



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, 15 DECEMBER 2015** at

6PM

CHIEF EXECUTIVE
3 December 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 **29 September 2015**.
5. Mayoral Communications.
6. Leader's Report and Question Time.
7. Combined Authorities – report of Chief Executive – copy enclosed.
8. Gambling Act 2005 Statement of Principles – report of Chief Executive – copy enclosed.
9. To receive and consider, where appropriate, the minutes of the following Committee meetings now circulated (items marked *** are referred to Council for decision).

COMMITTEE MEETINGS: 29 SEPTEMBER TO 18 NOVEMBER 2015			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
COUNCIL	29 SEPTEMBER	1 – 4	315 – 323
COMMUNITY	13 OCTOBER	5 – 10	234 – 338
PLANNING & DEVELOPMENT	15 OCTOBER	11 – 33	339 – 355
PERSONNEL	21 OCTOBER	34 – 35	356 – 366
HEALTH & HOUSING	22 OCTOBER	36 – 39	367 – 381

COMMITTEE MEETINGS: 29 SEPTEMBER TO 18 NOVEMBER 2015

COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
POLICY & FINANCE	27 OCTOBER	40 – 45	382 – 403
PARISH COUNCIL LIAISON	29 OCTOBER	46 – 50	404 – 413
LICENSING	3 NOVEMBER	51 – 55	414 – 420
PLANNING & DEVELOPMENT	12 NOVEMBER	56 – 79	421 - 437
ACCOUNTS & AUDIT	18 NOVEMBER	80 – 82	438 – 447
SPECIAL POLICY & FINANCE	30 NOVEMBER	83 – 85	448 - 453

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

None.

NOTES:

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

Minutes of Meeting of the Council

Meeting Date: Tuesday, 29 September 2015, starting at 6.30pm
Present: Councillor B Hilton (Chairman)

Councillors:

P Ainsworth	S Hind
S Bibby	S A Hirst
A Brown	J Holgate
I Brown	S Hore
S Brunskill	A M Knox
S Carefoot	S Knox
P M Dobson	R Newmark
P Dowson	M Robinson
P Elms	J Rogerson
R J Elms	I Sayers
M Fenton	G Scott
M French	R E Sherras
G Geldard	D T Smith
L Graves	R Swarbrick
R Hargreaves	R J Thompson
T Hill	N C Walsh
K Hind	J White

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

315 PRAYERS

Monsignor Corcoran opened the meeting with prayers.

316 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J E Alcock, S Atkinson, G Mirfin and D Taylor.

317 DECLARATION OF INTEREST

There were no declarations of interest.

318 PUBLIC PARTICIPATION

There were no items of public participation.

319 COUNCIL MINUTES

The minutes of the meeting of the Council held on 14 July 2015 were confirmed as a correct record and signed by the Chairman.

320 MAYORAL COMMUNICATIONS

The Mayor reported on events that she had attended since the last meeting. She had been to 26 events and highlighted two that were particularly significant.

Firstly she attended a Service of Remembrance for 25 airmen who had died in the Trough of Bowland during the Second World War. This had been a very moving occasion and was an excellent example of links between young people and those in the past as young people from the Borough had researched and been active in arranging the event.

Another key highlight had been the Tour of Britain, Stage 2 cycle race. She noted that this had been a brilliant event that had been supported by the whole community and wished to pass on thanks and congratulations to all who had been involved.

Finally the Mayor announced that the Mayoress, Mrs K Hill, had stepped down from Office for personal reasons. The Mayor wished to place on record her thanks and appreciation for the contribution that Mrs Hill had made to the Mayoralty over the last 4 months. The Mayor announced that her son Rupert Hilton would take up the position of Mayor's Consort for the remainder of her term of office.

321

LEADER'S SPEECH

The Leader also reiterated his thanks and appreciation for the contribution of Mrs Hill during her time as Mayoress.

The Leader then went on to reflect opportunities that had been afforded via the Council's decision to hold Stage 2 of the Tour of Britain cycle race. He was pleased to report that the event was anticipated to bring a £3million boost to the area's economy. He expressed sincere thanks to all staff who had been involved and in particular to the Head of Cultural and Leisure Services, the Emergency Planning Officer and the Principal Communications Officer for their significant contribution to the overall success of the event.

The Leader noted that the Council had received much positive feedback on the event from a wide range of sources.

Next the Leader was pleased to report that according to figures recently released from the Office for National Statistics, Ribble Valley had been rated the second most happy place in the country and the fifth in the country in the ranking of how worthwhile residents' lives were. This was a very positive and pleasing result.

Finally the Leader reported on the ongoing proposals for a Lancashire Combined Authority as part of the Government's so called "Northern Powerhouse" initiative for devolution. He confirmed that at the last Leaders' meeting earlier in the month the 12 districts, 2 unitaries and the County had agreed a final detailed governance document that would be submitted to the respective Councils for approval or otherwise. He noted that that was a significant step forward. The Leader reported that the Council's consideration of the proposals would take place at the December meeting of Council.

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LEADER'S QUESTION TIME

The Leader of the Opposition, Councillor A Knox, asked if the Leader could confirm how much the Council expected its budget to decrease by in both cash terms and percentage terms between now and each year thereafter until 2019/20. The Leader thanked Councillor Knox for his question and confirmed

that the Policy and Finance Committee and the Budget Working Group had recently considered an updated budget forecast up to 2019/20. He confirmed that there was still much uncertainty surrounding the Council's future Government grant settlement but it was anticipated that reductions in core funding would continue in the coming years.

The Leader outlined the necessary reductions in expenditure that would be required to achieve a balanced budget year on year to 2019/20. These were:

Date	£000	%
2016/17	263	4
2017/18	445	7
2018/19	863	12
2019/20	1,048	14

The Leader confirmed that the Budget Working Group was scheduled to meet frequently over the coming months to consider the Council's position and ensure that it was on track to recommend a balanced budget for 2016/17.

Next Councillor Knox asked how many fly tips had been tackled by the Council in the 3 months since 1 June 2015 as opposed to the 3 months prior to that date. The Leader reported that from March to May 2015 there had been 199 instances of fly tipping that had been dealt with and from June to August 2015 198 instances had been dealt with.

Finally, Councillor Knox noted that figures from the Department of Health showed that following the Chancellor's Emergency Budget in July, Lancashire County Council had received an in-year cut of £4.2m and he asked how much of that cut had been passed on to the Council where it delivered Public Health Services on behalf of the County. The Leader confirmed that the overall reduction in the estimated Public Health Budget was equivalent to £4m of the in-year cuts for Lancashire County Council. The County Council had also allowed for a £2m increase in their Public Health Budget and so they had stated that the net reduction was the equivalent to a cut of £6m.

The Leader could confirm that the County Council was currently considering how to meet the reductions required from their Public Health responsibilities.

In respect of the Council the Council currently had a contract with the County to provide a healthy lifestyles programme. The Leader reported that the County had given notice to all providers in Lancashire that the current contracts for those services would terminate on 31 March 2016. Lancashire County Council were in the process of tendering the service via 5 lots which covered the county area. The current commitment from Lancashire County Council was that the current level of funding would be maintained for those services post 2016, however the scope of the services provided for in the new contracts had yet to be released. Tender documentation was due out in October 2015.

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COMMITTEE MINUTES

(i) Emergency Committee – 13 August 2015

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

(ii) Planning and Development Committee – 20 August 2015

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

(iii) Accounts and Audit Committee – 26 August 2015

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

(iv) Community Committee – 1 September 2015

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

(v) Personnel Committee – 2 September 2015

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

(vi) Health and Housing Committee – 3 September 2015

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

(vii) Policy and Finance Committee – 8 September 2015

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

(viii) Parish Council Liaison Committee – 10 September 2015

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

(ix) Licensing Committee – 15 September 2015

RESOLVED: That the minutes of the above meeting be received with the exception of Minute Number 291.

MINUTE 291 – REVISION OF STATEMENT OF PRINCIPLES – GAMBLING ACT 2005

Members were asked to approve revisions to the Council's Statement of Principles – Gambling Act 2005.

RESOLVED: That the Revisions of Statement of Principles – Gambling Act 2015 be approved.

x) Planning and Development Committee – 17 September 2015

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

The meeting closed at 7.08pm

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

Minutes of Community Services Committee

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

Councillors:

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

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

Also in attendance: Councillors M Fenton, J Holgate and A Knox.

324 APOLOGIES

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

325 MINUTES

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

326 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

327 PUBLIC PARTICIPATION

The Chairman welcomed Daniel Williams, President of Clitheroe Chamber of Trade and Commercial, and Julie Whalley of Lancashire Bites to speak on the item relating to the Christmas Festival event in the Clitheroe Castle grounds.

328 CHRISTMAS FESTIVAL EVENT IN CLITHEROE CASTLE GROUNDS

The Director of Community Services submitted a report outlining a request that had been submitted to hold a music and market event on the Castle field over 5 days in December this year. The request received involved the festival setting up from 30 November and actually open from 2 December until 6 December; derigging to be off the field on 8 December. The event would consist of food and some craft stalls plus a beer tent and a space for music and an ice rink. It was hoped by the organiser that 8,000 people would attend across the 5 days and it would be open until 10pm each day. The area would be fenced to allow an entrance fee to be charged. The hirer would need to apply for their own premises licence to enable them to stage the event which would cover the sale of alcohol.

The central location and the impact on local residents was the most significant issue arising from staging the event as there would be implications for local residents and users of the Castle. Despite recent press articles publicising the event, it had not yet been considered by the Ribble Valley Safety Advisory Group nor had the licence application been applied for.

Councillor Holgate and Councillor A Knox were given permission to speak on this item.

Councillors expressed some concern about the event having a negative impact on the businesses in the town centre with particular reference to the number and type of stalls. It was pointed out to committee that the timing of the event clashed with a major event in Whalley as well as the featured Christmas weekend in Clitheroe town centre.

RESOLVED: That Committee refuses the application from Lancashire Bites to stage the Christmas festival event in the Clitheroe Castle grounds from 2 to 6 December 2015.

329 OPEN SPACES AND DEVELOPER CONTRIBUTIONS TO OFF-SITE PROVISION OF LEISURE AND RECREATION FACILITIES

The Director of Community Services submitted a report updating Committee on the Council's position with respect to negotiations with developers about contributions towards off-site sports and leisure activity related to the provision of open space and sports facilities/playing pitches. The report asked Committee to agree to the assessment of facility needs and calculation of contribution framework being formally adopted in future negotiations with developers. The Open Space Working Group had been tasked with seeking to establish the Council's position on the nature and scale of financial contributions towards the likely impacts on the areas of open space and sports facilities arising from emerging residential development proposals. Contributions may be sought through the application of Policies within the Ribble Valley Core Strategy DPD within Key Statement DMI1 – Planning Obligations. This sets out the borough's priorities in seeking such contributions which include open space matters. In order to set out a transparent basis for arriving at a calculation which might reasonably be applied to developers, it had been necessary to set out an evidence base comprising currently provision and the likely future needs and impacts that are related to future planned development in the borough. This was set out for Members.

The Director of Community Services reminded Committee that the borough had already permitted a significant proportion of the housing allocation in the core plan which meant that there isn't a lot of opportunity left to seek new contributions. The implementation of a structured calculation framework represented a standardised approach towards drawing down a fixed contribution which will go towards the priority of facility needs as it becomes possible to fund them. It would also avoid situations where developers have proposed new or improved facilities through direct discussions with local community residents but which are in discord to the identified needs for that area as contained in the borough plan. The contributions would be sought through the current Section

106 regime on development proposals made after the date of the adoption of the contributions paper.

RESOLVED: That Committee

1. approve the content of the assessment of facility needs and calculation framework document and agreed to this being utilized to guide negotiations with developers in the production of Section 106 Agreements relating to future developments; and
2. recommend that this report be referred to Planning and Development Committee for approval at the next cycle of meetings in November.

330 CAR PARK GENERAL REPORT

The Director of Community Services submitted a report updating Members on the current situations with several car parks in the borough. The Borough Council manage 17 car parks throughout the borough, some of them are owned outright and others are leased to the Council. All the leased car parks are on a pay and display basis except for the car park at Downham.

The Director of Community Services informed Committee that the 7 year lease for the car park in Chipping had ended in March 2015 at a cost of £700 per year. Following negotiation both parties were in agreement with signing a new lease for the sum of £900 per year.

The lease for the Downham car park had also ended in March 2015 and negotiations had been taking place to agree a way forward as this car park was not on a pay and display basis and had cost the Council £4,343 to maintain in 2014/15. The owners of the car park have indicated that they do not want pay and display as this may discourage visitors from using the car park and subsequently park elsewhere in the village. The car park is in a good state of repair except for the entrance road which would be made good in the near future.

Councillors felt that further negotiation was required with regard to this particular car park to try and arrive at an acceptable position for both parties.

In order to support the retail sector and the local economy, the Council has again offered free parking in town centre car parks for Clitheroe and Longridge on the run up to Christmas.

RESOLVED: That Committee

1. note the resigning of the lease for Chipping car park at the new rate;
2. approve the work to the entrance to the car park at Downham but defer not renewing the lease for further negotiation until the next meeting of Committee in January 2016;
3. continue to allow free short-stay parking on the Saturdays leading up to Christmas in Clitheroe and Longridge on 12 and 19 December and 2 January; and

4. continue to investigate areas for new parking through the Car Park Working Group.

331 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Committee's approval on proposals to increase this Committee's fees and charges with effect from 1 April 2016. These proposals were the first stage in the review of this Committee's budget for the forthcoming 2016/17 financial year. The Council's latest budget forecast allows for a 1.5% increase in the level of income raised from fees and charges and this review aims to increase budgeted income for 2016/17 by this amount as a minimum. After applying this percentage increase proposed charges have generally been rounded up or down to minimise any problems with small change which inevitably impacts on the individual percentage rise for each separate charge. The current budgeted income to be received from fees and charges which are set by this Committee is £767,710. A 1.5% increase on this total would therefore generate £11,516. The income from trade refuse fees and charges had been excluded from these figures.

Discussions had been held between budget holders and financial services to enable the budget holder to propose a set of fees and charges for their services. The proposed set of fees and charges was set out for Committee's information.

RESOLVED: That Committee approve the charges as set out in Annex 1 to the report for implementation with effect from 1 April 2016.

332 CAPITAL PROGRAMME REVIEW AND NEW BIDS

The Director of Resources submitted a report recommending the proposed future three year Capital Programme 2016/17 to 2018/19 for this Committee. The Heads of Service had been asked to review the programme of provisionally approved schemes for 2016/17 and 2017/8 and suggest any amendments that were required. This review had identified three schemes to be deleted from the Capital Programme and the value of 10 schemes to be changed. This would reduce the programme by £34,500 and increase the programme by £38,000 respectively.

Heads of Service has also been asked to put forward new bids for the 2018/19 Capital Programme. 17 bids totalling £1,441,800 had been received. It was noted that other Committees would also be receiving similar reports for the new scheme bids and that they would all be finally considered alongside each other by the Budget Working Group and the Policy and Finance Committee against the limited financial resources that are available to finance the Capital Programme.

RESOLVED: That Committee

1. Approve the future 3 year programme for 2016/17 to 2018/19 as outlined in the report; and
2. recommend to Policy and Finance Committee a future 3 year capital programme for this Committee's services to include the additional bids.

333 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 August 2015. At the end of August 2015, 66.6% of the annual Capital Programme for this Committee had been spent or committed. The main areas of underspend were highlighted for Committee's information.

RESOLVED: That the report be noted.

334 REVENUE MONITORING 2015/16

The Director of Resources submitted a report for Committee's information on the position for the period April to end of August 2015 for the Revenue Budget as far as this Committee was concerned. A comparison between actual expenditure and the original estimate for the period was highlighted.

RESOLVED: That the report be noted.

335 GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report updating Committee on developments in waste management, the current position of the Clitheroe Castle Live event and a roundup of activities at the Platform Gallery and Visitor Information Centre.

Councillor A Knox was given permission to speak on this item.

RESOLVED: That the report be noted.

336 REPORTS OF REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

337 EXCLUSION OF PRESS AND PUBLIC

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

338 PROPOSAL FOR CLITHEROE FOOD FESTIVAL 2016

The Director of Community Services submitted a report asking Committee to consider the Council's involvement and support for the 2016 Clitheroe Food Festival and the proposal received from the Clitheroe Festival of Food Ltd. He outlined the Council's involvement in the 2015 Food Festival as an invaluable contribution to the promotion of the area as a tourist destination and also in our role in economic development.

He then went on to outline the proposal received from Clitheroe Festival of Food Ltd for 2016 which was to be staged on 13 August. The proposals included for the future growth of the festival being incremental; the 2016 event being for one day; a similar split in roles between the Council and the Clitheroe Festival of Food Ltd and a request that Lancashire Bites be re-engaged for next year's food festival on a similar arrangement to 2014. He reminded Committee that this would require a waiving of the Council's contract procedure rules (Standing Order 29) in order to appoint Lancashire Bites. He reminded them that this arrangement had been made for the past several years.

RESOLVED: That Committee

1. agree to the Council again being the main lead for the 2016 Food Festival;
2. agree to re-engage Lancashire Bites for the 2016 Food Festival on the basis requested by the Food Festival company; and
3. agree to waive Standing Orders and appoint Lancashire Bites for the 2016 Festival at a fee of up to £9,000 to include marketing and that negotiation on the contract terms be delegated to the Director of Community Services in consultation with the Chairman for any additional payments above that figure up to £11,000.

The meeting closed at 7.35pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 15 October 2015 starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

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

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

Also in attendance: Councillors P Dobson, S Hirst, J Holgate and N Walsh.

339 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor M French.

340 MINUTES

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

341 DECLARATIONS OF INTEREST

There were no declarations of interest.

342 PUBLIC PARTICIPATION

There was no public participation.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2014/0956/P (GRID REF: SD 359111 441143)
CHANGE OF USE FROM BUILDERS YARD TO COACH DEPOT WITH MATERIAL ALTERATIONS TO BUILDING FAÇADE AND ENTRANCE AT FAIRCLOUGH HOUSE, LOUD BRIDGE, CHIPPING, PR3 2NA

WITHDRAWN from agenda by Officers.

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

The Head of Planning Services reported 5 additional letters of objection.

DEFERRED for further information and noise assessments on a Scare Kingdom event.

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

3. 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

REFUSED for the following reasons:

1. By reason of the general activities, noise generation and vehicular movements associated with the proposed use as a touring caravan site, the Council considers that the proposed development would be detrimental to the amenities of nearby residents and would have a harmful impact upon the general character of the locality as experienced, not only by local residents, but also by users of nearby facilities including a church, school, pre-school and community centre. As such, the proposed development would be contrary to the requirements of Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).
2. By reason of the vehicular movements associated with the proposed use as a touring caravan site, including movements involving a car and caravan combination, the Council considers that the proposed development would be detrimental to highway safety on the roads in the vicinity of the site contrary to the requirements of Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

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

4. APPLICATION NO: 3/2015/0426/P (GRID REF: SD374241 438293)
CHANGE OF USE OF FISHERY TO LEISURE PARK WITH 19 LODGES, 11 WOODLAND LODGES, 10 CABINS, WARDEN'S LODGE, CONVERSION, EXTENSION AND AMENITY BUILDING TO FORM ONE BEDROOM HOLIDAY COTTAGE, CONVERSION OF STORAGE BUILDINGS TO FORM ONE 2 BED HOLIDAY COTTAGE, CONVERSION AND EXTENSION OF EXISTING MANAGER'S HOUSE AND CAFÉ TO FORM RESTAURANT, PUBLIC HOUSE AND MANAGER'S ACCOMMODATION, 100 CAR PARKING SPACE, GROUND WORK, RE-CONTOURING AND CREATION OF ECOLOGICAL WETLAND AND ANCILLARY LANDSCAPING AT PENDLE VIEW FISHERIES, A59, BARROW, BB7 9DH

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

2. Unless explicitly required by condition within this planning permission, the development hereby permitted shall be carried out in accordance with the details shown on drawing nos. 1018_100: Site Location; 1013_103 Rev A: Site Layout; 1013_105: Public House / Restaurant and Managers Accommodation; 1013_106: Holiday Cottage (8 person); 1013_107: Holiday Cottage (4 person); 1013_108 Rev A: Site Sections and Figure 1 Revised: Highway and Pedestrian Access Improvements, and in line with the illustrative details shown in the Holiday Lodge (2 bedroom), Holiday Lodge (3 bedroom) and Chalet Cabin manufacturer's details, unless otherwise agreed in writing by the local planning authority.

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

3. No development shall take place until a programme of phasing for implementation of the whole development, including the approved off-site highway works, improvements to the site access and formation of the ecological wetland area, has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved programme and any amendment must be agreed in writing by the local planning authority.

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

4. No development shall take place until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme for the site, have been submitted

to and approved in writing by the local planning authority. Those details shall include, as a minimum:

- a) Information about the design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.
The scheme shall be implemented in accordance with the approved details prior to first occupation or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

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

5. No development shall take place until an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development has been submitted to and approved in writing by the local planning authority. As a minimum, the plan shall include:
 - a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Management Company.
 - b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i. on-going inspections relating to performance and asset condition assessments

- ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;

c) Means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

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

- 6. No development shall take place until a scheme for the treatment and disposal of foul water from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme prior to first occupation or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

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

- 7. No development shall take place until a scheme for the creation and management of the ecological wetland area shown on drawing no. 1013_103 Rev A, has been submitted to and approved in writing by the local planning authority. The approved scheme shall be carried out in accordance with the approved phasing programme for the development required by Condition 3, and managed and maintained thereafter in accordance with the approved details.

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

- 8. No phase of development shall take place until details of the earthworks, finished ground levels, infrastructure for each holiday lodge, cottage and/or cabin and access roads and car parking for that phase, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and operated in accordance with the approved details.

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

- 9. No phase of development adjacent to the lake shall take place until details of all structures to be erected on the shore of the lake and/or projecting into the

water within that phase, including the construction of jetties and platforms to accommodate holiday lodges, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and operated in accordance with the approved details.

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

10. No phase of development shall take place until details of lighting for that phase, including details of the location and height of columns, wall-mounted lighting units, bollards and ground lighting, and the intensity of illumination, hours of operation, light spillage assessment have been submitted to and approved in writing by the local planning authority. The development shall be carried out and operated in accordance with the approved details. This shall also relate to any advertisement signs in relation to public house and other commercial elements

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

11. No phase of development shall take place until details of the location, design and external treatment and appearance of the holiday lodges and cabins, and/or samples of external facing and roofing materials for the construction of the new and/or converted buildings within that phase, 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.

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

12. Notwithstanding the submitted details, no phase of development shall take place until full details of the proposed landscaping scheme for that phase have been submitted to and approved in writing by the local planning authority. The landscaping scheme shall indicate as appropriate the types and numbers of trees and shrubs; their distribution within the site; those areas to be seeded, turfed, paved or hard landscaped including details of any changes of level or landform and the types and details of any boundary fencing or screening within the site and along its perimeter. Details of the means of protection during development works of all hedgerows and trees identified for retention in that phase, shall also be submitted for the Council's written approval 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 phase of development. The approved landscaping scheme for each phase of development shall be implemented in the first planting season following first use of the phase of development and shall be maintained thereafter for a period of not less than 5 years to the

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

13. No phase of development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

1. The parking of vehicles of site operatives and visitors
2. The loading and unloading of plant and materials
3. The storage of plant and materials used in constructing the development
4. The erection and maintenance of security hoarding
5. Wheel washing facilities
6. Measures to control the emission of dust and dirt during construction
7. Measures to manage surface water and prevent pollution

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

14. No phase of development shall be occupied until a management plan for the site has been submitted to and approved in writing by the local planning authority. The site shall be operated at all times in accordance with the approved plan. As a minimum, the management plan shall provide details of:

1. Access arrangements
2. Security arrangements
3. Site maintenance arrangements
4. Site rules and regulations for residents

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

15. The public house and restaurant shall not be open to the public outside the hours of 08:00 to 23:00 on Monday to Thursday and on Sunday, and outside the hours of 08:00 to 24:00 on Friday and Saturday.

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

16. The holiday lodges, cottages and cabins shall be used and occupied as holiday accommodation only and shall not be occupied as a person's sole or primary place of residence. The site operator shall maintain an up-to-date

register of the names of all owners / occupiers of individual lodges, cottages and cabins on the site and of their main home addresses at all times, and shall make this information available to the local planning authority upon request.

REASON: In the interests of the amenity of the area and to comply with Policies DS1 and DMG1 of Ribble Valley Core Strategy (Adoption Version).

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

18. In the event that contaminated ground is found within the site during construction, this should be reported to the contaminated land officer at the local planning authority. Works in the location of the contaminated ground should cease and the area cordoned off. A Competent Person shall be appointed to undertake sampling and analysis of the suspected contaminated materials, and a report containing details of sampling methodologies and analysis results, together with recommended remediation methodologies, shall be submitted to the local planning authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development. Should no adverse ground conditions be encountered during each phase of development, a Verification Statement shall be forwarded in writing to the local planning authority prior to occupation of each phase of development, confirming that no adverse ground conditions were found.

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

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

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

20. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 19 has been constructed and completed in accordance with the scheme details.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works and to comply with Policy DMG1, of Ribble Valley Core Strategy (Adoption Version).

21. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: To prevent stones and mud being carried onto the public highway to the detriment of road safety and to comply with Policy DMG1, of Ribble Valley Core Strategy (Adoption Version).

22. The residential accommodation associated with the development contained within the proposed public house and restaurant shall be occupied by persons employed in connection with the operational management of the proposed complex.

REASON: In the interests of the amenity of the area and to comply with Policies DS1 of Ribble Valley Core Strategy (Adoption Version).

NOTES

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section (Area East) on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council, Community Services Burnley Highways Office, Widow Hill Road, Burnley BB10 2TJ or email lhscustomerservice@lancashire.gov.uk

5. APPLICATION NO: 3/2015/0592/P (GRID REF: SD 368384 431333)
OUTLINE APPLICATION (ACCESS AND LAYOUT) FOR THE ERECTION OF
1NO THREE BEDROOM DWELLING WITH ACCESS OFF MOORFIELD
AVENUE AT LAND ADJACENT TO MOORFIELD AVENUE, RAMSGREAVE,
LANCASHIRE, BB1 9BU

The Head of Planning Services reported 10 further letters of objection.

GRANTED subject to the following condition(s):

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

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

2. The submission of reserved matters details shall substantially accord with the offset distances and window locations as indicated on the proposed site plan (Drawing reference 4839-02C).

REASON: To ensure the development accords with acceptable agreed general design principles and to protect the residential amenities of neighbouring occupiers in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

3. The submission of reserved matters shall include details of all boundary treatments and existing and proposed land levels, including slab levels. The development shall be carried out in strict accordance with the approved details unless agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority can ensure that the development responds appropriately to the topography of the site and in the interests of the appearance of the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. No development shall take place, including any demolition, until a Construction & Demolition Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

1. The parking of vehicles of site operatives and visitors
2. The loading and unloading of plant and materials
3. The storage of plant and materials used in constructing the development
4. The erection and maintenance of security hoarding
5. Wheel washing facilities
6. Measures to control the emission of dust and dirt during construction and demolition.
7. The highway routing of plant and material deliveries to and from the site.
8. Measures to limit noise disturbance during construction & demolition
9. A scheme for the recycling/disposing of materials/waste resulting from demolition and construction

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the highway during the construction phase in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

5. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the trees identified in the arboricultural assessment identified T1 & T3 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction] the details of which shall be submitted to and agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

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

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

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

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

6. Notwithstanding the submitted details and prior to the access being used for vehicular purposes, the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tar macadam, concrete, block pavements, or other approved materials, full details of which are to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.

REASON: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

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

which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

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

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

(Mrs Douglas spoke in favour of the above application. Mrs Cooper spoke against the above application).

6. APPLICATION NO: 3/2015/0715/P (GRID REF: SD 373812 436892)
OUTLINE APPLICATION (ACCESS ONLY) FOR DEVELOPMENT OF UP TO 6
DETACHED LOW CARBON ECO HOMES ON SURPLUS LAND AT OAKHILL
COLLEGE/ACADEMY, WHALLEY

GRANTED subject to the following condition(s):

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

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

2. The submission of reserved matters shall include details of all proposed boundary treatments, existing and proposed land levels, including slab levels. The development shall be carried out in strict accordance with the approved details unless agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority can ensure that the development responds appropriately to the topography of the site and in the

interests of the appearance of the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

3. No development shall take place, including any demolition or site preparation works, until a Construction & Demolition Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 1. The parking of vehicles of site operatives and visitors
 2. The loading and unloading of plant and materials
 3. The storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding
 5. Wheel washing facilities
 6. Measures to control the emission of dust and dirt during construction and demolition.
 7. The highway routeing of plant and material deliveries to and from the site.
 8. Measures to limit noise disturbance during construction & demolition
 9. A scheme for the recycling/disposing of materials/waste resulting from demolition and construction

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the highway during the construction phase in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites 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.

5. Notwithstanding the submitted details, prior to the commencement of the development, details of the proposed footpath and alterations to the existing car park, including resurfacing as indicated on the proposed site plan

(Drawing Title Proposal 1:500) shall have been submitted to and approved by the Local Planning Authority. The proposed footpath shall be constructed in strict accordance with the approved details and be available for use prior to first occupation of any of the dwellings hereby approved.

REASON: In order that the Local Planning Authority may ensure that adequate pedestrian access to the site is provided prior to the occupation of any dwelling in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

6. 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 that building, in accordance with the approved details. The 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.

7. 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 means of surface water drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

(Mr Brown spoke in favour of the above application. Mrs Fairburn spoke against the above application. Councillor Holgate was given permission to speak on the above application).

7. APPLICATION NO: 3/2015/0605/P (GRID REF: SD370476 432960)
ERECTION OF A GROUND MOUNTED SOLAR PHOTOVOLTAIC ARRAY AND ASSOCIATED INFRASTRUCTURE AT LITTLE SNODWORTH FARM, SNODWORTH ROAD, LANGHO

REFUSED for the following reasons:

1. The proposed development is located entirely within the Green Belt. It is considered to represent inappropriate development in the Green Belt as defined in NPPF and the Council does not consider there to be special circumstances that would outweigh the harm that will be caused to the Green Belt by reason of inappropriateness, and to the character and openness of the Green Belt as a result of the development. As such, the proposal would be contrary to the requirements of NPPF and Key Statement EN1 of the Ribble Valley Core Strategy (Adopted Version).
2. The proposed development would be harmful to the visual amenities and character of the locality by reason of the size, scale, incongruous appearance and inappropriate nature of the proposals; particularly with regards to the proximity of the development to adopted highways and the lack of any proposed natural screen planting/landscaping to mitigate the detrimental effects upon visual amenity. As such, the proposal is contrary to the requirements of Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).
3. The proposed development would have a detrimental impact on the appearance and character of the locality as experienced by users of the local footpath network contrary to Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

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

8. APPLICATION NO: 3/2015/0722/P (GRID REF: SD 383374 450441)
 ADVERTISING TRAILER/MOBILE BILLBOARD ADJACENT POND 250M FROM
 LITTLE PAINLEY BOWL BARROW, OFF A682 SETTLE ROAD, NEWSHOLME

WITHDRAWN

- 343 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:

- 344 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2010/0653/P	Retrospective consent for extractor equipment	87 Lowergate Clitheroe
3/2011/0689/P	Discharge of condition for materials and window detailing	Sunnymede Ribblesdale Avenue Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0348/P	American barn and outdoor riding arena at land	Bobbin Hall, Shire Lane Hurst Green
3/2014/1056/P	Removal of condition 3 to allow for recently partially constructed holiday let building as a dwelling	Higher Mill Farm Slaidburn Road Waddington
3/2015/0112/P	Resubmission of 3/2015/0112 vertical extension of existing dwelling to allow for an additional bedroom and improved family bathroom	Lynwood Neddy Lane Billington
3/2015/0129/P	Raising roof of single storey extension	1 Beech Grove Chatburn
3/2015/0317/P	Two and single storey rear extensions and balcony	18 Netherwood Gardens, Brockhall Village, Old Langho
3/2015/0349/P	Two VHF dipole antennas located at the top of the mast; One 1.8msatellite dish antenna located 30m on the mast; the removal of an existing DSO cabin and its replacement with one ground base equipment cabin with dimensions 2.7m x 2.7 x 2.72m high, two 0.15m GPS antennas to be located on the equipment cabin; minor ancillary works including an existing concrete base for the replacement cabin	Telecommunications Mast Moor Lane Billington
3/2015/0366/P	Erection of new dwelling within domestic curtilage	63 Mitton Road Whalley
3/2015/0370/P	Reserved matters application in respect of outline permissions – 3/2012/0497 – outline application for the erection of 7 No affordable housing dwellings and 14 No open market dwellings; 3/2013/0161 – outline application for the erection of 7 No open market dwellings and 4 No social housing dwellings; and 3/2013/0189 – outline application for the erection of 2 No open market dwellings	Strawberry Fields Main Street Gisburn
3/2015/0372/P	Erection of agricultural building of approximately 50m x 40m for livestock	Demesne Farm Newsholme
3/2015/0379/P	Proposed ménage and retrospective permission sought for a detached stable building	Intack Farm Old Clitheroe Road Dutton

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0380/P	Roof raised to allow for loft conversion. New staircase with dormer window. Extensions to side and rear of premises	37 Whitecroft Lane Mellor
3/2015/0431/P	Single storey extension to side of existing premises following demolition of existing toilet block. Internal alterations to existing shop/showroom to form larger shop unit	Stonebridge Garage Kestor Lane Longridge
3/2015/0470/P	Dormer extension forming additional bedroom space	17 Mayfair Crescent Wilpshire
3/2015/0487/P	Discharge of condition for materials	Elmridge Farm Elmridge Lane Chipping
3/2015/0491/P	Demolition of modern additions and erection of one and two storey extensions, change of use and alterations to form 8 apartments and minor alterations	The White Bull Hotel Higher Road Longridge
3/2015/0494/P	Proposed first floor rear extension	6 Long Row, Mellor
3/2015/0510/P	Discharge of Condition(s) 3 (materials) and 4 (door framing and glazing) of planning permission 3/2015/0141	Crabtree Cottage Back Lane Wiswell
3/2015/0532/P	Discharge of condition 3 (tree protection) and 4 (containment and storage of manure) in relation to planning permission 3/2015/0325	Field off Twitter Lane Waddington
3/2015/0536/P	Erection of a new storage building adjacent to the ice cream production buildings	Dowson Dairies Ltd Hawkshaw Farm Longsight Road Clayton-le-Dale
3/2015/0546/P	Demolition of existing single storey utility room and detached garage. Formation of single storey side and rear extension and attached garage	Fellway Waddington Road Clitheroe
3/2015/0552/P	Replacement shop front signage consisting of one 700mm high Natwest fascia sign with one set of 490mm high externally illuminated lettering and chevron logo; one 515mm high Natwest fascia sign with one set of 360mm high externally illuminated lettering and chevron logo; two 600mm high Natwest externally illuminated heritage hung	Nat West Bank York Street Clitheroe

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont...	projection signs; one 890mm high Natwest non illuminated nameplate sign; two 244mm high Natwest non illuminated vinyl chevron signs; one tele/web window vinyl; three A1 light pocket marketing units	
3/2015/0562/P	Replacement of external window and rear elevation by bi-folding door, provision of decking and glass balustrade	Neddy Barn Neddy Lane Billington
3/2015/0563/P	Front porch extension to 0.300m projection, width 2.285m	9 Pagefield Crescent Clitheroe
3/2015/0570/P	Detached garage	Clayton Hey House Ribchester Road Clayton le Dale
3/2015/0580/P	Proposed demolition of six existing garages and replacement with one new garage	Seven Acre Garage Barker Lane, Mellor
3/2015/0581/P	To replace existing single garage with a single brick built garage	4 Highfield Drive Longridge
3/2015/0582/P	Single storey rear/side extension	12 Willows Park Lane Longridge
3/2015/0583/P	Proposed porch extension	132 Pimlico Road Clitheroe
3/2015/0587/P	Removal of existing conservatory, part demolition and adaption of garage, erection of new detached double garage, erection of separate timber garden workroom	The Old Dairy Alston Lane Longridge
3/2015/0588/P	Alteration and extension of existing dwelling to include side and rear extension and remodelling of front elevation	32 The Hazels Wilpshire
3/2015/0598/P	Demolition of existing balcony and replacement with porch/canopy with double doors and infill windows	Moor Nook Clitheroe Road Dutton
3/2015/0600/P	Replacement and extension of elevated platform to rear	Gatesgarth Green Lane Grindleton
3/2015/0611/P	Discharge of condition(s) 1- 2 and 7-11 (covering letter confirming the conditions will be satisfied,) 3 (materials), 4 window and door schedule), 5 (landscaping) and 6 (bat and bird boxes) on planning permission 3/2015/0278	Chew Mill Farm Elker Lane Billington

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0613/P	Single storey extension to rear	Malden 17 Lyndale Avenue Wilpshire
3/2015/0619/P	Proposed removal of detached garage to create the space for a two storey side extension	18 Balmoral Avenue Clitheroe
3/2015/0627/P	Engineering works to form earth banked slurry lagoon	Chilsey Green Farm Birdy Brow, Stonyhurst
3/2015/0631/P	Engineering works to form new open silage clamp	Chilsey Green Farm Birdy Brow, Stonyhurst
3/2015/0634/P	New agricultural livestock building and installation of a 16T bulk feed hopper	Chilsey Green Farm Birdy Brow, Stonyhurst
3/2015/0640/P	Non material amendment to planning permission 3/2012/0558 relating to reorganisation of floor plans for the internal garden area, design studio and apartment; changes to openings referred to in condition 4 and replacement of windows referred to in condition 6	Primrose Mill Woone Lane Clitheroe
3/2015/0650/P	Single storey extension and minor amendments to the front elevation	7 Leys Close, Wiswell
3/2015/0661/P	Prior approval of proposed change of use of agricultural building to a dwelling-house (Class Q(a) only)	Barn at Higher House Farm, Settle Lane, off Kiln Lane, Paythorne
3/2015/0678/P	Discharge of conditions, landscaping in relation to consent 3/2015/0331	53 Knowsley Road Wilpshire
3/2015/0740/P	Replacement footbridge	Kemple View Clitheroe

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0111/P	First floor extension over existing ground floor kitchen	19 Millthorne Ave Clitheroe	Contrary to Core Strategy policies DMG1 and DMH5.
3/2015/0469/P	Demolition of existing kitchen and garage and replacement with new	Broomhill 54 Higher Road Longridge	Contrary to Policies DMG1, DMH5 and DME3 of the Ribble Valley Core Strategy.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0549/P	First floor extension over existing ground floor extension	7 Hospital Cottages Ribchester Road Ribchester	Contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.
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	The proposal is assessed against the provisions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0633/P	Prior notification application [under Classes Q(a) and Q(b)] for the change of use of existing agricultural storage building to form two dwellings including associated operational developments	The Barn at Pasture House Farm West Marton
3/2015/0832/P	Prior approval application for proposed change of use of an agricultural building to a dwelling-house with no associated building operations (Class Q)[a] only)	Dewhurst Farm Longsight Road Langho

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0072/P	Prior notification application for an agricultural access track	Land off Rimington Lane Rimington Gisburn

348 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>
3/2015/0629/P	Prior notification to replace existing agricultural building with new structure to house sheep during lambing and store machinery. Length 23m, height to eaves 4.5m, breadth 16.8m and height to ridge 6.8m	Lawson House Farm Bolton by Bowland Rd Sawley

349 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2011/0906/P	Proposed installation of new soil vent pipe to gable elevation and installation of wood burner to side elevation	5 Church Street Slaidburn
3/2015/0603/P	New 2m high boundary fence fronting the highway	1 Wasdale Grove Longridge

350 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2014/0742	Land off Pimlico Road Clitheroe	15/1/15	19	Signed
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 Applicants Solicitor
3/2015/0266	Primrose Works Primrose Road, Clitheroe	20/8/15	18	With LCC
3/2015/0347	Land off Towneley Road Longridge	20/8/15	12	With Applicants Agent for signature

<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>
3/2014/0779	Land off Dale View, Billington	16/10/14	50 Weeks	18	Decision 24/9/15

<u>Application</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	10/11/15 6 days	Awaiting Inquiry
3/2014/0887 R	12/03/15	Bent House Tosside	WR		Appeal dismissed 28/09/15
3/2014/0942 R	28/04/15	Land off New Lane Withgill	WR		Awaiting decision
3/2014/1122 R	21/05/15	35 King Street Whalley	WR		Appeal dismissed 24/09/15
3/2015/0212 R	14/07/15	4 The Green Osbaldeston Lane Osbaldeston	WR		Awaiting decision
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 Fm Rimington	WR		Awaiting decision
3/2015/0272 R	22/07/15	Curtis House Longridge	WR		Awaiting decision
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	Awaiting decision
3/2014/0961 R	30/07/15	Skirden Hall Fm Tosside	WR		Awaiting decision
3/2014/0183 R	13/08/15	Land at Malt Kiln Brow, Chipping	Hearing	Provisionally 15/03/16	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
3/2015/0200 R	23/09/15	Land rear of Beech Cottage Lovely Hall Lane Copster Green	Hearing		Statement due 28/10/15
3/2015/0565 R	24/09/15	Coach House Main Street Bolton by Bowland	WR		Statement due 29/10/15
3/2015/0566 R	24/09/15	Coach House Main Street Bolton by Bowland	WR	Linked with 3/2015/0565	Statement due 29/10/15
3/2015/0318 R	29/09/15	The Holly Wardsley Road Chipping	HH		Notification and Questionnaire due 06/10/15

352 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Member approval on proposals to increase this Committee's fees and charges with effect from 1 April 2016. These proposals were the first stage in the review of this Committee's budget for the forthcoming 2016/2017 financial year. The Council's latest budget forecast allows for a 1.5% increase in the level of income raised from fees and charges and this review aims to increase budgeted income for 2016/2017 by this amount as a minimum. After applying this percentage increase, proposed charges have generally been rounded up or down to minimise any problems with small change which inevitably impacts on the individual percentage rise for each separate charge. The current budgeted income to be received from fees and charges which are set by this Committee is £38,540; a 1.5% increase on this total would therefore generate £540. The planning application fees are set nationally and are therefore excluded from these figures. Discussions had been held between budget holders and financial services to enable the budget holder to propose a set of fees and charges for their services. The proposed set of fees and charges was set out for Committee's information.

RESOLVED: That Committee approve the charges as set out in Annex 1 to the report for implementation with effect from 1 April 2016.

353 REVENUE MONITORING

The Director of Resources submitted a report for Committee's information on the position for the period April to end of August 2015 for the revenue budget as far as this Committee was concerned. A comparison between actual expenditure and the original estimate for the period was highlighted.

RESOLVED: That the report be noted.

354 APPEALS

- a) 3/2014/0887/P – installation of one 50kW wind turbine at Bent House, Tosside – appeal dismissed.
- b) 3/2015/0108/P – car park to the rear and removal of part of boundary wall at 35 King Street, Whalley – appeal dismissed.
- c) 3/2014/1122/P – formation of a car park at rear to include new opening on to back street - 35 King Street, Whalley – appeal dismissed.

355 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.54pm.

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

Minutes of Personnel Committee

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

Councillors:

P Ainsworth	S Hore
S Brunskill	D T Smith
P Dowson	D Taylor

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

356 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor G Geldard.

357 MINUTES

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

358 DECLARATIONS OF INTEREST

There were no declarations of interest.

359 PUBLIC PARTICIPATION

There were no items of public participation.

360 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

361 EQUALITIES ACT 2010 – WORKFORCE DATA

The Head of HR updated Members on the workforce data to be published to ensure compliance with the Equalities Act 2010. It was noted that this report would in future be presented to Members on an annual basis around October each year. The Head of HR explained some of the characteristics on which we were required to report and explained the dynamics of the figures and the implications for the authority.

RESOLVED: That the report be noted.

362 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.

363 APPOINTMENTS AND RESIGNATIONS

Consideration was given to the written report of the HR Officer informing Members of appointments and resignations that had taken place since the last meeting. She explained some of the difficulties currently being experienced with recruitment and reported on progress filling vacancies in the planning section.

RESOLVED: That the report be noted.

364 QUALIFICATION TRAINING

The HR Officer provided Members with information on staff undertaking training courses which would lead to a recognised qualification. She provided further detail on some of the key qualifications being undertaken and confirmed that staff undertaking such training were required to sign a training agreement. This agreement included arrangements to recoup monies if staff left the organisation within set timescales following qualification.

RESOLVED: That the report be noted.

365 NATIONAL PAY CONSULTATIONS

The Head of HR provided Members with feedback from the national pay consultation meeting held on 22 September 2015. The meeting had been attended by 30-40 representatives of local authorities in the North West. She highlighted some of the main issues discussed and the implications of various options being proposed. Roadshows were continuing but the next national negotiation meeting was expected to be held in November 2015. She confirmed that she would keep Members informed of any further developments.

RESOLVED: That the report be noted.

366 MEMBER AND STAFF TRAINING

Members considered the written report of the HR Officer which provided details of training courses approved since the last meeting. More detailed information was provided on some of the initiatives detailed in the appendix. Attention was drawn to the examination success of a Customer Service Advisor who had successfully completed a Level 2 National Vocational Qualification (NVQ) in Customer Services and Members asked that a letter be sent to congratulate her on her achievement.

RESOLVED: That the report be noted and a letter of congratulations be sent to the Customer Service Advisor following completion of her NVQ Level 2 in Customer Services.

The meeting closed at 7.10pm.

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

Minutes of Health & Housing Committee

Meeting Date: Thursday, 22 October 2015 starting at 6.30pm
Present: Councillor S Brunskill (Chairman)

Councillors:

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

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

367 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Hore, M Robinson and K Hind.

368 MINUTES

The minutes of the meeting held on 3 September 2015 were approved as a correct record and signed by the Chairman.

369 DECLARATIONS OF INTERESTS

There were no declarations of interest.

370 PUBLIC PARTICIPATION

There was no public participation.

371 COSY HOMES IN LANCASHIRE (CHIL) PROJECT

The Chief Executive submitted a report requesting Committee approval to make a £4,000 contribution towards delivery of the Cosy Homes in Lancashire (CHIL) scheme. This payment by the Council would be a contribution, along with the other 14 local authorities in Lancashire, to the starting, marketing and administration costs for the pilot scheme. The total funding available for Lancashire committed to the scheme is over £6 million, mainly comprised of £3.5 million from Scottish and Southern Energy in respect of energy efficiency measures, and £2.2 million from the Department of Energy and Climate Change's Central Heating Fund. This is required to be used on work to reduce energy bills and increase the thermal comfort of homes, leading to a reduction in cold related illness and associated general practitioner and hospital visits. The scheme would be more straightforward than the current complex provision by the private market, and would reduce exposure for vulnerable individuals to rogue contractors. The Council's Energy Advice Officer would participate in the scheme, and seek to ensure maximum benefit for the Ribble Valley, especially

taking into account the nature of the housing stock and the particular needs of residents. Members were concerned that the scheme be advertised as widely as possible, including through general practitioners and community centres where possible, and by communication to Parish Councils, including through the Parish Councils' Liaison Committee.

RESOLVED: That Committee approve Ribble Valley Borough Council make a £4,000 contribution towards funding delivery of the CHIL pilot across all Lancashire authorities.

372 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Members' approval to increase Committee's fees and charges with effect from 1 April 2016. These proposals were the first stage in the review of this Committee's budget for the forthcoming 2016/2017 financial year. The review takes place on an annual basis as part of the budget setting process. The Council's latest budget forecast allows for a 1.5% increase in the level of income received from fees and charges. This forecast currently shows a potential budget deficit for 2016/2017 of £263,000 after taking £200,000 from general fund balances. Therefore, service committees were requested to consider raising their fees and charges in line with the 1.5% target.

Budget holders and Heads of Service have worked with financial services to raise most of the fees and charges in line with the 1.5% increase, rounded up to minimise any problems with small change where appropriate.

Just two sets of fees and charges were set on a different basis to this, as follows:

- Five existing water sample analysis charges have been set only to recover the estimated direct laboratory fees and employee costs associated with these checks, in line with national requirements to cover only these costs.
- One new water sample analysis charge, 'request/multi bacteriological', has been set to recover the direct laboratory fees associated with these extra laboratory tests.

RESOLVED: That Committee approve the charges as set out in Annex 1 to the report for implementation with effect from 1 April 2016.

373 CAPITAL PROGRAMME NEW BIDS AND REVIEW 2016/2019

The Director of Resources submitted a report recommending the proposed future three year capital programme 2016/2017 to 2018/2019 for this Committee. The Heads of Service had been asked to review the programme of provisionally approved schemes for 2016/2017 and 2017/2018 and suggest any amendments that were required. This review identified no suggested amendments to the schemes already approved. The Clitheroe Market Improvement 2016/2017 scheme would be reviewed again after final plans were announced for the separate market development scheme.

Heads of Service had also been asked to put forward new bids for the 2018/2019 capital programme. Two bids, totalling £211,000 had been received.

It was noted that other Committees would also be receiving similar reports for the new scheme bids and they would all be finally considered alongside each other by the Budget Working Group and the Policy and Finance Committee against the limited financial resources that are available to finance the capital programme.

RESOLVED: That Committee

1. approve the future three year programme for 2016/2017 to 2018/2019 as outlined in the report; and
2. recommend to Policy and Finance Committee this future three year capital programme for this Committee's services.

374 RIBBLE VALLEY HOMELESSNESS TEMPORARY ACCOMMODATION POLICY

The Chief Executive submitted a report requesting that Committee note recent developments in homelessness case law and approve the Ribble Valley Homelessness Temporary Accommodation Policy 2015. Under Section 188 of the Housing Act 1988, the Council may have a legal duty to provide temporary accommodation if there was reason to believe that the applicant may be homeless, eligible for assistance and have a priority need. Following recent guidance from the Supreme Court, the Council is required to demonstrate fairness and transparency in allocation of accommodation. It was considered that the current procedures met the existing and future requirements for temporary accommodation and allocation, and the proposed policy document reflected the current arrangements.

RESOLVED: That Committee approve the Ribble Valley Homelessness Temporary Accommodation Policy as set out in the appendix to the report.

375 CAPITAL MONITORING 2015/2016

The Director of Resources submitted a report for Committee's information, relating to the progress of the approved capital programme for the period April to September 2015 with regard to schemes which fall under the responsibility of this Committee. There was a total of three capital programme schemes for this Committee, with total planned capital spend for the current year of £268,877. To date, just under 49% of the annual capital programme for this Committee had been spent or committed. The main variations to date were disabled facilities grants and landlord/tenant grants. In both cases, the budget is likely to be fully committed for the 2015/2016 financial year.

RESOLVED: That the report be noted.

376 REVENUE MONITORING 2015/2016

The Director of Resources submitted a report informing Committee of the progress on the 2015/2016 revenue budget as at the end of September 2015. There was an overall net underspend of £119,472 on the net cost of services, after allowing for transfers to and from earmarked reserves. The main areas of

variation, including a net underspend to date on Housing Benefit rent allowance payment, were summarised for Committee's information.

RESOLVED: That the report be noted.

377 GENERAL REPORT OF THE CHIEF EXECUTIVE ON ENVIRONMENTAL HEALTH ISSUES

In the absence of the Head of Environmental Health Services, there was no report, but the Committee received the minutes of the Hanson Cement Liaison Committee meeting on 24 September 2015.

378 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

379 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 7 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

380 GENERAL REPORT – GRANTS

The Chief Executive submitted details of three disabled facilities grants and one boiler replacement grant, and attention was drawn to the waiting list for disabled facilities grants, which was expected to become longer. There was discussion about the allocation of grants, and the Strategic Housing Officer explained that legislation required approval of eligible applications, up to the maximum amount of £30,000, on the basis of approval in date order of receipt. There was further discussion on the possibility of recycling equipment that was no longer required in a particular property, with the difficulty being identified for relocation of stairlifts in properties in the Ribble Valley due to the nature of the housing stock.

RESOLVED: That the report be noted.

381 UPDATE ON AFFORDABLE HOUSING

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 21 September 2015 were included for Committee's information. There was discussion about the evolving arrangements for provision of accommodation for asylum seekers through SERCO, which was due for review by the Committee after six months in January 2016. It was emphasised that these arrangements only relate to asylum seekers and central government decisions on refugees were awaited.

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 Policy & Finance Committee

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

Councillors:

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

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

382 APOLOGIES

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

383 MINUTES

The minutes of the meeting held on 8 September 2015 were approved as a correct record and signed by the Chairman.

The Director of Resources gave an update on Minute 246 relating to business rate pooling in Lancashire.

384 DECLARATIONS OF INTEREST

Councillor J Rogerson declared an interest in agenda item 5, Concurrent Function Grants.

385 PUBLIC PARTICIPATION

There was no public participation.

386 CONCURRENT FUNCTION GRANTS

The Director of Resources submitted a report requesting Committee's approval of the allocation of concurrent function grants for 2015/16. She reminded Committee that the concurrent grant scheme which was approved a number of years ago by this Committee gives grant assistance for those parishes and town councils who provide services in their areas which elsewhere are provided by the Borough Council. An annual revenue budget allocation had been approved of £20,000. Support was set at a rate of 25% of eligible net revenue expenditure. Parish Councils had been invited to apply for a grant and to date 19 applications had been received with revenue expenditure to be supported totalling £57,734. All grant applications must supply supporting documentation such as copy invoices before approval could be given.

RESOLVED: That Committee

1. approve the allocation of grants as proposed in the report totalling £14,316 for 19 Parish and Town Councils; and
2. agree to the payment of the approved grants in a single instalment rather than two instalments as outlined in the original grant scheme.

387 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Committee's approval on proposals to increase this Committee's fees and charges with effect from 1 April 2016. These proposals were the first stage in the review of this Committee's budget for the forthcoming 2016/17 financial year. The Council's latest budget forecast allows for a 1.5 increase in the level of income raised from fees and charges and this review aims to increase budgeted income for 2016/17 by this amount as a minimum. After applying this percentage increase, proposed charges have generally been rounded up or down to minimise any problems with small change which inevitably impacts on the individual percentage rise for each separate charge. The current budgeted income to be received from fees and charges which are set by this Committee is £179,300. A 1½% increase on this total would therefore generate £2,690. Discussions had been held between budget holders and financial services to enable the budget holder to propose a set of fees and charges for their services. The proposed set of fees and charges are set out for Committee's information.

RESOLVED: That Committee approve the charges as set out in Annex 1 to the report for implementation with effect from 1 April 2016.

388 TREASURY MANAGEMENT

The Director of Resources submitted a report on Treasury Management activities for period 1 April 2015 to 30 September 2015. The report also sought Member approval on the review of the maximum limits per institution. The report outlined the investments that were held as at 30 September 2015 along with the approved organisations that have Fitch credit ratings.

With regard to the review of counter party limits, the Director of Resources reported that a certain times of the year there can be an influx of resources available for investment which had occasionally left the Council close to meeting the maximum that can be invested with all approved bodies. The limits were currently set at £1.5m maximum to be invested with each of the approved banks and building societies and a maximum of £5m with the United Debt Management Office. She was now proposing that this limit be increased to £1.75m in order to allow greater flexibility in the day-to-day treasury management activities.

*** RESOLVED: Recommend to Full Council that the maximum investment limits for approved banks and building societies be increased from £1.5m to £1.75m. ***

389 REVIEW OF FINANCIAL REGULATIONS AND CONTRACT PROCEDURE RULES

The Director of Resources submitted a report asking Committee to consider a recommendation to Council the acceptance of updated financial regulations and

contract procedure rules. These are key components of the Council's Constitution and Corporate Government Arrangements and apply to every Member and officer of the Council and anyone acting on the Council's behalf. The report highlighted the main changes that had been made to the Financial Regulations around clarifying interpretation of some of the elements.

- There is further highlighting of the importance of reviewing any new services or processes and ensuring that adequate controls are put into place (Section 2: Internal Controls).
- Requirement wherever financial information is requested from or provided to the Council and the Director of Resources must be consulted (Section 3: Accounting).
- There has also been a tightening up around the arrangements for virements and their approval. This is to ensure that expenditure is never incurred prior to any approval to transfer budgets. Also further clarification around supplementary estimates and additional capital approvals (Section 6: Budgetary Control).
- Further details have been given around partnership arrangements and the bidding for external funding. This is to help ensure that the financial implications and risks are fully considered (Section 9: External Funding and Partnership Arrangements).
- Some additional points have also been added around the collection of income and the banking of the same (Section 10: Income).
- The procedures around the disposal of assets have been clarified a little more and also reference given to the security of information and the Council's Information Governance Framework (Section 13: Security and Inventories).

*** RESOLVED: That Committee

1. recommend to Full Council the acceptance of the revised Financial Regulations; and
2. recommend to Full Council acceptance of the revised Contract Procedure Rules.

390 CAPITAL PROGRAMME BIDS AND REVIEW 2016 – 2019

The Director of Resources submitted a report recommending the proposed future 3 year Capital Programme 2016-17 to 2018-19 for this Committee. The Heads of Service had been asked to review the programme of provisionally approved schemes for 2016 and 2017-18 and suggest any amendments that were required. This review had identified one scheme which would reduce the overall Capital Programme by £11,500 relating to a replacement server for Revenues and Benefits.

Heads of Service had also been asked to put forward new bids for the 2018/19 Capital Programme. 6 bids totalling £232,450 had been received. It was noted

that other Committees had also be receiving similar reports for the new scheme bids and that they would all be finally considered alongside each other by the Budget Working Group and the Policy and Finance Committee against the limited financial resources that are available to finance the Capital Programme.

Members asked several questions with regard to several of the new bids and the necessity of these to be maintained in the programme.

RESOLVED: That Committee

1. approve the future 3 year programme for 2016/17 to 2018/19 as outline in the report; and
2. recommend to Policy and Finance Committee a future 3 year Capital Programme for this Committee's services to include the additional bids.

391 PREVENT DUTY

The Chief Executive submitted a report for Committee's information on the new duties around Prevent. The Prevent Strategy was published by the Government in 2011 and was part of an overall counter terrorism strategy known as CONTEST. The aim of the Prevent Strategy was to reduce the threat in the UK from terrorism by stopping people becoming terrorists or supporting terrorism. The report outlined how the Prevent Duty applies to specified authorities of which Ribble Valley Borough Council was included as a district council.

RESOLVED: That the report be noted.

392 COUNCIL TAX BASE 2016/17

The Director of Resources submitted a report informing Committee of the Council Tax Base for the next financial year 2016/17. The provisional Council Tax base for 2016/17 is 22,024. The final Council Tax base would be determined between 1 December 2015 and 31 January 2016.

RESOLVED: That the report be noted.

393 REVENUES AND BENEFITS GENERAL REPORT

Committee considered a report which covered the following areas:

- National Non-Domestic Rates (NDR).
- Council Tax.
- Sundry Debtors.
- Housing Benefit and Council Tax Support Performance.
- Housing Benefit Overpayments.

RESOLVED: That the report be noted.

394 REVENUE MONITORING 2015/16

Committee received a report showing the position for the first 6 months of this year's Revenue Budget a far as this Committee was concerned.

RESOLVED: That the report be noted.

395 OVERALL REVENUE MONITORING 2015/16

Committee received are report detailing the position of the Overall Revenue Budget for the current financial year.

RESOLVED: That the report be noted.

396 CAPITAL MONITORING 2015/16

Committee considered a report on the progress of the approved Policy and Finance Capital Programme for the period April to September 2015.

RESOLVED: That the report be noted.

397 OVERALL CAPITAL MONITORING 2015/16

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

RESOLVED: That the report be noted.

398 MINUTES OF THE ECONOMIC DEVELOPMENT WORKING GROUP

Committee received the minutes of the Economic Development Working Group that had been held on 17 August 2015.

RESOLVED: That the report be noted.

399 MINUTES OF BUDGET WORKING GROUP

Committee received the minutes of the Budget Working Group held on 13 August 2015.

RESOLVED: That the report be noted.

400 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

Councillor J White had submitted a report for Committee's information updating them on the changes to Section 4 of the Ribble Valley Borough Council Armed Forces Community Covenant that had taken place over the last 12 months.

RESOLVED: That the report be noted.

401 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Category 3 of Schedule 12 of the Local Government Act 19072 the press and public be excluded from the meeting.

402

EMPLOYMENT LAND

The Chief Executive submitted a report updating Committee on progress with the acquisition of a site set out in the report for Industrial Development.

The District Valuer had been negotiating on the Council's behalf and agreement had been reached with the landowners involved at a value set out in the committee report.

RESOLVED: That

1. Committee agree to pursue the acquisition of the site in question at the value set out in the report and the matter be dealt with as quickly as possible; and
2. the Director of Resources be asked to identify the funding to facilitate this.

403

CLITHEROE MARKET REDEVELOPMENT SCHEME

The Chief Executive informed Committee that there would be a special meeting of the Policy and Finance Committee on Monday, 30 November 2015, to consider the next stage of this project.

The meeting closed at 7.30pm.

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

Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 29 October 2015 starting at 6.30pm
Present: David Peat (Chairman)

Councillors:

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

Parish Representatives:

P Street	Barrow
H Fortune	Bolton-by-Bowland, Gisburn Forest & Sawley
H Douglas	Chatburn
A Schofield	Clayton-le-Dale
P Brown	Chipping
M Fenton	Clitheroe
P Robinson	Clitheroe
R Assheton	Downham
S Hopwood	Dutton
D Waters	Gisburn
T Austin	Langho & Billington
R Thornber	Newton-in-Bowland
A Steer	Osbaldeston
R Whittaker	Rimington & Middop
A Haworth	Sabden
J Shorter	Sabden
D Ashe	Salesbury
P Boyes	Salesbury
G Meloy	Simonstone
H D Parker	Waddington
T Perry	West Bradford
J Brown	Whalley
M Highton	Whalley
J Bremner	Wilpshire
T Gaffney	Wilpshire
M Robinson	Wiswell
R Thompson	Wiswell

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

404

APOLOGIES

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

C Astin	Bowland Forest High
T Hoyle	Dinckley
S Rosthorn	Paythorne & Newsholme
E Law-Riding	Ribchester
A Ormand	Ribchester
J Lawson	Slaidburn
E Scott	Slaidburn

405 MINUTES

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

406 DECLARATIONS OF INTERESTS

There were no declarations of interests.

407 NORTH WEST AMBULANCE SERVICE – DEFIBRILLATORS

The Chairman introduced Matt Dugdale and Cheryl Pickstock from the North West Ambulance Service (NWAS) who gave a presentation on the support that they provide for provision of defibrillators and their use in the North West. The NWAS can provide information to enable parishes and communities to make an informed decision regarding the acquisition and location of defibrillators. The NWAS's links with suppliers can also offer considerable reductions in purchase cost, and they are also involved in approval of applications for funding submitted to the British Heart Foundation (this source of funding is available until March 2016).

NWAS have been working with Dilys Day as their co-ordination point in Ribble Valley Borough Council, and parishes can approach her for support. Other sources of funding than British Heart Foundation could be available for cabinets and other items than the defibrillators, and this funding can be accessed through NWAS.

Deployment of the defibrillators is arranged through the NWAS call centre, and parishes raised issues about difficulties in a phone deadspot, or where a defibrillator was identified that was not the closest to the emergency.

Whilst ambulances and paramedics carry defibrillators, it was stressed that provision in the community was to supplement these facilities. The meeting was also advised the NWAS are proposing a recruitment drive for first responders, and to provide training and demonstrations on defibrillator use to local people.

Concern was raised about liability for use of defibrillators and it was explained that they are deployed in circumstances where a patient's prospects of survival may be increased from 5% to 80%, meaning that there is no realistic risk and maximum potential benefit. Use of a defibrillator authorised by NWAS is covered under NWAS's public liability insurance in any event.

RESOLVED: That Matt Dugdale and Cheryl Pickstock be thanked for their presentation.

408 MATTERS ARISING FROM THE MINUTES

- a) Minute 279(b) – Councillor Hill reported that Ribble Valley Borough Council have written to Lancashire County Council with regard to the reallocation of on-street parking enforcement responsibility to Borough Councils, and that this was currently with the Chief Executive of Lancashire County Council.
- b) Minute 277(a) – The Head of Regeneration and Housing reported that the Chair of this Committee had volunteered to be the Committee's representative on the Pendle Hill Landscape Partnership.
- c) Minutes 277(d) – the representative of the War Memorials Trust had been invited to attend the next meeting of the Committee in January 2016.

409 LANCASHIRE COUNTY COUNCIL CABINET MEMBER FOR HIGHWAYS AND TRANSPORT – COUNTY COUNCILLOR JOHN FILLIS

The Chairman introduced County Councillor John Fillis, the cabinet member for highways and transport, who gave a presentation with regard to buses and was willing to address general questions.

He explained that Lancashire County Council's statutory responsibility is to publish timetables and administer the NoW card. They have no further responsibilities since deregulation in the 1980s, and cannot dictate to the private sector on routes, times or prices. However, due to their responsibility to serve the community, Lancashire County Council have identified that statutory services may be the only way to support some services and currently spend £6.8 million per year on 100 subsidised services in Lancashire.

Lancashire County Council had encouraged Community Transport providers to set up a consortium to assist their support for vulnerable people, arranging for contracts for the provision of the services and to attract longer term funding.

A consultation document was to be issued in the next 2 weeks on transport provision by way of Parish Partnerships. This would enable local communities to provide transport to meet identified local needs, rather than elements of the £6.8 million subsidy being used for large and mostly empty buses. This scale of locally arranged transport could take into account local circumstances such as market days and could address known local demand. Lancashire County Council were to engage with Parish and Town Councils who could either join together or run their own local bus company, with Lancashire County Council providing and maintaining 16 seat fuel efficient buses. The Parishes could then set routes, times and prices. These services would be route buses and therefore attract the use of the NoW card, which was not available on Community Transport. The Parishes involved would have to decide between themselves how the services were organised, how they would each contribute, although Lancashire County Council would pay for a consultant to work with Parishes on their business plans.

Management support could be available from the private sector or Community Transport.

The Chairman observed that there would probably need to be a joint piece of work to consider the risks and processes, and County Councillor Fillis stated that he was willing to return to the Committee. Head of Regeneration and Housing said that we would coordinate a response to the consultation, most likely through a task/finish meeting of the committee. He would let people know.

A question was raised about a pilot scheme, and County Councillor Fillis explained that in 2013 Cumbria County Council withdrew subsidised buses, and that Parishes in that county had then combined to maintain the A6 through route successfully. This continued to be provided.

Issues were also raised regarding cross boundary difficulties between Ribble Valley and Blackburn, particularly with regard to access to Brownhill, and timing of services, and County Councillor Fillis and Lancashire County Council officers were requested to look further into this issue. It was also observed that buses were no longer stopping in locations close to where people live, and that changing between services could involve passengers in a long walk.

County Councillor Fillis also referred to responsibility of North West Traffic Commissioners to ensure that the buses run on time, and to other independent complaints procedures.

RESOLVED: That County Councillor Fillis be thanked for his presentation.

410 LITTLE GREEN BUS COMMUNITY TRANSPORT

The Chairman introduced Donna Atkinson, the manager of the Little Green Bus Community Transport service who explained the range of services offered, and the benefits available to isolated or vulnerable people. Services included dial a ride minibuses, volunteer car journeys (mainly for medical appointments), group transport and organised trips. Little Green Bus are the lead operator in the Community Transport consortium in Lancashire. Donna explained the partnerships that the Little Green Bus has with charities and other agencies, emphasising the links with general practitioners and the benefits that their drivers can provide by having regular contact and being able to identify possible medical or social issues for their passengers.

She outlined the charitable nature of Little Green Bus, the funding mechanism from passengers (annual membership subscription and set fares), and her fundraising efforts. These include an approach to each Parish Council in the Ribble Valley for £150 annually.

She also explained that, generally, insurance companies do not increase the premium for volunteer car drivers but that if this were to happen, the driver would be reimbursed by Little Green Bus.

RESOLVED: That Donna Atkinson be thanked for her presentation.

411 UPDATE ON PARISH GRANT SCHEME

The Head of Regeneration and Housing reminded the meeting of the availability of the grants available to Parishes with a precept, and that the closing date for such applications is September 2016. He also reminded Members of other grants available, details of which and application forms for which could be accessed through the Ribble Valley Borough Council website, indicating a deadline at the end of the year for sports and art excellence grants and for recreational, cultural and arts grants. The Chairman requested that the note of the other grants be circulated.

412 MATTERS BROUGHT FORWARD BY PARISH COUNCILS

a) Ribble Valley Crime and Disorder Partnership

In response to a query by Sabden Parish Council, the Head of Regeneration and Housing explained that the partnership of which Councillor Robert Thompson is the Chair, is a statutory partnership comprised of the Borough Council, Police, Fire Service and Health Authorities. The priorities for the Ribble Valley are to develop work around issues of alcohol awareness, road safety and anti-social behaviour. Councillor Thompson explained the enthusiasm to promote response to rural crime, and stressed the importance of reporting incidents – if there is no report, then there is no record and funding will be reduced accordingly. Councillor Hill, who is the Borough representative on the Police and Crime Commission, explained that Lancashire Police have now updated their communications system to be able to answer 101 calls.

The Head of Regeneration and Housing explained that the Community Safety Partnership (also known as the Crime and Disorder Partnership) gives an opportunity for access to the Police and to the Police and Crime Commissioner and that there was an opportunity for a member at Parish Council level to be invited to quarterly Community Safety Partnership meetings. He requested that any volunteers should contact him. The Chief Executive emphasised the importance of the local scheme to address issues specific to the Ribble Valley.

413 DATE AND TIME OF NEXT MEETING

The Chairman reported that the next meeting would be at 6.30pm on Thursday, 28 January 2016.

The meeting closed at 8.10pm.

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

Minutes of Licensing Committee

Meeting Date: Tuesday, 3 November 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

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

414 APOLOGIES

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

415 MINUTES

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

416 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

417 PUBLIC PARTICIPATION

There was no public participation.

418 SAFEGUARDING AND CHILD SEXUAL EXPLOITATION

The Chairman introduced Inspector Baxter from Lancashire Constabulary Public Protection Unit to Committee. He gave a presentation to Committee, seeking to raise awareness of Child Sexual Exploitation (CSE) and the reasons that it is important that private hire and hackney carriage drivers be aware of the issues and receive training. He outlined the range of circumstances in which CSE can arise, and identified the categories of victims, including in particular, some of the most vulnerable people aged under 18. He explained the various means in which offenders can carry out or prepare to carry out offences, both by contact and over the internet, and the powers available to Police to seek to confront offending behaviour. This applied even where the potential victim denied that an offence had occurred, and the Police sought to take preventative action with the alleged or potential offender.

As far as private hire and hackney carriage drivers were concerned, the Police were anxious to address the risk of offending behaviour by drivers, and also to educate them to raise awareness of risk factors for passengers. The Police sought to ensure that drivers should take a moral and social responsibility for

their passengers, and be educated to report concerns about inappropriate behaviour. Amendment to Section 59 of the Sexual Offences Act 2003 relating to trafficking makes it an offence to facilitate, including transporting, where the driver knows that the purpose is CSE. The Police are seeking to educate all 20,000 private hire and hackney carriage drivers in Lancashire.

Inspector Baxter was thanked for his presentation and left the meeting.

The Chief Executive submitted a report seeking Committee's approval for the introduction of mandatory training and testing of all private and hackney carriage drivers on issues surrounding CSE. The Committee considered whether testing as well as training should be mandatory and the process to ensure that training (and, if appropriate, testing) would be undertaken by existing licence holders as well as new applicants.

RESOLVED: That Committee

1. approve the introduction of mandatory training and testing for all private hire and hackney carriage drivers on issues surrounding child sexual exploitation; and
2. authorise the Head of Legal and Democratic Services to determine the specific requirements of such training and testing and to vary this based on guidance received from the Government, the Police or other relevant body.

419 REVISION OF STATEMENT OF LICENSING POLICY – LICENSING ACT 2003

The Chief Executive submitted a report informing Committee of the outcome of consultation and seeking approval for the adoption of the revision to the Council's Statement of Licensing Policy. The Solicitor reported one response had been received to the consultation, since preparation of the report, from Whalley Parish Council, drawing attention to the ranking of Whalley in the Core Strategy and that it had been consulted on one application to vary a licence but not on others. The Solicitor also stated that there had been an amendment of contact details for the Fire Authority as Responsible Authority since preparation of the draft statement. The Solicitor confirmed that the introduction section of the policy would be amended to include reference to Whalley as the third principal settlement in the Ribble Valley and that Parish Councils were not consulted on licensing applications because they were not Responsible Authorities.

Committee were advised that neither of these issues required further consultation to be undertaken as they did not form part of the policy section of the document.

*** RESOLVED: That Committee approve the Statement of Licensing Policy at Appendix 2 to the report and refer it to Full Council with a recommendation that it be adopted including those amendments referred to above. ***

420 ANNUAL FEES AND CHARGES

The Chief Executive submitted a report requesting Committee to determine the annual and other fees for hackney carriage, private hire, scrap metal and sex establishment licences.

The Solicitor set out the legislation under which such licences were approved, and the need to ensure that fees charged for licences fund part of the Council's service, and should reflect costs incurred whilst being set at a reasonable level for licence holders.

She commented that in recent years licence fees had been increased in line with current inflation rates. Committee were also invited to consider setting fees for private hire and hackney carriage drivers' licences and private operators' licences for a standard duration of 3 years and 5 years respectively (or for such lesser period as the Council deemed fit in the circumstances of the case). In recommending uplifting current rates, the Council had in mind the current level of inflation, based on the underlying charging assumptions remaining unchanged.

In relation to scrap metal dealers' licences, she commented that these had now been in place for 2 years, and 8 licences had been issued. The Council did not have sufficient evidence therefore to test whether the underlying basis on which the fees were originally calculated required amendment, but propose that these fees be increased by 1.5% as this was the amount by which we were advised that the Council's costs had increased.

In relation to sex establishment licences, these had been in place since 6 September 2011, but the Council had not received any applications to licence a sex establishment within its area. There was therefore no information to suggest that the underlying basis for the calculation of fees should be changed. The Council proposed to increase those fees by 1.5% as again this was the amount by which we were advised that Councils' costs had increased.

RESOLVED: That Committee agree the following fees:

TAXI LICENSING CHARGES			
PRIVATE HIRE & HACKNEY CARRIAGE	2015 from 1 April	New licence durations pursuant to Section 10 of the Deregulation Act 2015	2016 from 1 April
	£		£
Driver's application/renewal annual Licence	58.00		58.90
Driver's application/renewal 3 year licence	-	153.70	156.10
Replacement Driver's Badge	11.85		12.05
Vehicle Licences:			
ANNUAL – Up to 3 years old	162.28		164.75

6 MONTHS – Over 3 years but not exceeding 7 years	85.95		87.25
4 MONTHS – Over 7 years	61.20		62.15
Discount on previous Licence (1/12 th annual)	13.50		13.70
Transfer on Licence ownership	23.75		24.15
New or replacement:			
Plates	At cost plus		15.00
Brackets	10% admin		15.00
Private Hire Operators annual licence	150.40 per annum for 5 vehicles or fewer, thereafter £11.75 per vehicle		152.70 per annum for 5 vehicles or fewer, thereafter £11.95 per vehicle
Private Hire Operators 3 year licence		398.60 for 5 vehicles or fewer, thereafter £31.10 per vehicle	404.70 for 5 vehicles or fewer, thereafter £31.58 per vehicle
Private Hire Operators 5 year licence	-	664.30 for 5 vehicles or fewer, £51.90 thereafter per vehicle	674.50 for 5 vehicles or fewer, £52.80 thereafter per vehicle
Change to Operators Licence	11.25		11.45
Log books (100 sheets) each	1.60		1.65
Knowledge test – first one free - paper	7.55		7.70
- in person	15.10		15.35

SCRAP METAL DEALER LICENCE		
	From 1 April 2015	From 1 April 2016
	£	£
Application/Renewal of Site Licence	282.55	286.80
Variation of Site Licence	183.60	186.35
Application/Renewal of Collector's Licence	204.00	207.10
Variation of Mobile Collector's Licence	163.20	165.65

SEX ESTABLISHMENT LICENCE		
	From 1 April 2015	From 1 April 2016
	£	£
Grant of Sex Shop	3,060.00	3,105.90
Grant of Sex Cinema	3,060.00	3,105.90
Grant of Sexual Entertainment Venue	5,100.00	5,176.50
Renewal of Sexual Entertainment Venue	2,550.00	2,588.25
Transfer of Sexual Entertainment Venue	510.00	517.65
Variation of Sexual Entertainment Venue	510.00	517.65

The meeting closed at 8.05pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 12 November 2015 starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

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

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

Late item sheet was given to Committee Members.

Also in attendance: Councillor S Hore.

421 APOLOGIES

There were no apologies for absence from the meeting.

422 MINUTES

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

423 DECLARATIONS OF INTEREST

Councillor Rogerson declared an interest in planning application 3/2014/0956 – Fairclough House, Loudbridge, Chipping.

424 PUBLIC PARTICIPATION

There was no public participation.

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

Councillor Rogerson declared an interest in the next item of business and left the meeting.

1. APPLICATION NO: 3/2014/0956/P (GRID REF: SD 359111 441143)
CHANGE OF USE FROM BUILDERS YARD TO COACH DEPOT WITH
MATERIAL ALTERATIONS TO BUILDING FAÇADE AND ENTRANCE AT
FAIRCLOUGH HOUSE, LOUD BRIDGE, CHIPPING, PR3 2NA

The Head of Planning Services reported one additional letter of support.
GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the development as shown on drawing no. 334/201 Proposed Elevations, Landscape and Layout Plan 334/205 received on 26/10/15, Revised site plan 334/502 received 14/10/15 and Sightline plan 334/206 received on 26/10/15.

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

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

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

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

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

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

5. The number of vehicles operated from the premises shall not exceed 9 as stated in the application. Any increase in the number of vehicles operating from the site shall be the subject of a new planning application.

REASON: To limit the number of vehicles operating from the site in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

6. This scheme shall relate to swept path analysis submitted on the 26/10/15 and all vehicles visiting the site shall enter and leave in a forward gear.

REASON: In the interest of highway safety and in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

7. Unless otherwise agreed in writing by the Local Planning Authority, in consultation with the highway Authority, all commercial vehicles shall enter the site by turning right from Loud Bridge Road and leave by turning left onto Loud Bridge Road

REASON: .To ensure that the commercial traffic generated by the development utilises the most appropriate route to the Classified road network in the interest of highway safety and in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

8. The parking shall be in accordance with the parking layout shown on the Parking Area Plan Amendment B submitted 17th April 2015.

REASON: In the interest of highway safety and in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

9. Prior to commencement of development precise details of a vehicle washing area and management of a vehicle washing area shall be submitted to and approved in writing by the Local Planning Authority.

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

10. The hours of operation shall be restricted to 0730 – 18.30 Monday to Friday and 1000-1600 on Saturday with no working outside these hours.

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

11. This permission and the use of the building shall inure for the benefit of Bretherton Coaches only in connection with its use as a coach business, and not for the benefit of the land nor any other person or persons whether or not have an interest in the land and shall be in accordance with the revised Management Plan received and dated 01/10/15.No other use shall operate within the site which shall include the land edged blue on plan reference 334/502.

REASON: Permission would not have been given for the proposed development but for the personal circumstances applying in this case, as the development would otherwise be contrary to Key Statement DS2 – Presumption in favour of Sustainable Development and Key Statement EN2 – Landscape.

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any Order revoking or re-enacting that Order) any future extension or buildings shall not be carried out without the formal written consent of the Local Planning Authority.

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

13. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface water has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

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

14. Prior to commencement of development precise details of any lighting, including details of the location and height of columns, wall-mounted lighting units, bollards and ground lighting, and the intensity of illumination, shall have been submitted to and approved in writing by the local planning authority.

REASON: In the interest of protecting residential amenity and visual amenity and in accordance with Policies DMG1 and DME2 – Landscape Protection of the Ribble Valley Core Strategy (Adoption Version).

(Mr Hadfield spoke in favour of the above application. Mrs Hedges spoke against the above application. Councillor Hore was given permission to speak on the above application).

Councillor Rogerson returned to the meeting.

2. APPLICATION NO: 3/2015/0688/P (GRID REF: SD 361301 437386)
APPLICATION FOR DETAILED APPROVAL FOR APPEARANCE, LANDSCAPE, LAYOUT AND SCALE (RESERVED MATTERS FOLLOWING OUTLINE PLANNING PERMISSION 3/2015/0065 FOR UP TO 195 DWELLINGS WITH ACCESS FROM DILWORTH LANE) AT LAND TO NORTH OF DILWORTH LANE, LONGRIDGE PR3 3ST

The Head of Planning Services made reference to the addition of planning numbers to condition 1 and asked that condition 3 be deleted.

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:

Adoptions Plan (drawing no. 14026 05)
Landscape Masterplan (drawing no. D5238.001B)
Play Area Details (drawing no. D5236.002A)
Materials Palette Layout (drawing no. 14026 09)
Site Layout (drawing no. 14026 07 Rev. F)
Detailed Planting Plan – Overall Plan (drawing no. D5236.003B)
Detailed Planting Plan – Area 1 (drawing no. D5236.004A)
Detailed Planting Plan – Area 2 (drawing no. D5236.005A)
Detailed Planting Plan – Area 3 (drawing no. D5236.006A)
Detailed Planting Plan – Area 4 (drawing no. D5236.007A)
Detailed Planting Plan – Area 5 (drawing no. D5236.008A)
Detailed Planting Plan – Area 6 (drawing no. D5236.009A)
Detailed Planting Plan – Area 7 (drawing no. D5236.010A)
Detailed Planting Plan – Area 8 (drawing no. D5236.011A)
Detailed Planting Plan – Area 9 (drawing no. D5236.012B)
Detailed Planting Plan – Area 10 (drawing no. D5236.013A)
Boundary Treatment Details (drawing no. 14026 08)
Tree Protection Plan (drawing no. 4536.07 Rev A)
Tree Protection Plan (drawing no. 4536.06 Rev A)
Tree Protection Plan (drawing no. 4536.08 Rev A)
Location Plan (drawing no. 14026 00)
Bungalow red brick version – (drawing no. Bung V2)
Bungalow reconstituted stone version – (drawing no. Bung V3)
Beckford buff brick version – (drawing no. PA24 V1)
Beckford red brick version – (drawing no. PA24 V2)
Beckford reconstituted stone version – (drawing no. PA24 V3)
Dadford buff brick version – (drawing no. PA30 V1)
Dadford red brick version – (drawing no. PA30 V2)
Gosford buff brick version – (drawing no. PA34 V1)
Gosford red brick version – (drawing no. PA34 V2)
Gosford reconstituted stone version – (drawing no. PA34 V3)
Milldale rendered version – (drawing no. PT310 V4)
Aldenham buff brick version – (drawing no. PD32 V1)
Aldenham red brick version – (drawing no. PD32 V2)
Aldenham reconstituted stone version – (drawing no. PD32 V3)
Lydford buff brick version – (drawing no. PA42 V1)
Lydford red brick version – (drawing no. PA42 V2)
Lydford reconstituted stone version – (drawing no. PA42 V3)
Evesham buff brick version – (drawing no. PD412 V1)
Evesham red brick version – (drawing no. PD412 V2)
Evesham reconstituted stone version – (drawing no. PD412 V3)
Chelford rendered version – (drawing no. D1346 V4)
Shelford buff brick version – (drawing no. PA48 V1)

Shelford red brick version – (drawing no. PA48 V2)
Shelford reconstituted stone version – (drawing no. PA48 V3)
Haddenham buff brick version – (drawing no. PD411 V1)
Haddenham red brick version – (drawing no. PD411 V2)
Haddenham reconstituted stone version – (drawing no. PD411 V3)
Lavenham buff brick version – (drawing no. PD51 V1)
Lavenham red brick version – (drawing no. PD51 V2)
Lavenham reconstituted stone version – (drawing no. PD51 V3)
Single Garage brick version – (drawing no. GAR)
Single Garage reconstituted stone version – (drawing no. GAR)
Vaulted Sales Garage – (drawing no. SAL)

And in accordance with the recommendations, methodology, mitigation and timings contained within the following reports:

Ecological Report (prepared by Avian Ecology Limited – 08.10.2015)
Landscape Management and Maintenance Plan (prepared by TEP – ref.TEP.5236.001 – October 2015)
Arboricultural Impact Statement and Method Statement 2015 (prepared by TBA Landscape Architects – ref.MG/4536B/AIA&AMS/AUG15 – revised August 2015)

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

3. 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 and walling 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.

4. 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.

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

3. APPLICATION NO: 3/2015/0159/P (GRID REF: SD374170 441987)
PROPOSED ERECTION OF INDUSTRIAL UNITS CLASSES B1 AND B2,
LAYOUT OF ESTATE ROAD, PARKING AREAS AND ASSOCIATED
LANDSCAPING AT FORMER GOLF DRIVING RANGE, UP BROOKS,
LINCOLN WAY, CLITHEROE

The Head of Planning Services referred to several amendments that would need to be made to the conditions.

DEFERRED AND DELEGATED to the Director of Community Services for approval following the satisfactory completion of a legal agreement (in the terms described in the developer contributions section of this report) within 3 months from the date of this decision 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. The development hereby permitted shall be carried out in accordance with the details shown on drawing Nos:

Location Plan ALPE 14b/DWG 00 Issue C
Existing Site Plan ALPE 14b/DWG 01 Issue A
Proposed Site Plan ALPE 14b/DWG 02 Issue F
Proposed Roof Plan ALPE 14b/DWG 03 Issue B
Proposed Elevations Building 1 ALPE 14b/DWG 04 Issue B
Proposed Sections Building 1 ALPE 14b/DWG 05 Issue D
Proposed Elevations Building 2 ALPE 14b/DWG 06 Issue B
Proposed Sections Building 2 ALPE 14b/DWG 07 Issue B
Proposed Drainage Plan ALPE 14b/DWG 08 Issue C
Landscaping Plan ALPE 14b/DWG 09 Issue B

Biodiversity Plan ALPE 14b/DWG 10 Issue C

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

Drainage

3. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking /servicing areas should be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policies DMG1, DME1 and DME6 of the Ribble Valley Core Strategy (Adopted Version).

4. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) with subsequent amendments and the following mitigation measures detailed within the FRA:
 - a). Finished floor levels are set no lower than stated on Drawing Alpe 14b / dwg 02 Amendment F.

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

REASON: To reduce the risk of flooding to the proposed development and future occupants and in order to protect the residential amenities of the occupiers of the adjacent properties and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

Lighting

5. Prior to the occupation of any unit details of external lighting for that phase, including details of the location and height of columns, wall-mounted lighting units, bollards and ground lighting, and the intensity of illumination, a light

spillage assessment have been submitted to and approved in writing by the local planning authority. The development shall be carried out and operated in accordance with the approved details.

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

Landscaping

6. Notwithstanding the submitted details, no development shall take place, unless otherwise agreed in writing, until full details of the proposed landscaping scheme for each phase have been submitted to and approved in writing by the local planning authority. The landscaping scheme shall indicate as appropriate the types and numbers of trees and shrubs; their distribution within the site; those areas to be seeded, turfed, paved or hard landscaped including details of any changes of level or landform and the types and details of any boundary fencing or screening within the site and along its perimeter. Details of the means of protection during development works of all hedgerows and trees identified for retention in that phase, shall also be submitted for the Council's written approval 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 phase of development. The approved landscaping scheme shall be implemented in the first planting season following completion of the external buildings and road infrastructure and shall be maintained thereafter for a period of not less than 15 years to the satisfaction of the local planning authority. This 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: In the interests of the amenity of the area and to comply with Policies DMG1, EN2 and DME3 of Ribble Valley Core Strategy (Adoption Version).

7. No development shall take place 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 the submission of the issued Conservation Credit certificates for the identified receptor site [Primrose Lodge, Clitheroe]. The details of offsetting shall include:
 - 1 the identification of receptor site[s]
 - 2 a management and monitoring plan [to include for the provision and maintenance of such offsetting measures for not less than 25 years from the date of this consent]
 - 3 the provision of contractual terms to secure the delivery of the offsetting measures
 - 4 a Conservation Credit Certificate as proof of purchase of the offset credit

The development shall not be commenced until the local planning authority has received payments as calculated by the Environment Bank.

REASON: In order to minimise impacts on biodiversity and compensate for residual harm of development and to comply with Policy DME3 of the Ribble Valley Core Strategy Adopted Version.

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

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

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

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

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

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

Amenity

10. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
1. The parking of vehicles of site operatives and visitors
 2. The loading and unloading of plant and materials
 3. The storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding
 5. Wheel washing facilities
 6. Measures to control the emission of dust and dirt during construction
 7. Measures to manage surface water and prevent pollution
 8. Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
 9. Routes to be used by vehicles carrying plant and materials to and from the site;
 10. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

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

11. The buildings shown as unit 18-22 inclusive shall be occupied by Paper Cup Company in relation to the existing business of manufacture and distribution of paper cups and ancillary products and no other use within Use Class B1, B2 or B8 of the Town and Country Planning Use Classes Order 2006(as amended) Or in any provision, including permitted changes, equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

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

12. No construction work, construction traffic or operation of any plant/machinery shall take place on the site during the course of the development hereby approved except between the hours of 0800 hours and 1800 hours Monday to Friday and 0900 and 1300 on Saturdays. No construction work, construction traffic or operation of any plant/machinery shall take place on Sundays or Public Holidays. Furthermore, no deliveries or vehicles shall arrive on site outside these stipulated working works.

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

13. The working hours within Units 1-17 the premises shall be restricted to the period from 0700 to 1900 Mondays to Saturday. No work shall be undertaken in the buildings on Sundays, Bank or Public Holidays.

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

14. The roller shutter doors to units 18-22 shall be kept closed between the hours of 1900 and 0700 hours fabricating and manufacturing activities within the units.

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

15. There shall be no deliveries to the site or collections from the site between the hours of 1900 and 0700 hours.

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

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

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

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

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

Contamination

18. In the event that contaminated ground is found within the site during construction, this should be reported to the contaminated land officer at the local planning authority. Works in the location of the contaminated ground should cease and the area cordoned off. A Competent Person shall be appointed to undertake sampling and analysis of the suspected contaminated materials, and a report containing details of sampling methodologies and analysis results, together with recommended remediation methodologies, shall be submitted to the local planning authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development. Should no adverse ground conditions be encountered during each phase of

development, a Verification Statement shall be forwarded in writing to the local planning authority prior to occupation of each phase of development, confirming that no adverse ground conditions were found.

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

Highways

19. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: To prevent stones and mud being carried onto the public highway to the detriment of road safety and to comply with Policy DMG1, of Ribble Valley Core Strategy (Adoption Version).

20. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter.

REASON: Vehicles reversing to and from the highway are a hazard to other road users.

21. No part of the development shall be occupied until the visibility splays measuring 2.4 metres by 43 metres in both directions to be provided, measured along the centre line of the proposed car parking access as part of planning 3/2014/0948 application from the continuation of the nearer edge of the existing carriageway of Crabtree Lane, to the satisfaction of the Local Planning Authority. 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 splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.

REASON: To ensure adequate visibility at the street junction or site access in the interest of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

22. A car park and manoeuvring 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 and permanently maintained thereafter.

REASON: To allow for the effective use of the parking areas in the interest of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

23. The cycling facilities to be provided in accordance with a scheme to be approved by the Local Planning Authority and the cycling facilities to be provided in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter.

REASON: To allow for the effective use of the parking areas the promotion of sustainable forms of transport and aid social inclusion in the interest of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

24. The motorbike facilities to be provided in accordance with a scheme to be approved by the Local Planning Authority and the motorbike facilities to be provided in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter.

REASON: To allow for the effective use of the parking areas in the interest of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

25. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in condition 30 above has been constructed and completed in accordance with the approved scheme details, without prior agreement from the Local Planning Authority.

REASON: In order that the traffic generated by the new development does not exacerbate unsatisfactory highway conditions in advance of the first occupancy or trading in the interest of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

26. Prior to the first use of the development hereby permitted, a Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. The Business Travel Plan shall be implemented within the timescale set out in the approved plan and will be audited and updated at intervals not greater than 18 months to ensure that the approved plan is carried out.

REASON: To promote and provide access to sustainable transport options in the interest of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

27. A Traffic Management Plan for the construction works, to be approved in writing by the planning department before any works begin on site and to include:

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials used in the construction of the development;
- Storage of such plant and materials;
- Wheel washing facilities;
- Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- Routes to be used by vehicles carrying plant and materials to and from the site;
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

REASON: To protect existing road users in the interest of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

Energy

28. No development hereby permitted shall commence until a scheme to secure at least 10% of the total energy consumption of the development from renewable energy or that alternative measures will achieve at least 10% less energy consumption in a similar development constructed in accordance with the current building regulations has been submitted to and approved in writing by the local planning authority. Development shall be completed wholly in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To allow the energy needs of the development to be partially generated on site to reduce reliance on the grid in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Key Statements EN2 and EN3 and Policies DMG1 and DME5 of the Core Strategy Submission Version as proposed to be modified and the National Planning Policy Framework.

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

426 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:

427 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0992/P	New exterior trough lighting to the existing fascia	42 Berry Lane Longridge

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0859/P	Discharge of conditions for landscaping in relation to 3/2013/0486/P	Plot 8 Primrose Gardens, Primrose Road, Clitheroe
3/2014/0434/P	Discharge of landscaping condition (3/2014/0137)	Hammond Field Read
3/2014/0527/P	Discharge of conditions for time constraint, plan reference, materials, velux windows and bat survey in relation to 3/2010/1016	Brookside Cottage The Old Bakery Worston
3/2014/0919/P	Proposed garage and storage area	Bank House Sawley Road, Grindleton
3/2014/0948/P	Proposed garage and storage area	Bank House Sawley Road, Grindleton
3/2015/0004/P	Part retrospective application for the construction of a farm track	Sunnybank Moorgate Farm Kenyon Lane, Langho
3/2015/0024/P	Erection of building for use as a crematorium and funeral chapel with associated construction of a car park	Ribble Valley Remembrance Park, Mitton Road Whalley
3/2015/0054/P	Erection of livestock building	Wheatley Farm Four Acre Lane, Thornley
3/2015/0194/P	Extension of curtilage to include adjacent grass verge and create new vehicular and pedestrian access	100 Chatburn Road Clitheroe
3/2015/0341/P	Proposed new garage to replace existing garage	Corgill Lodge Holden Lane Bolton by Bowland
3/2015/0352/P	Demolition of former public convenience and erection of single storey detached garage/store for residential use	Former public conveniences Newton
3/2015/0377/P	Two storey side extension and single storey rear extension	27 Calder Avenue Billington
3/2015/0408/P	Extension to existing livestock building	Halsteads Farm Grindleton Road West Bradford
3/2015/0496/P	Discharge of condition(s) 5 (Boundary treatment detail) and 11 (Building dependent species detail) of planning permission 3/2015/0158	Windy Hills Farm Twin Brooks Road Chipping
3/2015/0502/P	Proposed basement extension	Craven Fold Moorside Lane Wiswell

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0522/P (LBC)	Retention of unauthorised work. Removal of paint from window surrounds and subsequent repaint a major house	12 Church Street Clitheroe
3/2015/0530/P	Discharge of conditions 3 - Travel Plan and 4 - car park details of planning application 3/2014/0745	Bright Futures Day Nursery 54 West View, Clitheroe
3/2015/0538/P	Demolition of existing dwelling and erection of replacement detached dwelling and double garage	29 Calder Avenue Billington
3/2015/0557/P	Discharge of Conditions 3 (Protected Species) and 4 (Materials) on planning permission 3/2015/0017	4 Hammond Drive Read
3/2015/0574/P	Raising of roof, insertion of rooflights to front elevation and dormer extension to rear	25 Hillcrest Road Langho
3/2015/0595/P	First floor extension over existing garage and new porch. Single storey extension to rear	12 Back Lane Rimington
3/2015/0597/P	Side extension at first floor level	55 Rogersfield Langho
3/2015/0607/P	Proposed two storey rear extension and alterations	18 Mitton Road Whalley
3/2015/0618/P	Single storey extension to side and rear	2 Hacking Close Langho
3/2015/0628/P	Demolition of outbuilding, new two storey side extension and porch	14 Queensway Waddington
3/2015/0630/P	Roof over covered yard area following demolition of existing lean to building	Chilsey Green Farm Birdy Brow Stonyhurst
3/2015/0636/P	Reduce ground levels and insert windows to create basement to games room	The Croft 55 Whalley Road Wilpshire
3/2015/0637/P	Demolition of existing garage/store and conservatory. Erection of single storey side extensions and single storey garden room extension to rear with associated external works	Orchard House Main Street Grindleton

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0644/P	Proposed erection of single storey front entrance porch. Erection of a two storey bay window to the front to serve the sitting and master bedroom. Construction of a roof canopy over the existing garage door	Shay Cross Old Back Lane Wiswell
3/2015/0645/P	Change of use of former ambulance station to a theatre lighting hire business including the storage, servicing and hiring out of lighting equipment	Former Ambulance Station off Princess Avenue Clitheroe
3/2015/0655/P	Discharge of condition(s) 3 (materials), 4 (window detail), 5 (flood proofing) and 8 (obscure glazing) on planning permission 3/2015/0348	Ease Barn Farm Gallows Lane Ribchester
3/2015/0656/P	Two storey rear extension with balcony	Langbar Tunstead Avenue Simonstone
3/2015/0659/P	Replacement of existing wooden shed with timber clad, block-built shed	Hill Croft, Shire Lane Hurst Green
3/2015/0665/P	First floor extension and minor external works	St Michael & St John's RC Primary School Lowergate, Clitheroe
3/2015/0674/P	Front and rear dormer extensions and single storey rear extension incorporating conservatory	10 Bleasdale Avenue Clitheroe
3/2015/0696/P	Erection of garage to existing dwelling	Damson Cottage Garstang Road, Chipping
3/2015/0693/P	Amendments to planning permission 3/2013/1030 consisting of substitution of grey concrete roof tiles to rear of property and relocation of first floor window to front elevation	6 Church Lane Mellor
3/2015/0669/P	Discharge of conditions 3 (roofing and walling materials), 4 (doors and glazing) and part discharge of condition 7 (driveway materials) of planning permission 3/2015/0130/P	21 Avenue Road Hurst Green
3/2015/0683/P	Resubmission of 3/2015/0152 for a detached garage	4 The Croft Chatburn
3/2015/0692/P	Side and rear extensions	53 Mellor Lane Mellor

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0695/P	Proposed kitchen extension to extend 4.9m beyond the rear wall of the original dwelling with a maximum height of 3.3m from the natural ground level and 2.66m height at eaves	18 Longsight Avenue Clitheroe
3/2015/0743/P	Variation of condition 10 on planning permission 3/2015/0340/P to allow three trees to be removed and replaced rather than all trees being retained	Oakhill Collage Whalley

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0157/P	Creation of a new agricultural access track (Resubmission of application 3/2014/0695)	Land at A59 Gisburn Road Gisburn	Contrary to Core Strategy Policy DMG2.
3/2015/0260/P	Rear Balcony	38 Beaver Close Wilpshire	Contrary to Core Strategy policies DMG1 and DMH5
3/2015/0427/P	Conversion of existing workshop to form a new granny flat	1 Wheatsheaf Ave Longridge	Contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy
3/2015/0651/P	Proposed single storey rear extension to extend 6.75m from the rear wall of the original dwelling, 3.75m maximum height from the natural ground level and 2.5m height at eaves.	74 Fairfield Drive Clitheroe	The proposal fails to meet criteria (j)(iii) of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 to be permitted development
3/2015/0685/P	Single storey front extensions	6 Woodcrest Wilpshire	Contrary to Policies DMG1 and DMH5

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0691/P	Dormer extension to rear	Pillings Farm Bungalow Grindleton Road West Bradford	Core Strategy Policies DMG1, DMH5, EN2, DME3
3/2015/0704/P	Demolition of existing kitchen and conservatory extension and erection of new extension to rear 4.9m long, 4m high (max) to ridge, 2.66m high to eaves	16 Longsight Avenue Clitheroe	The proposal fails to meet condition A.4(7) of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015.
3/2015/0711/P	Single storey rear extension	19 Whalley Road Sabden	Harmful to the character and appearance of Sabden Conservation Area because extension is incongruous, conspicuous and unsympathetic to the building. Contrary to Ribble Valley Borough Council's Policy DME4 and NPPF Paragraph 17, 131 and 132.
3/2015/0746/P	Internal alterations, new window openings in NE, NW and SW elevations, replacement of all existing timber windows with UPVC mop sash double glazed units. Removal of existing render wall finish to rear utility room extension and recladding with stone to match existing. Removal	Salisbury Cottage Newton	Proposed upvc mock - sash windows and stone cladding of the extension is harmful to the character and appearance of Newton Conservation Area and the setting of Salisbury Hall and the Old Reading Room. RVCS Policy DME4 and NPPF Paragraph 17, 131 and 132.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
	of existing tarmac to driveway and replacement with stone cobbles/setts		
429	AGRICULTURAL NOTIFICATIONS WHERE PLANNING CONSENT WILL NOT BE NECESSARY		
<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	
3/2015/0391/P	Agricultural farm track approximately 300m long x 3.6m width	Clark House Farm Fish House Lane Chipping	
3/2015/0751/P	Agricultural determination in respect of the construction of a farm workshop and tractor shed	Delphrock Bowland Gate Lane West Bradford	
430	CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT		
<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	
3/2015/0623/P	Application for Lawful development certificate for existing use of land as residential curtilage at Lower Barn Farm	Lower Barn Farm Church Street Ribchester	
431	TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 PART 6 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL NOT REQUIRED		
<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	
3/2015/0752/P	Agricultural determination in respect of proposed open fronted general purpose farm building for storage of feed and bedding material adjacent to steel-framed farm buildings	Higher Highfield Farm Tinklers Lane Slaidburn	
432	APPLICATIONS WITHDRAWN		
<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	
3/2015/0279/P	Single storey rear orangery 6m x 3.4m x 2.4 to eaves	20 Ribblesdale Road Ribchester	
3/2015/0475/P	Change of use from B1 to B2 gymnasium and fitness centre	Units 4 & 5 Deanfield Drive Link 59 Business Park Clitheroe	
3/2015/0701/P	Internal alterations, single storey rear extension, front and rear dormer construction	14 Bank Cottages Whalley Road Billington	

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0724/P	Demolition of sawmill and outbuildings, construction of two storey residential and academic facility for 60 pupils and associated staff including secure outdoor play area	Land off Knowles Brow Stonyhurst

433 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2014/0764	Land East of Chipping Lane Longridge	2/7/15	363	Awaiting signature
3/2014/1018	Barnacre Road Longridge	20/8/15	33	With Applicants Solicitor for signature
3/2015/0266	Primrose Works Primrose Road, Clitheroe	20/8/15	18	With Applicants Agent
3/2015/0347	Land off Towneley Road Longridge	20/8/15	12	With Applicants Agent for signature

<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>
3/2014/0742	Land off Pimlico Road, Clitheroe	15/1/15	37 weeks	19	Decision

434 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		Held in Abeyance – inquiry date cancelled
3/2014/0942R	28/04/15	Land off New Lane Withgill	WR		Appeal dismissed 12/10/15
3/2015/0212R	14/07/15	4 The Green Osbaldeston Ln Osbaldeston	WR		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		Appeal dismissed 19/10/15

<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>
3/2015/0272R	22/07/15	Curtis House Longridge	WR		Awaiting decision
3/2014/0755R	22/07/15	Mellor Lodge Gatehouse Mellor	WR		Awaiting decision
3/2015/0216R	28/07/15	4 Court Grove Clayton le Dale	HH		Appeal dismissed 15/10/15
3/2014/0846R	12/08/15	Land at 23-25 Old Row, Barrow	Hearing	18/11/15	Awaiting decision
3/2014/0961R	30/07/15	Skirden Hall Farm, Tosside	WR		Awaiting decision
3/2014/0183R	13/08/15	Land at Malt Kiln Brow, Chipping	Hearing	Provisionally 15/03/16	Awaiting Decision
3/2014/0226R	13/08/15	Kirk Mill and Kirk House, Chipping	Hearing	Linked with 3/2014/0183	Awaiting Decision
3/2015/0200R	23/09/15	Land rear of Beech Cottage Lovely Hall Lane Copster Green	Hearing		Statement due 28/10/15
3/2015/0565R	24/09/15	Coach House Main Street Bolton by Bowland	WR		Statement due 29/10/15
3/2015/0566R	24/09/15	Coach House Main Street Bolton by Bowland	WR	Linked with 3/2015/0565	Statement due 29/10/15
3/2015/0318R	29/09/15	The Holly Wardsley Road Chipping	HH		Awaiting Decision
3/2015/0517	07/10/15	Wolfen Hall Fish House Lane Chipping	WR		Statement due 11/11/15
3/2015/0518	07/10/15	Wolfen Hall Fish House Lane Chipping	WR	Linked with 3/2015/0517	Statement due 11/11/15
3/2015/0016	Awaiting start date from Inspectorate	Cowley Brook Fm Higher Road Longridge			
3/2015/0333	Awaiting start date from Inspectorate	2 Halstead Mews Rimington			
3/2015/0345	Awaiting start date from Inspectorate	1 Halstead Mews Rimington			
3/2015/0685	Awaiting start date from Inspectorate	6 Woodcrest Wilpshire			

435

CAPITAL PROGRAMME BIDS AND REVIEW 2016-2019

The Director of Resources submitted a report recommending the proposed future three year capital programme 2016-2017 to 2018-2019 for this Committee. The Heads of Service had been asked to review the programme of provisionally approved schemes for 2016-2017 and 2017-2018 and suggest any amendments that were required. They had also been asked to put forward new bids for the 2018-2019 capital programme. No bids had been received for this Committee. However, one new bid had been received for 2016-2017 totalling £30.200. It was noted that other committees would also be receiving similar reports for the new scheme bids and that they would all be finally considered alongside each other by the Budget Working Group and the Policy and Finance Committee against the limited financial resources that are available to finance the capital programme.

RESOLVED: That Committee

1. approve the future three year programme for 2016-2017 to 2018-2019 as outlined in the report; and
2. recommend to Policy and Finance Committee a future three year capital programme for this Committee's services to include the additional bid.

436

REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

437

APPEALS

- a) 3/2014/0942/P – Creation of one dwelling at agricultural building on land off New Lane, Withgill, Clitheroe – appeal dismissed.
- b) 3/2015/0216/P – Proposed pitch roof dormer to front elevation to match the existing roof material and four low profile velux windows to rear elevation at 4 Court Grove, Clayton-le-Dale – appeal dismissed.
- c) 3/2014/1090/P – Conversion of barns to two dwellings with garages, creation of garden areas, replacement garage for farmhouse and installation of package treatment plant at Little Dudlands Farm, Rimington Lane, Rimington – appeal dismissed.

The meeting closed at 7.15pm.

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

Minutes of Accounts & Audit Committee

Meeting Date: Wednesday, 18 November 2015 starting at 6.30pm
Present: Councillor K Hind (Chairman)

Councillors:

P Ainsworth	S Hind
S Atkinson	G Mirfin
I Brown	N C Walsh
G Geldard	

In attendance: Chief Executive, Director of Resources, Head of Financial Services, Karen Murray and Caroline Stead (Grant Thornton).

Councillors P Dowson and A Knox were not in attendance.

438 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor R Newmark.

439 MINUTES

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

440 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

441 PUBLIC PARTICIPATION

There was no public participation.

442 ANNUAL AUDIT LETTER 2014-2015

Karen Murray submitted a report on behalf of Grant Thornton which summarised the key findings arising from the work that had been carried out at Ribble Valley Borough Council for the year ending 31 March 2015. She informed Committee that Grant Thornton had issued an unqualified opinion on the Council's 2014/2015 financial statements and an unqualified value for money conclusion on 8 September 2015. The opinion confirmed that the financial statements gave a true and fair view of the Council's financial position and of the income and expenditure recorded by the Council. The key messages arising from the audit of the Council's financial statements were:

- the accounts presented for audit were well prepared;
- no adjustments to the accounts were identified affecting the Council's reported financial position; and

- the draft financial statements for the year ended 31 March 2015 recorded total comprehensive income and expenditure of £3.2m and a general fund balance of £2.1m.

They were currently completing the work to certify the Council's 2014/2015 housing benefit grant claim and this should be completed ahead of 30 November 2015 deadline, after which the outcome would be reported to the Accounts and Audit Committee. The audit fee was confirmed as £53,602 for the audit and £14,080 for the grant certification fee.

The Chairman thanked Grant Thornton for this report.

443 INTERNAL AUDIT PROGRESS REPORT 2015/2016

The Director of Resources submitted a report for Committee's information on the internal audit work progress to date for 2015/2016. The report included a full audit plan for Committee's information as well as the specific audits that had been completed since the last report to Committee in August. She was pleased to inform Committee that progress to date with the 2015/2016 audit plan was satisfactory.

RESOLVED: That the report be noted.

444 GRANT THORNTON PROGRESS REPORT

Karen Murray on behalf of Grant Thornton submitted a report on their progress in delivering their responsibilities as external auditors. The paper also included a summary of emerging national issues and developments that may be relevant and a number of challenge questions in respect of those emerging issues, which Members may wish to consider. The report outlined the various aspects of the audit and the timetable for completion which was on track. The Director of Resources reported that a senior accountant would be attending the workshop on the impact of the Accounts and Audit Regulations 2015 which would include information on the requirement for the statement of accounts for 2017/2018 financial year to be prepared by 31 May 2018 and audited by 31 July 2018.

With reference to the emerging issues, Karen Murray highlighted a practical guide for local leaders with regard to making devolution work; the Business Location Index; Audit Committee Effectiveness Review; supporting members in governance; plans from the Chancellor for Local Government to gain new powers and retain local taxes; local plans for new homes by 2017; and improving efficiency of Council Tax collection.

The Chief Executive reported that he would be holding a seminar for Members with regard to combined authorities on 3 December 2015 in preparation for an agenda item at Council on 15 December 2015. The Chairman asked that the issues around the starter homes fund (local plans for new homes by 2017) be considered by Health and Housing Committee. The Director of Resources circulated a copy of the response to the DCLG consultation regarding improving efficiency for Council Tax collection for Committee's information.

RESOLVED: That the report be noted.

445 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reported from Representatives on Outside Bodies.

446 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: 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.

447 RISK MANAGEMENT UPDATE ON RED RISKS

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

- Waste management – The red risk is concerned with the ending of cost sharing in March 2018 and the subsequent loss of £430,000 income per annum. Although the Council was now operating under cost sharing this agreement had yet to be signed. As a result of this payments for the first two quarters of the year were outstanding from Lancashire County Council.

The Chief Executive updated Committee. After protracted discussions with LCC regarding the legal agreement he confirmed it would be signed within the next few days.

- Members discussed in some detail the link between planning decisions and appeal costs.

The Director of Resources explained the basis of the planning appeal reserve and how it was used. She added that this information should be considered by Planning and Development Committee on a regular basis.

RESOLVED: That an information report on the costs associated with planning appeals be submitted to the Planning and Development Committee on a regular basis.

The meeting closed at 7.40pm.

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

Minutes of Special Policy & Finance Committee

Meeting Date: Monday, 30 November 2015 starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

S Bibby	G Mirfin
R Hargreaves	J Rogerson
T Hill	I Sayers
S Hore	D T Smith
A Knox	R J Thompson

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

Also in attendance: Councillors I Brown, P Elms, M Fenton, R Newmark and R Sherras.

448 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Alcock, R Elms and M Robinson.

Not in Attendance - Councillor K Hind.

449 DECLARATIONS OF INTEREST

There were no declarations of interest.

450 PUBLIC PARTICIPATION

There was no public participation.

451 EXCLUSION OF PRESS AND PUBLIC

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

452 CLITHEROE MARKET REDEVELOPMENT AREA

The Chief Executive submitted a report on the outcome of the process to select a preferred development partner to deliver the market area redevelopment. He reminded Members that it had taken many years to get to this point and that this was an exciting prospect and a major investment in Clitheroe town centre.

The Head of Regeneration and Housing reminded Members of the history, background and framework to this project, including that the Clitheroe Masterplan had identified the importance of the market as a catalyst for wider improvement

of the town centre with a high quality retail led mixed use development. Market testing had taken place which had brought forward further developer interest in the site and a formal procurement process had since commenced based on a marketing and development brief from the Council.

The process commenced with an Expression of Interest Stage which included a formal pre-qualification questionnaire stage. This attracted six submission at the pre-qualification questionnaire stage; four of which then moved to the next stage of Formal Invitation to Participate in Dialogue. A further two participants had then withdrawn which left the Council with two bidders in the process. A number of formal competitive dialogue meetings were held with the bidders as they prepared their submissions. Following the submission of final proposals and as a result of the detailed evaluation work, a series of further clarification questions were issued to each party and a final formal competitive dialogue meeting held to ensure the Council had all the necessary information to evaluate and score the submissions.

The two submissions had been scored using the criteria matrix which provides the framework for assessment. The matrix deals with a series of areas to assess the proposals across matters of design and sustainability, financial proposals, deliverability and programme and an assessment based on the flair, innovation, creativity and excitement potential generated by the scheme. Within the principal assessments, there were a series of factors which collated together enabled the proposal to be scored.

The submissions were designed to show a scheme that the developer proposed as its solution to deliver what the Council was seeking. The process going forward, once a scheme was chosen, would include fine tuning to reflect the evolving planning process.

The Head of Regeneration and Housing set out the main elements of each of the two bids and how they compared.

He explained the two schemes had been scored individually and collectively and further moderated by both the project team and CMT and the whole process had been carried out in accord with Official Journal of the European Union (OJEU) requirements under the competitive dialogue process. The report outlined the comparison between the key factors of the schemes against the elements viewed as the most significant components of each scheme. This included financial proposals, the market, car parking, assets, lost income and timescales.

The Head of Financial Services outlined the details of the comparison of the financial proposals from each of the two developers, with the key difference being the financial return to Ribble Valley Borough Council.

The submission made by Barnfield Construction had scored the highest and consequently the resultant recommendation reflected this. Following the Council's intention to award a contract, the OJEU requirements would mean that the Council would notify each party of this and that would trigger a statutory 10 day 'standstill' period during which bidders may challenge the intention to award.

Following the standstill period, a formal notice of the award of contract would be issued and this would lead into the negotiation period to put in place the developer agreement, which would form the basis of the contract. The outline timetable as submitted by Barnfield Construction as part of their bid was included with the report and set out the key stages to progress the development on the basis that a contract was awarded and developer agreement concluded. This would mean practical completion of phase 1 by February 2017 and practical completion of the whole scheme by April 2018.

In parallel to the negotiations on the developer contract and conclusion of the legal process, discussions would commence with existing market traders and the tenants of the market café regarding relocation and the wider development process.

Permission was given to those Members not on the Policy and Finance Committee to speak on this issue.

Members asked questions with regard to research on comparable developments the phased approach to the development, the scoring process and the likelihood of challenge, how the project would now be taken forward and the financial aspects of the scheme.

The Chairman thanked both the Officer Working Group and the Councillor Working Group for the work that had been put into this project.

RESOLVED: That Committee

1. endorse the procurement process and the outcome of the scoring analysis and agree the Council's intention to award the contract to undertake the redevelopment of the Clitheroe market area to Barnfield Construction; and
2. authorise the Chief Executive to issue the appropriate tender notification and enter into negotiations to conclude a developer agreement keeping this Committee informed as appropriate of progress.

453 MINUTES OF THE CLITHEROE MARKET REDEVELOPMENT WORKING GROUP

The minutes of the Clitheroe Market Redevelopment Working Group of 16 November 2015 were submitted for Committee's information.

The meeting closed at 7.45pm.

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