Domestic Rates (NNDR);
- Council Tax;
- Sundry Debtors;
- Housing Benefit and Council Tax support performance; and
- Housing Benefit overpayments.

RESOLVED: That the report be noted.

264 2014/15 YEAR END PERFORMANCE INFORMATION

Committee considered a report outlining the year-end report of 2014/15 that detailed performance against our local performance indicators.

RESOLVED: That the report be noted.

265 BUDGET WORKING GROUP

Committee received the minutes of the Budget Working Group meetings held on 21 January 2015, 17 June 2015 and 9 July 2015.

266 ECONOMIC DEVELOPMENT WORKING GROUP

Committee received the minutes of the meeting held on 13 July 2015.

267 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

268 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next items of business being 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.

269 LOCAL TAXATION WRITE-OFFS

The Director of Resources submitted a report seeking Committee's approval to write-off certain National Non-Domestic Rates and Council Tax debts relating to

individuals. There was one case where the debtor had absconded and three cases where the debtor had gone bankrupt that would need write-off.

RESOLVED: That Committee

1. approve the writing off of £63,317 of NNDR and £2,927.01 Council Tax debts where it had not been possible to collect the amount due; and
2. request the Chief Executive clarify the legal position regarding the level 8 information which can be published regarding such write-offs.

270 SUNDRY DEBTOR WRITE-OFFS

The Director of Resources submitted a report seeking Committee's approval to write-off a Sundry Debtor invoice debt. This debt had arisen due to an overpayment of rent allowance and the cost of recovery action, however the debtor had now passed away with no estate.

RESOLVED: That Committee approve the writing off of £1,162.75 as the debt is no longer collectable as the debtor is now deceased.

271 REFERENCE FROM COMMITTEE – KIRK MILLS, CHIPPING – PLANNING APPEAL REQUEST TO APPOINT CONSULTANTS

The Director of Resources submitted a report asking Committee to consider a request from Planning and Development Committee to agree to the approval of additional budget for the appointment of consultants. Such expenditure would be met from the planning earmarked reserve and was specifically for a landscape witness and a planning witness and a Barrister.

RESOLVED: That Committee

1. approve the request for the additional revenue budget of £23,720 for the appointment of consultants as requested by the Planning and Development Committee to be funded from the planning earmarked reserve;
2. approve the request for the additional revenue budget of £8,980 for the appointment of a Barrister for the appeal; again to be funded from the planning earmarked reserve; and
3. approve the use of the planning earmarked reserve to fund any balance in excess should the actual costs be greater.

272 GRANT OF RIGHT OF WAY BY DEED OF EASEMENT OVER LAND AT HIGHFIELD DRIVE, LONGRIDGE

The Chief Executive submitted a report seeking Committee's approval for the grant of a right of way by Deed of Easement over Council owned land known as land at Highfield Drive, Longridge. The Council had been approached by the owner of the land requesting the Council to grant a right of way over the Council's land to enable the development of the owner's land. The District

Valuer had made a valuation and the owners of the land had agreed to pay the Council £50,000 for the grant of the right of way by Deed of Easement.

RESOLVED: That Committee approve and authorise the grant of the right of way by Deed of Easement over the land upon the terms proposed by the District Valuer.

The meeting closed at 7.43pm.

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

Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 10 September 2015, starting at 6.30pm

Present: David Peat (Chairman)

Councillors:

P Ainsworth	I Sayers
A Brown	G Scott
P Dowson	D Taylor
L Graves	N C Walsh
T Hill	

Parish Representatives:

R Wilkinson	Aighton Bailey & Chaigley
H Fortune	Bolton-by-Bowland, Gisburn Forest & Sawley
M Walsh	Bolton-by-Bowland, Gisburn Forest & Sawley
H Douglas	Chatburn
A Schofield	Clayton-le-Dale
R Assheton	Downham
D Waters	Gisburn
K Hutton	Grindleton
J Parry	Hothersall
T Austin	Langho
R Beacham	Longridge
M Everett	Longridge
A Steer	Osbaldeston
P Young	Ramsgreave
S Bridge	Read
A Ormand	Ribchester
R A Whittaker	Rimington & Middop
A Haworth	Sabden
J Shorter	Sabden
G Meloy	Simonstone
P Hallet	Thornley-with-Wheatley
H D Parker	Waddington
T Perry	West Bradford
J Brown	Whalley
M J Highton	Whalley
J Bremner	Wilpshire
T Gaffney	Wilpshire
A Wright	Wiswell

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

273

APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Borough Councillors R Sherras and D Smith and from the following Parish Representatives:

S Rosthorn	Paythorn & Newsholme
R Hanson	Read
E Law-Riding	Ribchester
J Lawson	Slaidburn
E Scott	Slaidburn

274 POLICING IN THE RIBBLE VALLEY

The Chairman introduced Inspector Ian Cooper, the geographical Inspector for the Ribble Valley, who gave Committee details of policing arrangements for the Ribble Valley. The Lancashire Police Budget was to be cut from £350m to £250m, and the force would have to work in a different way. The force would continue to respond immediately to 999 calls as before. The response to non-emergency 101 calls would be monitored against targets. Serious crime investigation would still be prioritised as it was critical to get the investigation right. The Inspector reviewed the options for local policing and informed the Committee of the arrangements in place for the Ribble Valley, which would be served by 12 Community Beat Managers (an increase of 2) and by Response Officers from Colne, Burnley and Blackburn when required. The Community Beat Managers would also carry out immediate response work if required. Traffic Officers would continue their duties in the Ribble Valley. The Police Community Support Officers (PCSOs) would pick up low level crime, and would be busier and more visible.

Inspector Cooper then answered a number of questions from Committee. He explained that there would be 3 or 4 Community Beat Managers at a time, due to shift patterns, and that they would work days and late shifts, with response teams covering other times. Target teams would be brought in if there was a prevalence of one type of offending. The Police would be involved in traffic management planning for processions. Following a 101 call, an assessment would be made whether a response team should be deployed. New communications were due by the end of 2015 – the Police rely on 4G and Wi-Fi. He reassured the meeting that there are good relations with North Yorkshire Police to work with each other on cross-border crime including rural crime. He stressed the importance of reporting crime, as this identifies particular problems in an area that require targeting. He explained that the Police retain powers to deal with obstructive parking, and again requested that the public call 101 to have the problems recorded for traffic enforcement purposes.

RESOLVED: That Inspector Cooper be thanked for his attendance and presentation.

275 MINUTES

The minutes of the meeting held on 18 June 2015 were approved as a correct with the inclusion of apologies from P Young (Ramsgreave) and correction of the date of this meeting to 10 September 2015. The minutes were then signed by the Chairman.

276 DECLARATIONS OF INTERESTS

There were no declarations of interests.

MATTERS ARISING FROM THE MINUTES

a) Minute 101(a)

The Head of Regeneration and Housing was seeking confirmation of the identity of the volunteer to represent the Committee on the Pendle Hill Landscape Partnership.

b) Minute 103

Thanks were expressed to Peter McGeorge, Waste Management Officer, and other officers of Ribble Valley Borough Council involved in arrangement of an informative and interesting visit to the Waste Treatment Plant at Farrington, Leyland.

c) Minute 104

Concerns were raised about the extent of coverage of the Little Green Bus service, and the withdrawal or re-routing of cross-border services between Lancashire County Council and Blackburn with Darwen. The Head of Regeneration and Housing informed Committee that County Councillor Fillis was attending the October meeting of this Committee and could be asked to extend the issues to be covered to include this concern. The Chief Executive reminded the meeting that funding had been withdrawn by Blackburn with Darwen which had put Lancashire County Council in a difficult position.

d) Minute 105(a)

A presentation on War Memorials and grants was anticipated for the October meeting of this Committee, subject to the availability of the representative of the Voluntary Organisation based in Liverpool that dealt with these issues.

e) Minutes 105(b)

The Head of Regeneration and Housing reported on the ongoing steps being taken for removal of roadside banners, where Lancashire County Council had agreed to Ribble Valley Borough Council Officers removing banners from Lancashire County Council fences and land.

RIBBLE VALLEY PARISHES GRANT

The Chief Executive presented a report on the approval of an allocation of £114,000 of grants to Parish and Town Councils in Ribble Valley who annually precept. Each Parish Council was allocated a maximum of £3,000 or £5,000 in the case of Longridge, Whalley and Clitheroe. The criteria and procedure for application were explained.

Applications could be made for contributions to a larger project, for several smaller projects and, where applicable, payment could be made direct to third party suppliers where appropriate evidence and invoices were available. Applications were requested by 30 September 2016, but there was no cut-off

date for payment – on previous occasions payment of this funding had been extended to enable its utilization as matched funding for other applications or projects.

Parish Clerks would receive a letter inviting applications.

Parish meetings that do not annual precept would not be eligible, but worthwhile projects could be considered for support outside this scheme.

RESOLVED: That the report be noted.

279 MATTERS BROUGHT FORWARD BY PARISH COUNCILS

(a) Employment Sites in Longridge

Longridge Town Council reported on the loss of an employment site in the town to housing use for 55s. While this particular development was welcomed, they were concerned about the ongoing loss of industrial land and how this would be replaced. The Head of Regeneration and Housing responded that the Economic Working Group and Regeneration Team were seeking to identify potential sites in Longridge for employment use, either by possible acquisition by Ribble Valley Borough Council or working with potential developers to bring forward sites.

(b) Traffic Congestion and Illegal/Anti-Social Parking in Whalley

Whalley Parish Council reported on continuing problems of congestion and illegal parking in Whalley, and that they understood that Lancashire County Council Parkwise had been instructed not to enforce parking contraventions in the village. The Chief Executive gave a potted history of parking enforcement and explained that currently Ribble Valley Borough Council have responsibility for off-street parking and Lancashire County Council for on-street parking. Ribble Valley Borough Council are trying to identify a site in Whalley for use as an off-street car park.

Councillor Hill reported on his recent discussion with the Leader of LCC who considered that there was little chance of the return of on-street parking enforcement to Ribble Valley Borough Council but had stated that she might try to organise some purges on on-street parking in the village.

The Head of Regeneration and Housing reported on discussions in the Village Working Group, and that Lancashire County Council Highways officers were due to present their proposals to the October meeting of that forum.

The Committee considered that this issue could be raised with County Councillor Fillis on 29 October.

280 FEEDBACK ON THE TOUR OF BRITAIN

The Chief Executive expressed his thanks to Parish and Town Councils and to the Officers of Ribble Valley Borough Council for their involvement in this very successful event. Ribble Valley Borough Council would receive an unedited

copy of the television coverage, and a short film was to be made. The event had been worthwhile, at a cost of approximately £125,000 (about £2 per resident of the Ribble Valley) anticipated to bring in approximately £3m to the area covered by the stage.

RESOLVED: That Ribble Valley Borough Council and its Officers and Members be thanked for arranging the event.

281 DATE AND TIME OF NEXT MEETING

The Chairman reported that the next meeting would be at 6.30pm on Thursday, 29 October 2015.

The meeting closed at 7.40pm.

If you have any queries on these minutes please contact Colin Hirst (01200 414503).

Minutes of Licensing Committee

Meeting Date: Tuesday, 15 September 2015, starting at 6.30pm
Present: Councillor J Alcock (Chairman)

Councillors:

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

In attendance: Solicitor.

282 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Bennett, S Hind and S Knox and Det Insp Baxter who is now due to give a presentation on safeguarding and child sexual exploitation at the next meeting.

283 MINUTES

The minutes of the meeting held on 23 June 2015 were approved as a correct record and signed by the Chairman.

284 MINUTES OF LICENSING SUB-COMMITTEE DATED 26 JUNE 2015

Committee received the minutes of the Licensing Sub-Committee in respect of Forum at Whalley held on 26 June 2015.

285 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

286 PUBLIC PARTICIPATION

There was no public participation.

287 RECOMMENDATIONS ON RESPONSE TO CONSULTATION OF THE INSTITUTE OF LICENSING ON DRAFT LICENSING CONDITIONS

The Chief Executive submitted a report, seeking Committee's approval of draft responses prepared to a consultation by the Institute of Licensing on possible revision of their guidance on the appropriate drafting of specimen conditions to be attached to premises licences. The Institute of Licensing, the professional body for licensing practitioners, was seeking to establish a consistent approach to the imposition of licensing conditions and to avoid the adoption of unenforceable and inappropriate conditions.

RESOLVED: That Committee authorise the Head of Democratic and Legal Services to submit the response to survey to the Institute of Licensing.

288 RECOMMENDATIONS FOR TESTING REQUIREMENTS FOR PRIVATE HIRE AND HACKNEY CARRIAGE DRIVERS

The Chief Executive submitted a report following the consultation with licence holders regarding Committee's recommendation on 23 June 2015 for the removal of the requirement for drivers to pass the "Steering to Success" course before grant of a licence from 1 April 2016, and the introduction of a requirement for all applicants for a private hire or hackney carriage driver's licence to pass the DVSA taxi driving test before granting a licence and to pass the EdEXCEL, Level 2 NVQ in Road Passenger Vehicle Driving (Taxi and Private Hire) within 12 months of the licence being granted.

Five of seven responses supported the recommendations of the working group. One respondent had expressed concern about the cost and "red tape" required to acquire a new licence. It was reported that the overall cost of between £214 and £225 would be spread over a period of time, and the requirements contemplated were consistent with the various surrounding licencing authorities.

RESOLVED: That Committee

1. approve the removal of the requirement for applicants for a private hire or hackney carriage drivers licence to pass the Steering to Success course before a licence is granted from 1 April 2016; and
2. approve the introduction from 1 April 2016 of a requirement that all applicants for a private hire or hackney carriage drivers' licence pass the DVSA taxi driving test before a licence is granted and that they must pass the EdEXCEL, Level 2 NVQ in Road Passenger Vehicle Driving (Taxi and Private Hire) within 12 months of the licence being granted.

289 AMENDMENT OF COUNCIL CONDITIONS OF LICENCE FOR PRIVATE HIRE VEHICLES

The Chief Executive submitted a report following consultation with licence holders regarding Committee's recommendation on 23 June 2015 for amendment of the Standard Condition 20 of the Licence for Private Hire Vehicles and consequential amendments to the Council's infringement point scheme. This related to the wording of signs displayed on the vehicle, and the dimensions of the lettering on such signs. The purpose of the amendment was to ensure that the signs, which should be permanently displayed on a private hire vehicle, gave clear and legible information to the public.

RESOLVED: That Committee

1. approve amendment of condition 20 of the Council's standing conditions of private hire licence to read

“a private hire vehicle must:

- (a) not have any lights, plates, signs, advertisements or other fittings, save for those required under conditions or as approved by the Council;
- (b) not be equipped with any roof fitting or sign other than a wireless aerial, approved by the Council;
- (c) not display the words “Taxi”, “Taxi Cab” or “Cab”;
- (d) display door signs upon its rear doors stating “Private Hire vehicle”, “Advanced bookings only” and “Not insured unless pre-booked” only and the lettering within those signs must be in bold black type and not less than 15mm in height. These signs must be displayed on private hire vehicles AT ALL TIMES (including when the vehicle is not in use);
- (e) display door signs upon its front doors which shall only include the name of the private hire operator and its telephone number. If the words “Taxi”, “Taxi Cab” or “Cab” or “For Hire” form part of the operators name, these must be omitted from signs;
- (f) display a sign stating “No Smoking” with a minimum diameter of 70mm inside the vehicle in a position which is clearly visible to the hirers/passengers”; and

2. approve consequential amendment of the Council’s Infringement of Points Scheme.

290 REVISION OF STATEMENT OF LICENSING POLICY – LICENSING ACT 2003

The Chief Executive submitted a report outlining the responsibility for each local authority to formulate and publish a Statement of Licensing Policy every five years. The current statement was operative until 6 January 2016, and the statement had therefore been reviewed and a revised policy had been drafted. The Licensing Act 2003 required consultation to take place before determination of the policy, and this was proposed to take place in time for the responses to be brought to the next meeting of Committee for consideration, and thereafter for referral to Full Council with a recommendation for approval, to be in place by January 2016.

RESOLVED: That Committee

1. approve the draft Statement of Licensing Policy; and
2. authorise the Head of Legal and Democratic Services to consult upon the draft Statement of Licensing Policy.

291

REVISION OF STATEMENT OF PRINCIPLES – GAMBLING ACT 2005

The Chief Executive submitted a report outlining the requirements for Councils to review and publish their Statement of Principles – Gambling Act 2005. The current statement had been considered by Committee on 27 November 2012, and approved by Full Council on 23 April 2013. A draft revised policy was put before Committee for approval, with a view to consultation taking place in accordance with statutory requirements enabling responses to consultation to be sought before referral to Full Council with a recommendation for approval.

*** RESOLVED: That Committee approve the statement for consultation and reference to Full Council. ***

292

DEREGULATION ACT 2015 – LICENCE DURATION, FEES AND SUB-CONTRACTING

The Chief Executive submitted a report on the impact of Sections 10 and 11 of the Deregulation Act 2015, effective from 1 October 2015, respectively

- a) removing the Council's discretion to impose a licence duration and replacing this with a standard duration of 3 years for drivers and 5 years for operators (subject to discretion to grant a licence for a lesser period as the Council think appropriate in all the circumstances of the case), and
- b) introducing provisions to allow operators to sub-contract bookings to certain specified individuals including another operator within a different authority's area.

The Council's current policy is to issue its licences for 12 months and its fees have been set on that basis.

Committee considered the circumstances where a licence might be issued for a period of less than 3 years for a driver and 5 years for an operator. They also considered arrangements to set fees to reflect the changed duration for drivers licences pending determination of the fees after a full report to the November meeting.

Committee was advised of possible difficulties in enforcement where a booking had been sub-contracted, in establishing the identity of the operator, driver and vehicle carrying out the work. It was recommended that appropriate amendments be made to the Council's Standard Conditions for Private Hire Operators to require production of the records of sub-contracted bookings and to reflect a new right of an operator to sub-contract work, consulting on the proposed amendments where necessary.

RESOLVED: That Committee approve

1. the circumstances in which the Council may issue a drivers licence for less than 3 years or an operator's licence for less than 5 years shall include:

- where a driver/operator is due to retire or cease working within the next 12 months or wishes to be licenced for a lesser period for other reasons;
 - where a driver is newly licenced and is required to pass the EdEXCEL, Level 2 NVQ in Road Passenger Vehicle Driving (Taxi and Private Hire) (“NVQ”);
 - the 3 yearly Disclosure and Barring Service (DBS) criminal records check is out of sync with the licence and needs bringing into line;
 - where a driver/operator has been referred to a sub-committee within the last 12 months or is due to be referred to sub-committee with regard to events which have occurred within the preceding 12 months;
 - where a doctor has indicated on the applicant’s medical certificate that they should be subject to a further medical examination within 1 year or they are required to do so for any other reason; and/or
 - such other cases as officers consider appropriate to issue a licence for a lesser period.
2. the proposal that the annual fee remain in place and that a 3 years drivers licence be charged at 3 times the current annual fee but that should the fee be lower when it is set in November 2015, the difference be refunded to the driver at that point;
 3. the amendments to the Council’s conditions of licence so that operators are required to keep and if requested, produce records of any sub-contracted booking as will allow the Council to reasonably investigate any booking as if it had not been sub-contracted; the requirement for operators to use drivers and vehicles licensed by Ribble Valley is removed where a booking is sub-contracted to an operator outside of Ribble Valley, and to authorise the Head of Legal and Democratic Services to consult upon the proposed amendments where necessary.

293

TAXI ENFORCEMENT OPERATION

The Chief Executive reported on the results of an inspection of licensed private hire and hackney carriage vehicles carried out on 17 July 2015 in conjunction with the Police and the Vehicle and Operators Services Agency. Of 12 vehicles tested, 9 were of the required standard and 3 were served with Advisory Notices for work to be carried out within 7 days. This work had been completed as required.

RESOLVED: That the report be noted.

294

RIBBLE VALLEY SAFETY ADVISORY GROUP

Committee received the minutes from the meeting of the Ribble Valley Safety Advisory Group dated 27 August 2015.

The meeting closed at 7.03pm.

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

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 – Distracts 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).