



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, 1 MARCH 2016** at **6.30PM**

CHIEF EXECUTIVE
16 February 2016

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 **15 December 2015**.
5. Mayoral Communications.
6. Statutory Budget Consultations with Non-Domestic Rate Payer Representatives and Voluntary Organisations – report of Director of Resources – copy enclosed.
7. Revenue Budget 2016/17 and Capital Programme 2016/19 and setting the Council Tax for each Category of Dwelling in the Council's area for 2016/17 – copy enclosed.
8. Leader's Report and Question Time.
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: 15 DECEMBER 2015 TO 11 FEBRUARY 2016			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
COUNCIL	15 DECEMBER	1 – 6	454 – 465
PLANNING & DEVELOPMENT	17 DECEMBER	7 – 56	466 – 483
COMMUNITY	12 JANUARY	57 – 62	484 – 497
PLANNING & DEVELOPMENT	14 JANUARY	63 – 72	498 – 515
PERSONNEL	20 JANUARY	73 – 75	516 – 530

COMMITTEE MEETINGS: 15 DECEMBER 2015 TO 11 FEBRUARY 2016			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
HEALTH & HOUSING	21 JANUARY	76 – 81	531 – 547
POLICY & FINANCE	26 JANUARY	82 – 91	548 – 574
PARISH COUNCIL LIAISON	28 JANUARY	92 – 97	575 – 583
SPECIAL POLICY & FINANCE	9 FEBRUARY	98 – 104	584 – 591
PLANNING & DEVELOPMENT	11 FEBRUARY	105 - 136	592 – 604
LICENSING	NO MEETING		
ACCOUNTS & AUDIT	NO MEETING		

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, 15 December 2015, starting at 6pm
Present: Councillor B Hilton (Chairman)

Councillors:

P Ainsworth	S Hind
J E Alcock	S A Hirst
S Atkinson (6.05pm)	J Holgate
R Bennett (6.23pm)	S Hore
S Bibby	A M Knox
A Brown	S Knox
I Brown	G Mirfin
S Brunskill	R Newmark
S Carefoot	M Robinson
P M Dobson	J Rogerson
P Dowson	I Sayers
P Elms	R E Sherras
R J Elms	D T Smith
M Fenton	R Swarbrick
G Geldard	D Taylor
L Graves (6.35pm)	R J Thompson
R Hargreaves (6.07pm)	N C Walsh
T Hill	J White
K Hind (6.13pm)	

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

454 PRAYERS

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

455 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors M French and G Scott.

456 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

457 PUBLIC PARTICIPATION

There was no public participation.

458 COUNCIL MINUTES

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

459

MAYORAL COMMUNICATIONS

The Mayor reported on events that she had attended since the last meeting. She had attended some 62 engagements and highlighted 3 in particular. Firstly the Mayor's Ball which had been a great success and she thanked everyone who had supported the event.

Next she reflected on a Christmas Concert that had been held at Stonyhurst. This had been a very well attended event and had raised funds for the Mayor's Charity.

Finally the Mayor was delighted with a recent "Mayor's Question Time" event that had been held in the Council Chamber when 20 Year 2 children from Bolton-by-Bowland school had come along to ask questions of the Mayor. The children who had attended had written letters to the Mayor after the event to thank her for the opportunity to meet with her and to learn more about the Mayoralty and the Mayor highlighted some of the comments that the children had made.

460

LEADER'S SPEECH

The Leader began by reflecting on the budget process that was currently underway. He noted that the outturn for 2014/15 had been encouraging but that the Autumn Statement had confirmed the further grant reductions that the Council had anticipated. The Leader noted that whilst the Council knew that central grant funding would end, there was still no real clarity about the future of the New Homes Bonus or the business rate retention proposals. The Leader said that it was expected that the Council would achieve a balanced budget for 2015/16 but that projections for subsequent years indicated real difficulties, particularly in the context of dramatic County Council cuts and the disappearance of recycling credits in 2018.

The Leader was, however, pleased to report that it had been recently confirmed that the business rate pooling proposal put forward by 9 of the Lancashire authorities for the next financial year had been formally accepted by the Government and would mean that potentially an additional £400,000 could be coming to the borough in 2016/17. He was also pleased that the whole project was being led by Ribble Valley with the Director of Resources as Lead Officer for the Lancashire Business Rate Pool. The Leader extended his thanks to the Director of Resources and her team and the Budget Working Group for their hard work on managing the budget process.

The Leader went on to confirm that the first stage in the search for a development partner for the market site had now been agreed. This would represent a private sector investment of around £8m which it was hoped would then pump prime further levels of continuing investment and development in the town. This had also been complemented by the financial boost from the Tour of Britain; final figures from which showed that the Tour had resulted in a £1.5m return on investment for the borough.

Next the Leader reflected on the impact of the recent heavy rainfalls in the borough and reported that emergency procedures had been activated for Ribble Valley and in particular in Whalley, Ribchester and Sawley on 3 weekends out of the last 5. Troops from the 42nd Brigade had turned out to assist with the

emergency procedures and following a recommendation from Councillor White, the Leader reported that he would be formally writing to the Brigade to thank them for their help and assistance. He also expressed his thanks for the work of the Emergency Planning Officer and other colleagues for their professionalism and efforts in dealing with the situation. The Leader reported that a Government-led task group had been set up to look specifically at flood prone areas and that the Ribble Valley would be included in that.

Finally the Leader closed by wishing everyone a very Merry Christmas and a peaceful and prosperous New Year.

461 LEADER'S QUESTION TIME

The Leader of the opposition, Councillor A Knox, asked how the Council would be celebrating Christmas. The Leader thanked Councillor Knox for his question and confirmed that the provision of free parking in the town over the weekends in December had once again been introduced to improve customer numbers and help traders in the town. The Shadow Leader also pointed out that Christmas would not perhaps be such a happy time for those people who had been affected by floods, for some public sector workers who felt there was a degree of uncertainty regarding their jobs in respect of the level of Government cuts or for the 1 in 8 children in the borough who lived in poverty. The Leader agreed with the Deputy Leader's concerns and noted that the Council would continue to support its residents where it could and to continue to adopt a prudent approach to the Council's finances in order to effectively manage Government restrictions.

462 DEVELOPMENT OF A COMBINED AUTHORITY FOR LANCASHIRE

Consideration was given to the written report of the Chief Executive outlining the Governance Review that had been undertaken in respect of the move towards reaching agreement on a Combined Authority for Lancashire. The report included a draft report of the Lancashire Authorities Statutory Governance review and a draft scheme for a Combined Authority. The matter was debated and a number of Members spoke to the recommendations.

An amendment to the recommendations was proposed and seconded namely that a recommendation be added: "that from this period forward a permanent working group should be established, made up of Chairmen of Committees and a representative sample of other Members to scrutinise the progress of the work towards a Combined Authority".

The amendment was then put to the vote. There were 3 votes for the amendment and 35 votes against it. The amendment was therefore lost.

Members then voted on the substantive recommendations and a vote was taken. The vote was unanimous.

RESOLVED: That the

1. report be noted;
2. contents of the Lancashire Governance Review and recommendations therein be noted;

3. contents of the draft Scheme for a Combined Authority be noted;
4. Council agree to take part in public consultation in January/February 2016 to seek views on the formation of a Combined Authority for Lancashire;
5. Council agree to consider feedback from that public consultation and note that those authorities who wished to form a Lancashire Combined Authority would then submit a proposal to the Secretary of State for consideration;
6. Council agreed in principle to becoming a constituent member of the Combined Authority for Lancashire; and
7. that final consideration to becoming a constituent member of a Lancashire Combined Authority would be dealt with at the Council's meeting on 26 April 2016.

463

RESPONSE TO LOCAL GOVERNMENT BOUNDARY COMMISSION FOR ENGLAND CONSULTATION ON THE ELECTORAL REVIEW FOR LANCASHIRE

Consideration was given to the written report of the Director of Resources asking Members to approve the response to the draft recommendations on new electoral arrangements for Lancashire County Council as the response was set out at Appendix C to the report.

The report outlined proposals in respect of Electoral arrangements for Lancashire County Council and the impact of those proposals on the Ribble Valley at Division and Parish Council level. The report also included a proposed response to the draft recommendations that Members were asked to consider. The matter was debated and Councillor K Hind proposed an amendment to the recommendations to request that the matter be considered at a Public Inquiry conducted by an Independent Inspector, and that Nigel Evans MP be asked to draw this Council's response to the attention of Central Government.

RESOLVED: That the

1. Council respond to the Boundary Commission's report and indicate that they believed the County Council and the Local Government Boundary Commission for England (LGBCE) had under forecasted the number of electors in the borough by 2021;
2. Council agree to respond to the LGBCE on the draft recommendations on the new electoral arrangements for Lancashire County Council as set out at Appendix C, amended to include a request that the matter be considered at an Inquiry by an Independent Inspector, and that the letter be copied to Nigel Evans MP with a request that he raise the matter with Central Government.

464 GAMBLING ACT 2005 - STATEMENT OF PRINCIPLES

Consideration was given to the written report of the Chief Executive asking Members to consider and approve the Council's Statement of Licensing Policy – Gambling 2016 – 2019.

RESOLVED: That the Statement of Licensing Policy - Gambling 2016 – 2019 be approved.

465 COMMITTEE MINUTES

(i) Community Committee – 13 October 2015

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

(ii) Planning and Development Committee – 15 October 2015

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

(iii) Personnel Committee – 21 October 2015

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

(iv) Health and Housing Committee – 22 October 2015

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

(v) Policy and Finance Committee – 27 October 2015

RESOLVED: That the minutes of the above meeting be received with the exception of Minute Numbers 388 and 389.

MINUTE 388 – TREASURY MANAGEMENT

Members were asked to approve that the minimum investment limits for approved banks and building societies be increased from £1.5m to £1.75m.

RESOLVED: That the increase in the maximum investment limits as outlined be approved.

MINUTE 389 – REVIEW OF FINANCIAL REGULATIONS ON CONTRACT PROCEDURE RULES

Members were asked to approve the revised financial regulations on contract procedure rules.

RESOLVED: That the revised Financial Regulations on Contract Procedure Rules be approved.

(vi) Parish Council Liaison Committee – 29 October 2015

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

(vii) Licensing Committee – 3 November 2015

RESOLVED: That the minutes of the above meeting be received with the exception of Minute Number 419.

MINUTE 419 – STATEMENT OF LICENSING POLICY – LICENSING ACT 2003

Members were asked to approve adoption of a revised Statement of Licensing Policy.

RESOLVED: That the revised Statement of Licensing Policy be approved and adopted.

(viii) Planning and Development Committee – 12 November 2015

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

(ix) Accounts and Audit Committee – 18 November 2015

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

(x) Special Policy and Finance Committee – 30 November 2015

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

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

The meeting closed at 7.34pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 17 December 2015 starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

S Atkinson	J Rogerson
A Brown	I Sayers
S Carefoot	R Sherras
M French	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 and Principal Planning Officer x 2.

Also in attendance: Councillor N Walsh.

A late item sheet was given to Committee Members.

466 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor I Brown.

467 MINUTES

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

468 DECLARATIONS OF INTEREST

There were no declarations of interest.

469 PUBLIC PARTICIPATION

There was no public participation.

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

1. 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

GRANTED subject to the following condition(s):

1. This permission shall be for a temporary period expiring on 31 December 2016 and the use of the buildings and land in association with Scare Kingdom events shall cease on or before that date.

REASON: In order to allow the Local Planning Authority to monitor the events during the temporary period, particularly in respect of possible noise nuisance to nearby residents in order to comply with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version; and to allow a reassessment to take place in the event that an application is submitted to renew the permission on a permanent basis.

2. This retrospective temporary permission relates to the use of the agricultural storage building, and the retention of a storage container and car park as shown on the submitted plans referenced as follows:
 - Site Plan Drawing Number HF/SP/Scale 1:500.
 - Change of Use of Agricultural Building – Scale 1:200.
 - Retention of Storage Container – Scale 1:200.

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

3. The Scare Kingdom attraction for which temporary permission is hereby granted shall be operated for a maximum of 41 days in any calendar year of which not more than 9 days shall be for the horror camp live event (involving persons camping at the site overnight).

With the exception of the horror camp live event, the first entry to the attraction shall be no sooner than 6pm.

The last entry and the latest departure times shall be as follows:

- Weekdays – last entry 9.30pm, latest departure 11pm.
- Weekdays during Halloween week – last entry 10.30pm, latest departure 12 midnight.
- Fridays and Saturdays – last entry 10.30pm, latest departure 12 midnight.
- Friday and Saturdays on the weekend closest to Halloween – last entry 11.30pm, latest departure – 1am.
- All Sundays last entry 9.30pm, latest departure 11pm.

The applicants shall keep a written record of all days upon which the attraction is open and this shall be made available for inspection by the Local Planning Authority upon request.

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

4. Prior to the holding of the next Horror Camp Live event, a plan showing the location of the “campsite” shall be submitted to and approved in writing by the Local Planning Authority. Horror Camp Live events shall not include any outdoor scenes. All activities shall be carried out within the former agricultural storage building that is the venue for the Scare Kingdom events (or in other existing buildings at the farm subject to the prior written agreement of the Local Planning Authority).

REASON: For the avoidance of any doubt about the nature of the Horror Camp Live events and in the interests of the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

5. Within 1 month of the date of this temporary planning permission, a management scheme, including noise mitigation measures, shall be submitted for the written approval of the Local Planning Authority. This shall include details of the following:
 1. Precise details of the location and height of fences and straw bale barriers.
 2. Precise details of the number, size, location and content of signs to be displayed around the outside areas of the site advising visitors of the need to remain quiet in order to respect the amenities of nearby residents.
 3. Details of arrangements for staff of Hawkshaw to constantly accompany groups of visitors whilst outside any of the buildings in order to ensure quiet in the interests of the amenities of nearby residents.

The required measures shall be put in place prior to the first event following the Council’s written approval of the scheme, and shall be operated in accordance with the approved details at all subsequent events.

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

6. The scheme of landscape planting submitted with the application (involving the planting of 125 trees in a 10m – 15m wide belt between the Scare Kingdom building and Tottering Brook) shall be carried out in accordance with the submitted planting details in the next planting season (November 2015 to March 2016). The scheme shall thereafter be maintained for a period of 10 years as stated in the submitted details. This maintenance shall include the replacement of any tree that is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a tree of a similar size and species to that which was originally planted.

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

7. No external lighting shall be installed at the site without the prior written permission of the Local Planning Authority.

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

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2014%2F1092

(Mr Barnet spoke against the above application. Councillor Walsh was given permission to speak on the above application).

2. APPLICATION NO: 3/2015/0183/P (GRID REF: 372978 441995)
PROPOSED ERECTION OF 1NO PAIR OF SEMI-DETACHED TWO STOREY DWELLINGS WITH OFF STREET PARKING SHARED ACCESS AND PRIVATE GARDEN AREAS. LAND AT 78 RIVERSIDE, LOW MOOR, CLITHEROE, BB7 2NS

GRANTED subject to the following condition(s):

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

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

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

- 4311-01-02 Revision B

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

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

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

4. Notwithstanding the submitted details, prior to the commencement of the development, details at a scale of not less than 1:20 of the proposed refuse storage areas, 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.

5. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. For the avoidance of doubt the statement should provide details of:

1. Indicate the location of parking provision for vehicles of site operatives and visitors.
2. Indicate the location for the loading and unloading of plant and materials.
3. Indicate the location for the storage of plant and materials used in constructing the development.
4. The erection and maintenance of security hoarding.
5. The location of wheel washing facilities for the site.
6. Measures to control the emission of dust and dirt during construction.
7. Details of working hours and restricted hours of movement for HGV's.
8. A programme for the road sweeping of the adjacent and affected immediate highway.

REASON: In the interests of protecting residential amenity from noise and disturbance and to satisfy the Local Planning Authority and Highway Authority that the development would not be of detriment to the safe operation of the immediate highway in the interests of highway safety and compliance with current highway legislation in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy.

6. The windows as indicated to be obscure glazed on the proposed plan (4311-01-02 Rev B shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The windows shall remain in that manner in perpetuity at all times unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect nearby residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

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

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

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

8. The development permitted by this planning permission shall be carried out in strict accordance with the approved Flood Risk Assessment (FRA) ref. 4311 and the following mitigation measures detailed within the FRA:
 - Finished floor levels are set no lower than 52.54 m above Ordnance Datum (AOD).

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.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, no alterations to the roof shall

be undertaken and no buildings or structures shall be erected within the curtilage of the dwellings hereby approved unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2015%2F0183

3. APPLICATION NO: 3/2015/0567/P (GRID REF: SD382579 451917)
CHANGE OF USE OF LAND FOR CREATION OF AN EXTENSION TO THE EXISTING CARAVAN SITE TO ACCOMMODATE 30 ADDITIONAL UNITS, INFORMAL RECREATION SPACE, LANDSCAPING AND ASSOCIATED ENGINEERING WORKS ON LAND ADJACENT TWYN GHYLL CARAVAN SITE, SETTLE LANE, PAYTHORNE

The Head of Planning Services informed Committee of four additional objections and one from CPRE.

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

(Mrs Rosthorn spoke against the above application).

4. APPLICATION NO: 3/2015/0759/P (GRID REF: SD 82476 8941)
REVISIONS TO HOUSE SITING, DESIGN AND ACCESS ROAD UNDER APPROVAL 3/2015/0167 FOR ERECTION OF 3 DETACHED DWELLINGS. LAND OFF MILL LANE, GISBURN BB7 4LN

GRANTED subject to the following condition(s):

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

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

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

- Construction Section Detail (un-numbered)
- Access Plan and Site Plan (Drawing 2591.1)
- Proposed Elevations/Floorplans (Drawing: 2591.2)

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

4. All new and replacement windows shall be constructed in timber, details of which shall be submitted to and agreed in writing by the Local Planning Authority prior to their use in the development. For the avoidance of doubt the submitted details shall include elevational and section profiles/detail. The development shall be carried out in strict accordance with the approved details and thereafter retained 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 responds appropriately to the character of the area in accordance with Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

5. Notwithstanding the submitted details, prior to the commencement of the development, details of the proposed roof mounted Photovoltaic Panels, including section details, shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design and external appearance of the proposal is appropriate to the locality in accordance with Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

6. Notwithstanding the details shown upon the approved plans, the proposed roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be submitted to and approved by the Local Planning Authority prior to installation.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal does not undermine the character and appearance of the area in accordance with Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

7. Notwithstanding the submitted details, prior to the commencement of the development, details at a scale of not less than 1:20 of the proposed boundary treatments/fencing and walling shall have been submitted to and approved by the Local Planning Authority. For the avoidance of doubt the submitted details shall not include the provision of pier mounted '800 x 700 illuminated glass lanterns' (as indicated on drawing 2591.1). The development shall be carried out in strict accordance with the approved details.

REASON: To protect the character and visual amenities of the area from inappropriate additions and in order that the Local Planning Authority may ensure that the detailed design and external appearance of the proposal is appropriate to the locality and reflective of its residential use in accordance with Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

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

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policies DMG1, DME1 and DME3 of the draft Ribble Valley Core Strategy.

9. Notwithstanding the submitted details, prior to the commencement of the development, including any site preparation works, details of measures to control the emission of dust and dirt during construction period of the development shall be submitted to and agreed by the Local Planning Authority. The approved details and Construction Method Statement shall be implemented, retained and adhered to throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.

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 of the development in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, no alterations to the roof shall be undertaken and no buildings or structures shall be erected within the curtilage of the dwellings hereby approved unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

11. The garage(s) hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

REASON: To ensure to ensure that the development remains compatible with the character of the area that adequate parking provision is retained that limits the visual impact of the parked motor-vehicle upon the landscape in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

BACKGROUND PAPERS

https://www.ribbonvalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2015%2F0567

5. APPLICATION NO: 3/2015/0895/P (GRID REF: SD 374918 440647)
APPLICATION TO VARY CONDITIONS 1 (DEVELOPMENT TO BE CARRIED OUT IN ACCORDANCE WITH APPROVED DETAILS), 2 (PLAN REFERENCE), 3 (PHASING), 4 (DESIGN CODE), 8 (PHASE 01 PARTICULARS), 12 (RESERVED MATTERS REQUIREMENTS), 21 (BUFFER ZONE), 40 (ENERGY/SUSTAINABILITY), 42 (ENERGY / SUSTAINABILITY BREEAM), 59 (PEDESTRIAN/CYCLE LINKAGES), 62 (EMPLOYMENT SITE), 63 (RETAIL CENTRE), 64 (ROUNDBOUT /HIGHWAY IMPROVEMENTS) AND REMOVAL OF CONDITION 41 (CODE FOR SUSTAINABLE HOMES) OF PREVIOUSLY APPROVED OUTLINE PLANNING CONSENT 3/2012/0942 (ERECTION OF 1040 RESIDENTIAL DWELLINGS COMPRISING: 728 MARKET HOMES, 312 AFFORDABLE HOMES, 156 OF THE TOTAL (1040) WOULD BE FOR ELDERLY PEOPLE (IE OVER 55 YEARS OF AGE) OF WHICH 78 WOULD BE AFFORDABLE, 0.8HA TO BE RESERVED FOR RETIREMENT LIVING WITHIN THE TOTAL OF 1040 HOMES, 0.5HA FOR LOCAL RETAIL, SERVICE AND COMMUNITY FACILITIES (CLASSES A1 TO A4, B1 AND D1), 2.25 HA FOR EMPLOYMENT (CLASS B1) ACCOMMODATING UP TO A MAXIMUM GROSS FLOORSPACE OF 5,575M2, 2.1 HA OF LAND FOR A PRIMARY SCHOOL SITE, PUBLIC OPEN SPACE INCLUDING GREEN CORRIDORS AND AREAS FOR TREE PLANTING AND LANDSCAPING, AN IMPROVED (ROUNDBOUT) JUNCTION BETWEEN PENDLE ROAD THE A59, NEW VEHICULAR, PEDESTRIAN AND CYCLE ACCESSES ONTO PENDLE ROAD AND LITTLEMOOR, NEW PEDESTRIAN AND CYCLE ACCESSES ONTO WORSTON OLD ROAD, NEW PEDESTRIAN AND CYCLE ACCESS FROM THE END OF SHAYS DRIVE, ROADS, SEWERS, FOOTPATHS, CYCLEWAYS, SERVICES AND INFRASTRUCTURE INCLUDING: A SUSTAINABLE URBAN

DRAINAGE SYSTEM, NEW SERVICES SUCH AS GAS, ELECTRICITY, WATER AND TELECOMMUNICATIONS) AT LAND AT HIGHER STANDEN FARM, CLITHEROE

The Head of Planning Services informed Committee that LCC Archaeology had no objections and LCC Sustainable Travel had no objections and that ongoing negotiations had resulted in some amendments to the conditions.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement and to allow for further work to be undertaken regarding the detailed wording of conditions within 3 months from the date of this decision and subject to the following conditions:

Details

1. The development hereby permitted shall not be carried out except in substantial accordance with the principles and parameters described and identified in the Design and Access Statement dated October 2012, as updated by the Addendum to Design and Access Statement, and Parameters Plan drawing number TW/PR/PP/01.

REASON: For the avoidance of doubt to define the scope of the permission.

2. The following drawings are authorised by this planning permission:
 - Site Boundary Application Plan Drawing SP(90)15D
 - Parameters Plan Drawing TW/PR/PP/01.

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

Phasing

3. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall be carried out in accordance with the approved Phasing Plan (Drawing TW/PR/CP/01)

REASON: To ensure the satisfactory phasing of the development and to ensure that the development, including affordable housing, open space, employment and community uses is delivered with supporting infrastructure in a co-ordinated, planned way.

Design Codes

4. Unless otherwise agreed in writing by the Local Planning Authority, application for approval of the residential reserved matters of Phase 1 of the development hereby approved shall be accompanied by a Design and Access Statement and Design Coding Document. For the avoidance of doubt the submitted details shall demonstrate how the objectives of the approved Design and Access Statement will be met, demonstrate how the design

development Phase 1 of the development has taken account of Clause (a) to (q) of this condition and how Phase 1 will integrate with any subsequent adjacent phases of development carried out in accordance with the approved Residential Design Code. Thereafter, prior to the submission of the reserved matters applications for each subsequent phase, a detailed Design Code for that phase shall have been submitted to and approved in writing by the Local Planning Authority.

The detailed Design Code(s) shall demonstrate how the objectives of the approved Design and Access Statement will be met, including the Character Areas, Landscape Framework and Building in Context principles set out in Appendix 1 thereto, and shall take account of the drawings referred to in Condition 2. The development hereby permitted shall be carried out in accordance with the approved Design Code. The Design Code shall include the following:

- a) principles for determining quality, colour and texture of external materials and facing finishes for roofing and walls of buildings and structures including opportunities for using locally sourced and recycled construction materials;
- b) accessibility to buildings and public spaces for the disabled and physically impaired;
- c) sustainable design and construction measures that demonstrate how the development will maximise passive solar gain, natural ventilation and include the provision of water efficiency measures, the potential for home composting and food production and details of how the non-residential buildings hereby permitted shall achieve a BREEAM (or any subsequent equivalent or replacement sustainability assessment method as may be agreed in writing by the Local Planning Authority) “very good” rating or above.
- d) measures which show how energy efficiency is being addressed to reflect policy and climate change, and show the on-site measures to be taken to produce at least 10% of the total energy requirements of the development hereby permitted by means of renewable energy sources or measures as to how a reduction of at least 10% of the total energy requirements for the development will be achieved through alternative methods;
- e) built-form strategies to include architectural principles, lifetime homes standards, character areas, density and massing, street grain and permeability, street enclosure and active frontages, type and form of buildings including relationship to plot and landmarks and vistas;
- f) principles for hard and soft landscaping including the inclusion of important trees and hedgerows;
- g) structures (including street lighting, floodlighting and boundary treatments for commercial premises, street furniture and play equipment);

- h) design of the public realm, including layout and design of squares, areas of public open space, areas for play and boundary treatments;
- i) open space needs including sustainable urban drainage;
- j) conservation of flora and fauna interests;
- k) provision to be made for art;
- l) a strategy for a hierarchy of streets and spaces;
- m) alignment, width, and surface materials (quality, colour and texture) proposed for all footways, cycleways, bridleways, roads and vehicular accesses to and within the site (where relevant) and individual properties;
- n) on-street and off-street residential and commercial vehicular parking and/or loading areas;
- o) cycle parking and storage;
- p) means to discourage casual parking and to encourage parking only in designated spaces;
- q) integration of strategic utility requirements, landscaping and highway design.

REASON: In order that a high standard of design is secured for the details to be submitted as part of the reserved matters as the application was made for outline permission and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

5. No more than 1040 dwellings shall be constructed on the site pursuant to this planning permission.

REASON: The development was supported by an Environmental Statement which took account of the particulars of the application.

Reserved Matters and Implementation

6. Approval of the details of the access, layout, scale, design and external appearance of any part of the residential development within each phase of the development hereby permitted and the landscaping associated with it ('the residential reserved matters') shall be obtained in writing from the Local Planning Authority before that part of the residential development is commenced within that phase. The development shall not be carried out otherwise than in accordance with the approved details.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble

Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

7. Approval of the details of the access, layout, scale, design and external appearance of any part of the non-residential development within each phase of the development hereby permitted and the landscaping associated with it ('the non-residential reserved matters') shall be obtained in writing from the Local Planning Authority before that part of the non-residential development is commenced within that phase. The development shall not be carried out otherwise than in accordance with the approved details.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

8. Application for approval of the residential reserved matters of Phase 1 of the development hereby permitted on the Pendle Road frontage shall be made to the Local Planning Authority before the expiration of 2 years from the date of this permission.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

9. Phase 1 of the development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 1 year from the date of approval of the last of the residential reserved matters or the non-residential reserved matters (as the case may be) to be approved in respect of that phase, whichever is the later.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

10. Application for approval of the residential reserved matters and non-residential reserved matters in respect of each subsequent phase of the development hereby permitted shall be made to the Local Planning Authority before the expiration of 8 years from the date of this permission.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

11. Subsequent phases of the development hereby permitted shall be begun either before the expiration of 9 years from the date of this permission, or before the expiration of 1 year from the date of approval of the last of the residential reserved matters or the non-residential reserved matters (as the case may be) to be approved in respect of that phase, whichever is the later.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

12. Plans and particulars submitted pursuant to Conditions 6 and 7 above shall include the following details:
 - a) the existing and proposed ground levels on the development site and on neighbouring land, and the slab levels of neighbouring buildings and proposed buildings;
 - b) any proposed access road(s) detailing the levels of the proposed roads;
 - c) layout, specification (including drainage) to an adoptable standard and construction programme for (1) any internal roads not covered by (b) above, (2) footway and cycle way links to the existing built up area, footpaths and cycleways beyond the site, (3) vehicle parking, turning and loading/unloading areas within the site (including visibility splays), (4) secure and sheltered cycle facilities including cycle parking areas and storage facilities (5) access facilities for the disabled, (6) individual accesses, (7) car parking and (8) school drop off and pick up;
 - d) the positions, design, materials and type of boundary treatment (including all fences, walls and other means of enclosure) to be provided;
 - e) details for all hard landscaped areas, footpaths and similar areas, including details of finished ground levels and all surfacing materials;
 - f) contours for all landscaping areas, together with planting plans and schedules of plants, noting species, sizes and numbers/densities, details of all trees, bushes and hedges which are to be retained and a written specification for the landscape works (including a programme for implementation, cultivation and other operations associated with plant and grass establishment);
 - g) details of compliance with the principles set out in the Design Code as approved pursuant to Condition 4;

- h) provision for buses so that they can circulate through each completed part or phase of the development and ultimately between Pendle Road and Littlemoor when all phases have been completed;
- i) a Waste Minimisation Statement;
- j) full details of water butts to serve each dwelling; and
- k) public open space / play facilities
- l) a heritage impact assessment (where applicable).

REASON: To ensure that the development integrates with the locality and In order that the Local Planning Authority shall be satisfied as to the details because the application was made for outline permission and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

Parameters

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order and subsequent re-enactments and amendments with regard to permitted development rights for dwellings, no buildings (other than those ancillary outbuildings allowed by the above Order without an express consent) shall be erected within 15 metres of the boundaries of properties in the following streets: -

- Lingfield Avenue
- Hillside Close
- Shays Drive
- Brett Close
- Pagefield Crescent
- Gills Croft

REASON: To reduce the impact on existing properties in the interests of residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

14. No buildings above 6 metres in height (1.5 storeys) shall be located within 21 metres of the boundaries of properties in the following streets: -

- Lingfield Avenue
- Hillside Close
- Shays Drive
- Brett Close
- Pagefield Crescent
- Gills Croft

REASON: To reduce the impact on existing properties in the interests of residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

15. The school building(s) hereby permitted shall not exceed 9 metres in height and shall be located a minimum of 21 metres from the rear boundary to properties in:

- Lingfield Avenue
- Hillside Close
- Shays Drive
- Brett Close
- Pagefield Crescent
- Gills Croft

REASON: To reduce the impact on existing properties in the interests of residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

16. None of the other non-residential buildings on the site (ie those not affected by the above condition) shall exceed 9 metres in height in respect of the retail and community buildings or 12m in height for the employment buildings.

REASON: To reduce the impact on visual amenity and in the interests of residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

Commercial and Community Uses

17. The Ancillary Retail and Community buildings hereby permitted shall not exceed 1500m² gross floorspace in total.

REASON: The development was supported by an Environmental Statement, which took account of the particulars of the application

18. The Employment (Class B1) buildings hereby permitted shall not exceed 5575m² gross floorspace in total.

REASON: The development was supported by an Environmental Statement, which took account of the particulars of the application

19. The primary school hereby permitted shall not exceed 1285m² gross floorspace.

REASON: The development was supported by an Environmental Statement, which took account of the particulars of the application.

Heritage and Archaeology

20. A buffer of land shall be kept clear of any buildings or vehicular highways for a distance of 15 metres from the deer fence which marks the north boundary of the new woodland known as Jubilee Wood. For the avoidance of doubt, the surface water drainage system is not affected by this condition.

REASON: To reinforce the screening between the application site, Standen Hall, listed buildings in accordance with Policies G1 and ENV19 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policies DMG1 and DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

21. Notwithstanding the Green Buffer Zone to the east of 1 – 15 (odd) Littlemoor and to the north of The Old Bothy shown on the Parameters Plan Drawing TW/PR/PP/01 submitted with the application, there shall be no buildings or vehicular highways for a distance of 10 metres and 20 metres respectively from the boundary of the application site which abuts those Buffer Zones. For the avoidance of doubt, the surface water drainage system is not affected by this condition.

REASON: To mitigate the impact of the development on the setting of no's 1 – 15 (odd) Littlemoor and The Old Bothy, a listed building in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

22. Notwithstanding conditions 4, 20 and 21 above or those under the heading 'Landscaping' below (conditions 27-30) for the whole site, no development shall commence until full details of the planting of the buffer in condition 20 and buffer zones in condition 21 have been submitted to and approved by the Local Planning Authority in writing.

The details shall include:

- planting details (including species, numbers, planting distances/densities and plant sizes);
- within the planting details - express identification of all supplementary and compensatory planting of native trees and hedgerows which shall be over a greater area than any trees or hedges to be lost (as a minimum of ratio of 3:1);
- boundary treatments;
- a programme for the implementation of the landscaping works including all boundary treatments.

The development shall be implemented in accordance with the approved details.

The planting thereby approved shall be implemented within the first planting season after the start date of the first phase or any part of the development.

REASON: To reinforce the screening between the application site and Standen Hall, a listed building and to mitigate the impact of the development on the setting of The Old Bothy, a listed building in accordance with Policies G1 and ENV19 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policies DMG1 and DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

23. Any grassed areas, plants or trees forming part of the landscape works approved under Condition 22 above (for the avoidance of doubt, this includes retained trees and grassed areas) which with a period of 5 years from the completion of the approved landscaping scheme for that part of the site, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season. Replacement trees and plants shall be of a similar size and species to those lost, unless the LPA gives written approval of any variation.

REASON: To ensure the effectiveness of screening between the application site and Standen Hall and The Old Bothy, listed buildings in accordance with Policies G1 and ENV19 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policies DMG1 and DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

24. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To enable the appropriate archaeological recording, excavation and analysis of any surviving upstanding earthworks and buried below-ground archaeological remains of interest in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policy DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

- 25: No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To enable appropriate records to be made of the historic farm buildings at Higher Standen Farm in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policy DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

26. No part or phase of the development hereby permitted shall begin until a scheme for screening the site during construction relating to such part or phase has been submitted and approved by the LPA in writing

REASON: To minimise the impact on heritage assets in accordance with Policies G1 and ENV19 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policies DMG1 and DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

Landscape and Open Space Strategy/Play Space

Landscaping

27. Notwithstanding the provision of Condition 4 above no development shall take place on any part or phase of the development until full details of both hard and soft landscaping works relating to such part or phase have been submitted to and approved by the LPA in writing.

These details shall include:

- planting details (including species, numbers, planting distances/densities and plant sizes);
- within the planting details - express identification of all supplementary and compensatory planting of native trees and hedgerows which shall be over a greater area than any trees or hedges to be lost (as a minimum of ratio of 3:1);
- surfacing;
- street furniture;
- signage;
- boundary treatments;
- a programme for the implementation of the landscaping works including all boundary treatments.

The development shall be implemented in accordance with the approved details.

REASON: To enhance the appearance of the development in the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

28. All landscaping schemes approved (pursuant to conditions 6 & 7 of this permission) for each phase of development (as approved under condition 3 of this permission) shall be fully implemented in the first complete planting and seeding season following the occupation of the dwellings, or non-residential uses within that phase or the completion of the phase to which they relate, whichever is the sooner.

Any grassed areas, trees or plants (for the avoidance of doubt, this includes retained trees and grassed areas) which, within a period of five years from completion of the relevant development phase die, are removed or become seriously damaged or diseased shall be replaced in the next planting season. Replacement trees and plants shall be of a similar size and species to those lost, unless the LPA gives written approval of any variation.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft– Post Submission Version (including proposed main changes).

29. No more than one bridge shall cross the unnamed watercourse on the site.

REASON: To minimise the impact on local biodiversity to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

30. Prior to commencement of development within a phase a Play Space Management Plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for the play areas within that phase, shall be submitted to and approved in writing by the Local Planning Authority. The Play Space Management Plan shall also provide precise details of all play equipment in that phase and its maintenance and indicate a timescale when the play spaces shall be provided and made available for use within that phase. The Play Space Management Plan shall be carried out in accordance with the details so approved.

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policies G1 and RT8 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMB4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22

Submission Draft – Post Submission Version (including proposed main changes).

Ecology and Biodiversity

31. No site clearance, site preparation or development work shall take place within a phase until a Long Term Landscape and Ecological Management Plan to include long term design objectives post completion management responsibilities and maintenance schedules for all landscaped/habitat areas (other than privately-owned domestic gardens) including any areas of public open space not covered by condition 30 and the buffer zones in conditions 20 and 21 such as grasslands, hedges, trees, swales, reed beds and other sustainable drainage features within that phase has been submitted to and approved in writing by the Local Planning Authority. The Long Term Landscape and Ecological Management Plan shall include (but not be limited to):

- monitoring of the establishment of all landscape planting and habitat planting;
- aftercare of all landscape planting and habitat enhancement in accordance with conservation and biodiversity objectives;
- monitoring and treatment of invasive species;
- monitoring of condition of and maintenance of footpaths to encourage use and avoid the creation of informal footpaths that may damage other habitats;
- monitoring and maintenance of bat and bird boxes;
- maintenance of SUDS; and
- appropriate timings of management works to ensure avoidance of bird nesting seasons etc.

The Long Term Landscape and Ecological Management Plan shall be informed by the details contained within Chapter 7 Volume 1 of the Environmental Statement (October 2012) lodged with the planning application prepared by Amec. The Long Term Landscape and Ecological Management Plan shall be carried out as approved.

REASON: To minimise the impact on ecology and the enhancement of ecology post development in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

32. No part or phase of the development shall begin until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- 1) A vegetated buffer zone no less than 8 metres wide between Pendleton Brook and any construction activities.

- 2) A vegetated zone no less than 5 metres wide between any other watercourse or ditch to be retained.

The width of the buffer zones shall be measured from the top of the banks of the watercourses and shall be kept free of structures, hard standings and fences and shall be planted with locally native plant species of UK generic provenance.

REASON: To protect local biodiversity to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

33. No part of the zones referred to in condition 32 shall contain the curtilages to any buildings.

REASON: To maintain the character of the watercourses and provide undisturbed refuges for wildlife using the corridors thereby protecting local biodiversity to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

34. No development shall commence on any part of a bridge over the unnamed watercourse on the site until full details have been submitted to and approved in writing by the Local Planning Authority. The crossing shall comprise a single clear span structure. The details shall demonstrate that the location of the structure would be sited as far away from Pendleton Brook as possible. In addition, the details shall demonstrate that the structure has been designed to be as narrow as possible.

REASON: To minimise the impact on local biodiversity to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

35. No development shall take place within a phase until details of the provisions to be made for bat roosts on suitable trees, plots and building elevations within that phase and details of artificial bird (species) nesting sites/boxes on suitable trees, plots and building elevations within that phase have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be implemented before the development in that phase is first brought into use.

REASON: In the interests of enhancing local biodiversity to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for

Ribble Valley Regulation 22 Submission Draft – Post Submission Version
(including proposed main changes).

Construction Environmental Management Scheme

36. No part or phase of the development shall begin until a Construction Environmental Management Scheme relating to such part or phase has been submitted to and approved in writing by the Local Planning Authority.

Where relevant, the Construction Environmental Management Scheme for each Phase shall contain (but not be limited to): -

- i. Tree and hedgerow protection measures in accordance with BS5837:2012;
- ii. Measures to be applied to protect nesting birds during tree felling/vegetation clearance works, or other works that may affect nesting birds (including buildings or other suitable breeding bird habitat which are to be removed as part of the proposals;
- iii. Watercourse and ditch protection measures including location and type of protective demarcation fencing along Pendleton Brook (and the calcareous grassland) and other important habitats identified in Volume 3 of the Environmental Statement (October 2012) lodged with the planning application such as Ditch 1;
- iv. A method statement for the protection of bats at the trees and buildings identified in Volume 3 of the Environmental Statement (October 2012) lodged with the planning application including licensing requirements;
- v. Construction lighting scheme;
- vi. A method statement for the protection of Brown Hare (particularly during the breeding season);
- vii. Pollution Prevention Guidelines (PPG) and protocol including surface water monitoring along the Ditches and Pendleton Brook; and
- viii. Eradication Management Plan for Japanese Knotweed

The Construction Environmental Management Scheme shall be carried out as approved.

REASON: To ensure that the environmental impact is minimised in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

Tree Protection

37. No part or phase of the development shall begin until an Arboricultural Method Statement, Tree Protection Plan and Tree Protection Monitoring Schedule relating to such part or phase has been submitted to and approved in writing by the Local Planning Authority before the site works are begun within that phase.

The development shall be implemented in accordance with the approved details.

REASON: In order to ensure that any trees/hedgerow affected by the development considered as being of visual, amenity value are afforded maximum physical protection from the potential adverse effects of development in order to comply with policies G1 and ENV13 of the Districtwide Local Plan and Key Statement EN2 and Policies DMG1 and DME2 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

38. The particulars submitted pursuant to Condition 36(i) and 37 above shall include:
- a) a plan showing the location of, and allocating a reference number to, each existing tree on the site identifying which trees are to be retained and the crown spread of each retained tree;
 - b) details of the species, diameter, approximate height and an assessment of the health and stability of each retained tree;
 - c) details of any proposed topping or lopping of any retained tree;
 - d) details of any proposed alterations in existing ground levels and of the position of any proposed excavation within the crown spread of any retained tree;
 - e) The root protection zone for each tree which shall be agreed in writing by the Local Planning Authority before the development begins in that phase and the agreed tree protection measures shall remain in place until all the approved works have been completed within that phase and all excess materials have been removed from the site including soil/spoil and rubble;
 - f) 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;
 - g) No tree as identified to be retained in (a) above shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped

without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work);

- h) If any tree identified to be retained at (h) is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

REASON: In order to ensure that any trees/hedgerow affected by the development considered as being of visual, amenity value are afforded maximum physical protection from the potential adverse effects of development in order to comply with policies G1 and ENV13 of the Districtwide Local Plan and Key Statement EN2 and Policies DMG1 and DME2 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

Construction Management

39. Before each phase of development hereby permitted is commenced a Construction Method Statement/Management Plan in respect of that phase shall have been submitted to and approved in writing by the Local Planning Authority. Construction of each phase of the development shall not be carried out otherwise than in accordance with each approved Construction Management Plan. Each Construction Management Plan shall include the following matters:
- a) the routing of construction and delivery vehicles using restricted routes thereby avoiding minor lanes/roads and the centre of Clitheroe;
 - b) programme of works (including measures for traffic management and operating hours) parking and turning for vehicles of site personnel, operatives and visitors;
 - c) loading and unloading of plant and materials;
 - d) storage of plant and materials used in constructing the development;
 - e) erection and maintenance of security hoarding and lighting;
 - f) wheel washing facilities and a programme for cleaning;
 - g) a Management Plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
 - h) a scheme for recycling/disposing of waste resulting from construction works (there shall be no burning on site;)

- i) a Management Plan to control noise and vibration during the construction phase (in accordance with BS : 5228 : 2009 code of Practice titled 'Noise and Vibration Control on Construction and Open Sites') The Noise Management Plan for each part or phase of the development shall include details of acoustic heavy duty fencing and locations; location of site offices, compounds and storage and operation of the wheel wash;
- j) details of lighting to be used during the construction period which should be directional and screened wherever possible

REASON: In the interests of protecting the residential amenities of the locality and highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

Energy/Sustainability

40. Before development begins within a phase, a scheme (including a timetable for implementation) to secure at least 10% of the energy supply of the development hereby permitted within that phase from renewable or low carbon energy sources or a scheme (including a timetable for implementation) that demonstrates alternative measures will be implemented as part of the development that will achieve at least 10% less energy consumption than similar development constructed in accordance with the current Building Regulations Standards shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme/details shall be implemented as part of the development and retained as operational thereafter.

REASON: In order to encourage renewable energy and to comply with Key Statement EN3 and Policy DME5 of the Ribble Valley Core Strategy.

41. The non-residential buildings hereby permitted shall achieve a BREEAM (or any subsequent equivalent or replacement sustainability assessment method as may be agreed in writing by the Local Planning Authority) “very good” rating or above. No part of any non-residential building hereby permitted shall be occupied until a copy of a post-construction completion certificate, verifying that that building has achieved a “very good” rating, has been submitted to the Local Planning Authority.

REASON: In order to reduce carbon emissions and to comply with Key Statement EN3 and Policy DME5 of the Ribble Valley Core Strategy.

Noise

42. No part or phase of the development shall begin until a scheme to mitigate noise during construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that noise levels

during periods of construction will not exceed 65dB LAeq.12hr at any properties beyond the site. The works shall thereafter be carried out in accordance with the details so approved.

REASON: To minimise the impact of noise during construction phases in the interests of residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

43. No part or phase of the development involving non-residential buildings hereby permitted shall begin until details of any fixed noise sources have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the details so approved and thereafter retained.

REASON: To minimise the impact of noise post construction in the interests of amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

44. No part or phase of the development shall begin until a suitable scheme of glazing/ventilation for buildings within that phase has been submitted to and approved in writing by the Local Planning Authority. The buildings shall be constructed in accordance with the details so approved with the glazing/ventilation thereafter retained.

REASON: In the interests of amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

45. Construction on any part or phase of the development shall be restricted to the following hours:

- Monday to Friday 0800 – 1800
- Saturday 0900 – 1300

For the avoidance of doubt, no construction shall take place on Sundays or public holidays.

REASON: In the interests of protecting residential amenity whilst construction works are in progress in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

46. No deliveries or vehicles involved in construction shall arrive or depart from the site other than between the hours set out in condition 46 above.

REASON: In the interests of protecting residential amenity whilst construction works are in progress in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

47. Construction on any part or phase of the development shall be undertaken in accordance with the mitigation measures as described in Section 10.5.1 of the Environmental Statement dated October 2012.

REASON: In the interest of environmental health to protect amenity whilst construction works are in progress in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

48. All parts or phases of the development shall achieve a noise rating level for fixed items of plant of no more than 5 dB below existing background noise levels as indicated in 10.8.1 of the Environmental Statement of October 2012.

REASON: In the interests of protecting residential amenity whilst construction works are in progress in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

Highways and Parking

Construction access

49. No development shall take place until full details of the access onto Pendle Road have been submitted to and approved in writing by the Local Planning Authority which is in accordance with the final junction layout (with development). Furthermore no construction activities shall take place until that access has been constructed to base course standard (to an adoptable standard and in accordance with the approved plans) for a distance of 30 metres beyond the current access point into the site or up to the first internal junction whichever is the greater.

REASON: In the interests of road safety to ensure that a proper site access has been created for construction traffic in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

Transport and highways

50. No development shall be commenced until a scheme of off-site works of highway improvement has first been submitted to, agreed in writing by the

Local Planning Authority and delivered in line with agreed trigger points. To include A59/Whalley Road roundabout, junctions around and served by either Waterloo Road and Pendle Road.

51. No part or phase of the development comprising the non-residential buildings hereby permitted shall begin until a Travel Plan Framework relating to such part or phase has been submitted to and approved in writing by the Local Planning Authority.

REASON: To promote sustainable travel patterns and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft– Post Submission Version (including proposed main changes).

52. Prior to the occupation of the first dwelling within a phase (as approved under Condition 3) a Travel Plan based upon the submitted Framework Travel Plan to improve accessibility by sustainable modes for residents of dwellings within that phase shall have been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include:

- a) appointment of a named Travel Plan Co-ordinator;
- b) details of initiatives to encourage sustainable travel patterns and a mechanism to ensure they can be fully delivered/funded;
- c) a scheme for the management and implementation of the Travel Plan;
- d) targets for modal shift;
- e) implementation timescales;
- f) a strategy for marketing and proposed incentives;
- g) arrangements for monitoring and review.

The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the approved Travel Plan for development within that phase for a period of time not less than 5 years following completion of the final parcel of development in that phase (as approved under Condition 3).

REASON: In the interests of sustainability and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft– Post Submission Version (including proposed main changes).

53. The new estate roads within a phase of the development hereby permitted shall be constructed in accordance with a detailed scheme (including a timetable for implementation) which shall be submitted to and approved in

writing by the Local Planning Authority before development commences within that phase. The estate roads shall be constructed to adoptable standards in accordance with the Lancashire County Council Specification for Construction of Estate Roads and the scheme shall be implemented in accordance with the approved details and timetable.

REASON: In the interests of highway and pedestrian safety and sustainability and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

54. No part or phase of the development shall begin until full details of the footpath and cycle way accesses from beyond the site (including a timetable for implementation) relating to such part have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details and timetable.

REASON: To minimise the environmental impact of the development and integrate it with the existing built up area to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

55. Means of vehicular access shall be from Pendle Road and Littlemoor. In the case of Littlemoor the access shall only be used for buses and emergency vehicles.

REASON: To minimise the environmental impact of the development and integrate it with the existing built up area to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

56. No part or phase of the development shall begin until full details of the vehicular access from Pendle Road up to such part or phase have been submitted to and approved by the LPA in writing and the access and road has been constructed to base course standard.

REASON: In the interests of road safety and to ensure those roads to an acceptable standard are provided within the development in line with the construction of buildings and use of the site to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

57. No part or phase of the development to the south and west of the unnamed water course within the site shall begin until full details of the emergency and bus only vehicular access from Littlemoor relating to such part or phase have been submitted to and approved by the LPA in writing and the access and road has been constructed to base course standard.

REASON: To enhance permeability for buses, cyclists and pedestrians and enhance the sustainability of the development as a whole to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

58. No part or phase of the development shall be commenced until the following details, relating to such part or phase have been submitted to and approved in writing by the Local Planning Authority:

- a) any proposed access road(s) detailing the levels of the proposed roads including details of horizontal, vertical alignment and drainage (to an adoptable standard);
- b) a scheme for the provision of fire hydrants, to be served by mains water supply, and a timetable for their installation;
- c) details for all hard landscaped areas, footpaths and similar areas, including details of finished ground levels, all surfacing materials, and street furniture, signs, lighting, refuse storage units and other minor structures to be installed thereon;
- d) full details of all footpath and cycle linkages relating to such part of phase (including a timetable for implementation).

The development shall be carried out in strict accordance with the approved details and all works shall be implemented in accordance with the approved details and timetable(s) unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the development integrates with the local area in a sustainable manner to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy

59. Development shall not be commenced for any part or phase until full details of the proposed bus stops have been submitted to and approved in writing by the Local Planning Authority.

REASON: To promote sustainable travel to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

60. No dwellings to be built in any part or phase of development shall be occupied until all of the bus stops shown on the plans to be submitted have been constructed are available for use within that phase.

REASON: To promote sustainable travel to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

61. Not more than 520 of the dwellings to be built shall be occupied until the employment site hereby permitted has been provided with vehicle, pedestrian and cycling accesses to adoptable standard and all three are available for public use.

REASON: To promote sustainable travel to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

62. No more than 520 dwellings shall be occupied until the local retail centre hereby permitted has been provided with vehicle, pedestrian and cycling accesses to adoptable standard and all three are available for public use.

REASON: to promote sustainable travel to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

63. Prior to the occupation of the fiftieth dwelling or 24 months following the commencement of development, whichever is the sooner, unless a Section 278 Agreement is entered into, the proposed roundabout at the junction of the A59 and Pendle Road shall be constructed and open for use as part of the public (adopted) highways.

REASON: In the interests of the amenities of nearby residents, ecology and to avoid light pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

Lighting

64. Prior to commencement of development within a phase (approved pursuant to Condition 3) details of a scheme for artificial public street/road/footway lighting for that phase shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include details to demonstrate how artificial illumination of important wildlife habitats (boundary vegetation of the site and bat commuting routes identified across the site) is minimised. The approved lighting scheme shall be implemented in accordance with the approved details.

Drainage and Flooding

General

65. At the same time as the submission of the first Reserved Matters application for a phase or part of a phase of the development hereby permitted a Foul and Surface Water Drainage Strategy shall be submitted to the Local Planning Authority for approval in writing. Such strategy to include the following details as a minimum:
- i. the proposed foul connection points to existing public sewerage infrastructure for the entire site. This shall clearly show the points of connection for the foul flows into the existing public sewerage network from all phases of development defined under condition 3;
 - ii. the details of any additional off-site drainage infrastructure required as a result of the entire development; and
 - iii. any drainage infrastructure connections (foul and surface water) between the different phases of the development defined by condition 3. Where drainage infrastructure connects development from different phases, it will be necessary to show how much development will be served by the connecting drainage infrastructure.
 - iv. The existing Greenfield surface water run-off rate for the entire site and details demonstrating how the combined phases of development discharging to Pendleton Brook and its tributary within the site will not exceed the existing Greenfield rate as identified.

At the same time as the submission of each subsequent Reserved Matters application for a phase or part of a phase, an updated Foul and Surface Water Drainage Strategy shall be submitted to the Local Planning Authority for approval. (Such Strategy to include as a minimum the details listed above.

Unless otherwise agreed in writing with the Local Planning Authority there shall be no foul and surface water connections between phases of development defined (and as may be amended from time to time) by condition 3 other than in accordance with the connections identified and approved under item (iii) above. The detailed drainage schemes for each phase of development required by conditions 67, 68 and 69 shall be submitted for approval in writing in accordance with the foul and surface water drainage details approved under this condition.

No development shall be commenced on any phase or part of any phase of the development hereby permitted unless and until the Foul and Surface Water Drainage Strategy submitted with the relevant Reserved Matters application has been approved in writing by the Local Planning Authority.

REASON: To ensure a holistic approach to the construction of the detailed drainage infrastructure for the site so that the drainage infrastructure which is constructed is able to cope with the foul and surface water discharges from the entire development site to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Key Statement DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

66. For the avoidance of doubt, surface water shall drain separately from the foul. Unless otherwise agreed in writing, no surface water shall discharge directly or indirectly into the public foul, combined or surface water sewerage systems in accordance with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition 65 above and with the details contained in the submitted application form, Flood Risk Assessment prepared by Amec Environment and Infrastructure dated October 2012, and the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013.

REASON: To reduce the risk of flooding & pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

Foul Drainage

67. Prior to commencement of any phase or part of any phase of the development hereby permitted, full details of the foul drainage scheme for that phase including full details of any connections to the foul sewer network and any necessary infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The details for each part or phase must be consistent with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition 65 above and with the principles of the Flood Risk Assessment prepared by Amec Environment and Infrastructure dated October 2012 and the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013. No housing or other development shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details and written notice of this fact has been sent to the Local Planning Authority.

REASON: To promote sustainable development, secure proper drainage and to reduce the risk of flooding & pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

Surface Water Drainage

68. Prior to the commencement of each phase or part of the development hereby permitted, full details for a surface water regulation system and means of disposal for that phase or part phase, based wholly on sustainable drainage principles and evidence of an assessment of the hydrological and hydrogeological context of the development for that phase (inclusive of how the scheme shall be maintained and managed after completion and any necessary infrastructure) shall be submitted to and approved by the Local Planning Authority in writing. The drainage scheme shall demonstrate that the surface water run off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the existing undeveloped site and following the corresponding rainfall event. The details for each phase must be consistent with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition 65 above and with the principles of the Flood Risk Assessment prepared by Amec Environment and Infrastructure dated October 2012 and the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To promote sustainable development, secure proper drainage and to reduce the risk of flooding & pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft– Post Submission Version (including proposed main changes).

69. No part of phase of the development shall begin until full details of the method to delay and control surface water discharged from that part or phase of the development; and the measures taken to prevent pollution of the receiving ground waters have been submitted to and approved in writing by the Local Planning Authority.

REASON: To prevent pollution and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

70. Prior to the commencement of each phase or part phase of the development hereby permitted, a Sustainable Drainage, Construction, Maintenance and Management Plan (CMP) for the lifetime of that phase or part phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include arrangements for permanent adoption by a SuDs approving body (SAB), Statutory Authority or other relevant party of any sustainable drainage features including any outfalls into local water courses, structures, ponds and bridges. Each phase shall be completed maintained and managed in accordance with the approved details.

REASON: To prevent flooding and pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

71. The discharge of surface water into Pendleton Brook and its tributary within the site shall not exceed the Greenfield run-off rate as identified in the Foul and Surface Water Drainage Strategy.

REASON: To prevent flooding and pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft– Post Submission Version (including proposed main changes).

72. The development hereby permitted shall conform in its entirety to the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition 65 above and to the recommendations in the Flood Risk Assessment produced by Amec in October 2012 as updated by the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013. More particularly where not referred to elsewhere in this decision notice:

In submitting the full details of the sustainable surface water drainage systems for each phase of the development they shall include some re-profiling of the site to remove local low points and ensure that all run-off from the site enters the proposed SuDS drainage system and does not concentrate temporarily along overland flow paths.

All finished floor levels (FFLs) shall be at least 150mm above the local ground level at each development plot.

A 10 metre wide access corridor shall be kept clear at all times along the lower 800 metres of the unnamed on site water course from its confluence with Pendleton Brook.

All surface water run-offs from the entire development shall be managed and attenuated on site using a combination of underground surface water storage devices and sustainable urban drainage (SuDS) structures such as geocellular structures beneath roads, attenuation ponds, swales and filter drains.

REASON: To prevent flooding and pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).

INFORMATIVES

1. This permission shall be read in conjunction with the accompanying legal agreement which for the avoidance of doubt covers matters associated with affordable housing (mechanisms for its delivery); education (contributions towards local education facilities; the provision of a new primary school on the site and provisions for adjusted contributions); sports and recreation (contributions towards the provision of facilities at Ribblesdale School, Clitheroe or otherwise as agreed); Jubilee Wood (management) and transport (contributions towards the provision of public transport and a Travel Plan)
2. Dwellings should achieve the water credits required to meet Code level 3 of the Code for Sustainable Homes.
3. For non-residential development where the development is being assessed against BREEAM the Environment Agency suggests that buildings should achieve the maximum number of water credits in accordance with the requirements of the relevant BREEAM scheme with the exceptions of credits awarded for grey water/rainwater systems. These systems should be installed where cost effective and the system is designed to ensure that energy user and carbon emissions are minimised.
4. Developers should consider:

Water management in the development including dealing with grey water;
Using sustainable forms of construction including the recycling of materials;
Energy efficient buildings.
5. Any waste to be used on site requires an appropriate waste exemption or permit from the Agency.
6. The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable for any off-site movements of wastes. Developer as waste producers therefore have a duty of care to ensure that all materials removed go to an appropriate permitted facility and all relevant documentation is completed and kept in line with regulations.
7. Developers are advised to contact the Environment Management Team in the Agency's Preston office; 01772 7614198
www.environment-agency.gov.uk/subject/waste
8. Consideration should be given to opening up of any piped or culverted watercourses and the removal of weirs.
9. Flood Defence Consents (FDCs) will be required for the outfall structures draining any SuDS ponds into the local watercourses and for any bridges.
10. Only FDCs for necessary and appropriately designed structures will be approved.

11. Attention is drawn to the law with regard to the sensitivities of breeding birds.
12. A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999.
13. The applicant should contact United Utilities Service Enquiries on 0845 746 2200 regarding connection to the water mains/public sewers. The provision of a mains water supply could be expensive.
14. Water mains will need extending to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991.
15. United Utilities offer a fully supported mapping service at a modest cost for our water mains and sewerage assets. This is a service, which is constantly updated by our Property Searches Team (Tel No: 0870 7510101). It is the applicant's responsibility to demonstrate the exact relationship between any assets that may cross the site and any proposed development. Please note, due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction, please contact a Building Control Body to discuss the matter further.
16. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpaths 11 and 14 in the parish of Clitheroe affects the site.
17. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2015%2F0895

https://www.ribblevalley.gov.uk/planx_downloads/12_0942_Officers_Report.pdf

(Mr Barton spoke in favour of the above application. Mr Waters spoke against the above application).

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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:

APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0978/P	Retrospective application for the change of use of a previously approved tractor store into additional stable facilities and permission sought for outdoor horse exercise arena and the erection of 4no 4 metre high poles with floodlights on, to the edge of the arena	Little Snodworth Farm Snodworth Road Langho
3/2014/0491/P	Discharge of condition 4 (Visibility Splay), Condition 5 (Construction Method Statement), Condition 6 (Highway Works for Construction Traffic), Condition 7 (Off-site Highway Works), Condition 10 (Drainage Details) and Condition 12 (Landscaping Details) of planning permission 3/2013/0851/P	The Whins Whins Lane Read
3/2014/0710/P	Retrospective consent for advertisement of signs (A, C, D) for self-storage units and office pods	27 Inglewhite Road Longridge
3/2014/0861/P	Change of use from B2 to Body Art Studio (Sui Generis). Refurbishment/restoration external elevations of outrigger	27 Inglewhite Road Longridge
3/2014/1085/P	Discharge of condition 3 of planning permission 3/2014/0326/P (Manure Management Plan)	Withgill Farm Withgill Fold Withgill
3/2015/0213/P	Erection of agricultural livestock building	Steelands Farm Grindleton
3/2015/0326/P	Change of use of property from dwelling (Class C3) to mixed use dwelling (Class C3) and bed and breakfast accommodation (Class C1) for a maximum of 6 guests	Sunnyfield House Hawthorne Place Clitheroe
3/2015/0376/P	New detached dwelling to replace existing house	9 Avenue Road Hurst Green
3/2015/0464/P	Change of use of one agricultural building to equestrian use to include 20 stables and 20 tack rooms; change of use of slurry/topsoil area into turnout pen and turnout area into horse ménage; and change of use of surrounding fields to mixed agricultural and equestrian use	Moreton Hall Farm Accrington Road Whalley

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0472/P	Application for non material amendment to planning permission 3/2013/0964/P to relocate steel ducting for extraction system to rear elevation	35 Whalley Road Clitheroe
3/2015/0493/P	First floor extension over detached garage with external stone stepped access to form study	Parlick Barn Moss Lane, Chipping
3/2015/0505/P	Erection of replacement garage and carport	Koonah, Simonstone Lane Simonstone
3/2015/0551/P	Single storey extension to rear	4 Longridge Road Hurst Green
3/2015/0602/P	Two storey rear extension to form lounge and bedroom, first floor alterations with roof lights, side fire escape staircase, alteration to front door and window locations, renewal of roofing materials and external wall finishes	Brushwood Barker Lane Mellor
3/2015/0625/P	Proposed anaerobic digestion plant consisting of main digester tank, one combined heat and power container, pump room, feeder and ancillary hard standing	Westby Hall Farm Burnley Road Gisburn
3/20150663/P	Conversion of unoccupied former cottage to annex	The Rann, Saccary Lane Mellor
3/2015/0686/P	Proposed alteration to existing field access off Northcote Road	Northcote Stud Northcote Road, Langho
3/2015/0698/P	Demolition of existing outbuilding and replacement with single storey rear extension	The Old Smithy Little Bowland Road Leagram
3/2015/0700/P	Proposed dormer extension to provide 1 no. assisted living flats	High Brake House 129 Chatburn Road Clitheroe
3/2015/0701/P	Internal alterations, single storey rear extension, front and rear dormer constructions	14 Bank Cottages Whalley Road, Billington
3/2015/0705/P	Single storey extension to rear 5m long, 3.563m high (max) to ridge, 2.250m high to eaves	15 Ashburn Close Barrow
3/2015/0707/P	Non material amendment to planning permission 3/2015/0138 for the addition of 3No roof lights to the approved classroom extension	Alston Lane Catholic Primary School Preston Road Longridge

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0708/P	Discharge of condition(s) 3 (hedgerow screening) and 4 (arena surface material) on planning permission 3/2015/0244	Buckstalls Slaidburn Road Waddington
3/2015/0714/P	Discharge of conditions 1 (time limit), 2 (plan references), 3 (occupancy restriction), 4 (removal of PD rights), 5 (bat boxes), 6 (swallow nesting platforms) of planning permission 3/2015/0076/P	Angerham Barn Clitheroe Lane Withgill Great Mitton
3/2015/0721/P	Front dormer extension	112 Hacking Drive Longridge
3/2015/0730/P	To replace existing conservatory (to be demolished) with a single storey lean to extension within permitted development dimensions (3.7 x 6.5m), eaves height 2.75m and ridge height 3.95m	The Coach House Lower Lane Longridge
3/2015/0735/P	Disabled adaptation consisting of demolition of existing garage and replacement with single storey extension to side and rear	145 Henthorn Road Clitheroe
3/2015/0742/P	First floor en suite bathroom. New soil vent pipe boxed into the internal corner of the dwelling with a glidevale slate vent outlet. The soil vent pipe is to connect with the existing drainage route for the ground floor bathroom	Newton House Slaidburn Road Newton
3/2015/0744/P	Extension to rear, at ground floor and first floor level. Alterations to fenestration at east gable end	Higher House Farm Clitheroe Road Mitton
3/2015/0763/P	Proposed 2 storey extension to existing dwelling house using materials and styling to match existing	22 Mayfield Avenue Clitheroe
3/2015/0774/P	Single storey rear extension	74 Fairfield Drive Clitheroe
3/2015/0778/P	Single storey extension to rear (PD removed)	6 Kay Fold Lodge Clayton le Dale
3/2015/0783/P	Change of use of premises from B1 to physiotherapy clinic D1	3B Inglewhite Road Longridge
3/2015/0800/P	Replacement single storey garage	121 Chatburn Road Clitheroe
3/2015/0801/P	Single storey rear and side extension	Chestnut Cottage Worston

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0810/P	Single storey extension to rear 3.8m long, 3.65m high (max), 2.19m high to the eaves	36 Knowsley Road Wilpshire
3/2015/0814/P	Demolish existing conservatory and build new single storey extension to side (fronting Regency Close)	2 Regency Close Whalley
3/2015/0817/P	Proposed conservatory to rear	1 Dovedale Gardens Longridge
3/2015/0826/P	Single storey rear extension to project 3.9m beyond the rear wall of the original dwelling, with a maximum height of 3.95m and 3.19m height to eaves.	The Lodge, Longsight Road Langho
3/2015/0827/P	Amendment to 3/2015/0485 to include additional rooflights and alterations to window details on the west elevation for a new dwelling	Land at Chapel Close Low Moor Clitheroe
3/2015/0831/P	Proposed conversion of existing garage into lounge with bay window	The Lodge Longsight Road, Langho
3/2015/0832/P	Prior approval sought for the demolition of existing conservatory and kitchen extension to rear and erection of new kitchen extension, to extend 4.275m beyond the rear wall of the original dwelling, with a maximum height of 4m from the natural ground level and 2.66m height at eaves	16 Longsight Avenue Clitheroe
3/2015/0855/P	Proposed erection of a single storey lean-to side extension to create a utility room and W.C/cloakroom	12 The Sands Whalley
3/2015/0857/P	Discharge of condition 5 (vehicular turning space), 7 (returning access), 12 (Construction Method), 13 (CCTV Camera details), 14 (ancillary development), 15 (surfacing materials) and 16 (landscaping plan) of planning permission 3/2015/0459	Land off Coal Pit Lane Gisburn
3/2015/0864/P	Upgrade and associated works including replacement mast of 23m	Time Computers Time Technology Business Park, Read
3/2015/0865/P	Upgrade and associated works including replacement mast of 20m	Lawsonsteads Farm Brookes Lane, Whalley

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0869/P	Amendment to planning permission 3/2015/0017 to include confirmation of materials and alterations to existing windows and doors.	4 Hammond Drive Read
3/2015/0889/P	Amendment to planning permission 3/2015/0178/P to include a new entrance shutter, glazed door and feature canopy	Car Wash and Tyre Change Waterloo Road, Clitheroe
3/2015/0918/P	Retention of unauthorised change of use from agricultural to B1(a) and B1(b) office and laboratory and use of building for storage of private cars and workshop	Bluebell Farm, Higher Road Longridge
3/2015/0935/P	Application to discharge condition 2 (materials on planning permission 3/2008/0408)	Orchard Cottage Hollins Farm, Sabden

473

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0710/P	Retrospective consent for advertisement of sign B for self-storage units and office pods	27 Inglewhite Road Longridge	Visual impact and detrimental to street scene contrary to Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version)
3/2014/1137/P	Proposed change of use from agricultural to equestrian arena	Till House Smalden Lane Grindleton	Detrimental to the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty contrary to Key Statement EN2 and Policies DMG1, DME2 and DMB3 of the Ribble Valley Core Strategy (Adopted Version).

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0672/P	Two storey extension	Moor Nook Farm Clitheroe Road Ribchester	Contrary to Policies DMG1, EN2, DME2 and DMH5 of the Ribble Valley Core Strategy
3/2015/0829/P	Application for retention of unauthorised works relating to the construction of a single storey flat roof extension to the rear, with a balcony above	10 Pendle Drive Whalley	Contrary to Policy DMG1 of the Ribble Valley Core Strategy

474 PRIOR DETERMINATION APPROVAL

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0836/P	Upgrade of Telecommunication mast	White Bull Treatment Works Preston Road Longridge
3/2015/0862/P	Upgrade of Telecommunication mast	Ribblesdale Wanderers Cricket Club Brownlow Street Clitheroe
3/2015/0863/P	Upgrade of Telecommunication mast	Edisford Road Clitheroe

475 OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0811/P	Variation of conditions 2 and 10 of application 3/2014/0244 to allow the increase of a wind turbine height in relation to development at	Haslingden Wind Farm Haslingden Old Road Oswaldtwistle
3/2015/0905/P & 3/2015/0907/P	Erection of stables for private use to include sand paddock and storage building	Plots 1 & 2 and plots 4 & 5 Old Clay Lane Preston

476 REFUSAL OF CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR ACTIVITY IN BREACH OF PLANNING CONDITION

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0719/P	Application for a Certificate of Lawfulness for the existing occupation of a dwelling by persons not employed in agriculture in breach of condition no 3 of planning permission 3/1990/0182/P	Harrison-De-Moss Moss Lane Chipping

477 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>
3/2015/0725/P	Prior approval for the change of use of an agricultural building from its current use to residential use	New Laithe Skipton Road Gisburn
3/2015/0729/P	Prior approval for conversion of an agricultural building to form one dwelling	Eastham House Farm Mitton

478 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 PARTS 6 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL **NOT** REQUIRED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0802/P	Storage building for agricultural machinery	Wellhouse Farm Tosside, Skipton
3/2015/0837/P	Prior notification application for the erection of a lean-to structure adjacent to an existing mixed use building; the lean-to to be used for storage of agricultural plant and equipment and a welfare facility in connection with the agricultural business	Moorgate Farm Moorgate Lane Dinckley
3/2015/0712/P	Prior notification of formation of two livestock tracks	Little Mearley Hall Worston
3/2015/0727/P	Proposed covered area between cow shed and traditional barn by means of extending the existing cow shed	Little Mearley Hall Farm Worston

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0408/P	Change of use of stable/storage building to annex ancillary to main dwelling	Lambing Clough Barn Lambing Clough Lane Hurst Green
3/2014/0538/P	One 10kw wind turbine on an 18m tower. Turbine location E367129, N432117	Haggs Hall Farm Haggs Hall Field Blackburn
3/2014/0766/P	Hotel, bar restaurant, 7 holiday cottages, hotel 2 and spa, wedding venue, kids club, cricket pavilion and pitch, 46 dwellings	Kirk Hill Chipping
3/2014/0767/P	Hotel, bar restaurant, 7 holiday cottages, hotel 2 and spa, wedding venue, kids club, cricket pavilion and pitch, 46 dwellings	Kirk Hill Chipping
3/2014/0876/P	Use of part of existing caravan park for siting of static caravans	Three Rivers Caravan Park Eaves Hall Lane West Bradford
3/2014/0939/P	Steel framed portal building 24m wide, 28m long, 5.9m to eaves and 7.5m to ridge for livestock within the existing farmyard	Hawkshaw Farm Longridge Road Clayton-le-Dale
3/2014/1101/P	Workshop structure for rehabilitation use	Kemple View Longsight Rd, Langho
3/2015/0799/P	Extension to form bedroom with en-suite bathroom, extension to rear of kitchen to form kitchen diner, porch to front of house	19 Pagefield Crescent Clitheroe
3/2015/0813/P	Crown lift Sycamore T1 and Holly tree T2	Waddington Hall (Old) Clitheroe Road Waddington
3/2015/0839/P	Non-material amendment to planning permission 3/2013/0615 to change the gable end of the property to glass	Quakerfield House Lambing Clough Lane Hurst Green

SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2014/1018	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 & Housing

3/2015/0347	Land off Towneley Road Longridge	20/8/15	12	With Applicants Agent for signature
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<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>
3/2014/0764	Land East of Chipping Lane, Longridge	2/7/15	17 weeks	363	Decision 29/10/15

481 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
3/2015/0212 R	14/07/15	4 The Green Osbaldeston Lane Osbaldeston	WR		Appeal dismissed 11/11/15
3/2014/0697 R	29/06/15	Land adj Clitheroe Road West Bradford	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
3/2014/0846 R	12/08/15	Land at 23-25 Old Row Barrow	Hearing	18/11/15 20/01/16	Adjourned
3/2014/0961 R	30/07/15	Skirden Hall Fm Tosside	WR		Appeal allowed 10/11/15
3/2014/0183 R	13/08/15	Land at Malt Kiln Brow, Chipping	Hearing	Provisionally 15/03/16	Awaiting decision
3/2014/0226 R	13/08/15	Kirk Mill and Kirk House, Chipping	Hearing	Linked with 3/2014/0183	Awaiting decision
3/2015/0200 R	23/09/15	Land rear of Beech Cottage Lovely Hall Lane Copster Green	Hearing		Awaiting decision
3/2015/0565 R	24/09/15	Coach House Main Street Bolton by Bowland	WR		Awaiting decision
3/2015/0566 R	24/09/15	Coach House Main Street Bolton by Bowland	WR	Linked with 3/2015/0565	Awaiting decision

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2015/0318 R	29/09/15	The Holly Wardsley Road Chipping	HH		Appeal dismissed 06/11/15
3/2015/0517	07/10/15	Wolfen Hall Fish House Lane Chipping	WR		Awaiting decision
3/2015/0518	07/10/15	Wolfen Hall Fish House Lane Chipping	WR	Linked with 3/2015/0517	Awaiting decision
3/2015/0016	29/10/15	Cowley Brook Farm Higher Road Longridge	WR		Statement due 03/12/15
3/2015/0333	30/10/15	2 Halstead Mews Rimington	HH		Awaiting decision
3/2015/0345	30/10/15	1 Halstead Mews Rimington	HH		Awaiting decision
3/2015/0685	05/11/15	6 Woodcrest Wilpshire	HH		Awaiting decision
3/2014/1025	18/11/15	Rattenclough Fm Wesley Street Sabden	WR		Statement due 23/12/15
3/2015/0711	16/11/15	19 Whalley Road Sabden	HH		Awaiting decision
3/2015/0578	24/11/15	Oakfield Longsight Rd Clayton-le-Dale	WR		Statement due 29/12/15
3/2015/0453	Awaiting start date from PINS	Cherry Tree Fm Chipping Rd Chaigley			
3/2015/0211	30/11/15	Land between 52 and 54 Knowsley Road, Wilpshire	WR		Statement due 04/01/15

482 HOUSING LAND AVAILABILITY

The Chief Executive submitted a report for Committee's information on the results of the most recent Housing Land Availability Survey October 2015. The Council would continue to monitor the housing land situation; the next survey is scheduled to take place at the end of March 2016.

RESOLVED: That the report be noted.

483 APPEALS

- a) 3/2015/0318/P – Proposed roof extension above garages to form live-in carer space at The Holly, Wardsley Road, Chipping – appeal dismissed.

- b) 3/2014/0961 – Proposed new bungalow with garage to provide suitable accommodation for a disabled child at Skirden Hall Farm, Tosside – appeal allowed with conditions.
- c) 3/2015/0212 – Proposed new detached dwelling with detached car port at The Green, Osbaldeston – appeal dismissed.
- d) Costs application relating to conversion of barns to two dwellings at Little Dudlands Farm, Rimington – allowed in part.

The meeting closed at 7.47pm.

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

Minutes of Community Services Committee

Meeting Date: Tuesday, 12 January 2016, starting at 6.30pm
Present: Councillor R J Thompson (Chairman)

Councillors:

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

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

484 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor J Alcock.

485 MINUTES

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

486 DECLARATIONS OF PECUNIARY AND NON PECUNIARY INTEREST

There were no declarations of interest at the meeting.

487 PUBLIC PARTICIPATION

There was no public participation.

488 REVISED CAPITAL PROGRAMME 2015/16

The Director of Resources submitted a report seeking Committee's approval of the revised Capital Programme for the current financial year for this Committee. The original Capital Programme for 2015/16 had been approved by Policy and Finance Committee in February 2015 and since then regular reports had been presented to this Committee on progress with the Capital Programme. The Capital Programme comprised 12 schemes with a total approved budget of £483,600. Each scheme in the Capital Programme had now been discussed with budget holders and revised to reflect their progress and estimated full year expenditure. Following this review there was a revised estimate of £442,270, a reduction of £41,330.

The main reasons for this reduction are the all-weather pitch lighting scheme being resubmitted as a new capital bid for consideration in 2018/19 Capital Programme and for the purchase of 4 mowers being completed in the first part of the year with a combined underspend of £19,856.

The Director of Resources reported that expenditure to the end of November 2015 was 98.2% of the revised estimate. The report included updated capital evaluation forms, completed by the responsible officers for all the schemes.

RESOLVED: That Committee approve the revised Capital Programme for 2015/16 as set out in the report.

489 REVISED REVENUE BUDGET 2015/16

The Director of Resources submitted a report outlining a revised Revenue Budget for 2015/16. She reminded Members that at this time of year the opportunity is taken to revise the estimates for the current financial year in order to better assess the level of movement anticipated within earmarked reserves and balances and to allow a better forecast for the coming financial year. She informed Committee that the revised budget for 2015/16 is £7,800 higher than the original estimate which changes to a lower original estimate after allowing for transfers to and from earmarked reserves of £86,510. A comparison between the original revised budgets for each cost centre were shown and the significant variances were highlighted.

RESOLVED: That Committee approve the revised budget for 2015/16.

490 ORIGINAL REVENUE BUDGET 2016/17

The Director of Resources submitted a report asking Committee to agree to the draft Revenue Budget for 2016/17 for this Committee for consideration at Special Policy and Finance Committee. The provisional settlement funding assessment that had been announced on 17 December 2015 was £1,862,605 for 2016/17. This represented a reduction of 17% in core Government funding.

The core funding offered for 2017/18, 2018/19 and 2019/20 showed that our grant reductions in future years would be more severe than anticipated and based on this information the 3 year forecast had been reviewed and now indicated an even greater budget gap. The forecast shows reductions needed of £423k in 2016/17, £156k in 2017/18 and £1,161k in 2018/19 which are markedly worse than was predicted.

The Budget Working Group would continue to meet over the coming weeks and would ultimately make recommendations to Special Policy and Finance Committee on 9 February 2016 in order to achieve a balanced budget.

The report included individual budget areas for this Committee, along with comments on reasons for the main variances. The Director of Resources highlighted several of the cost centres. The draft budget was also summarised in

two ways, one over the cost of the service provided by the Committee and the other over the type of expenditure and income.

The fees and charges for this Committee had been agreed at their meeting in October 2015 and had been increased by an average of 1.5%.

RESOLVED: That Committee agree the revenue budget for 2016/17 and submit it to the Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

491 SUMMER DAYS FESTIVAL AT CLITHEROE CASTLE

The Director of Community Services submitted a report outlining requests for approval from the promoter of the festival for alterations to the minute previously agreed on 2 June 2015.

The Director of Community Services reminded Committee that they had approved the staging of a music event on the Castle field for 2016 subject to the normal licence approvals and confirmation by the Ribble Valley Safety Advisory Group, of the promoter's arrangements. He informed Committee that the promoter was still planning a 3 day festival and was requesting some amendments to his original proposal to ensure that the event offered the best experience for the audience attending. This included for 3 days over Wednesday, Friday and Saturday, the 6, 8 and 9 July 2016. The promoter at his own risk had already booked Simply Red as the headline artist for Wednesday, 6 July 2016.

The capacity for the event had been agreed with the Fire Officer at 10,999 including staff working on the event. Although the Castle field was the original area to be used, the promoter having revisited their plans was now seeking to utilise other parts of the Castle grounds including the bandstand and the grass area alongside of it for refreshments; the hardstanding area by the side of the skate park; the bowling green itself plus the café to enable people to have a wider area to enjoy real ales and locally sourced foods. The event would be all ticket and once in the secured area no re-entry would be possible for anyone leaving it.

The footpaths around the area would be kept open wherever possible although there would be times during load-in and load-out when relevant access gates and paths would be unavailable for safety reasons, also during the actual event itself.

The load-in of the equipment for the event would commence on or about 29 June 2016 and the load-out would be completed by Thursday, 14 July 2016. A full resident and community impact plan as part of the planning process would be put together and an independent and mobile noise monitoring person would be provided for the duration of the festival. The promoter had discussed his proposals with the president of the Clitheroe Chamber of Trade and Commerce who was supportive of the event.

A premises licence had been applied for and would be determined separately at a licence hearing later in January 2016. A land licence was also being drawn up between the Council and the promoter which details the days of use, times, footprint, public access and fee.

Members discussed various details of the festival and asked questions with regard to the event.

RESOLVED: That Committee

1. note the changes proposed by the promoter to arrangements for the event this year and agree to the proposals as set out;
2. agree a fee of £10,000 for the hire of the space and that a sum determined by officers be set as a deposit related to potential costs of reinstatement of the Castle grounds;
3. delegate to the Director of Community Services negotiations with regard to public access to the Castle grounds bearing in mind the sensitive areas and the reasonableness of access;
4. delegate to the Director of Community Services to sign the Land Agreement for the event with the promoter on behalf of the Council; and
5. delegate the Director of Community Services to continue negotiations in relation to the event and to provide regular updates on progress to this Committee.

492 DOWNHAM CAR PARK

The Director of Community Services submitted regarding a report for the negotiations with the Downham Estate and the operation of the car park. He reported that following further discussions with The Hon Ralph Assheton and his representative that they had concluded the risk of cars parking and causing access problems through the village was unacceptable and they were not prepared to trial pay and display. It also emerged as part of the discussion that foregoing the car park Lease did not also need to include the Lease on the public toilets being terminated. The approved work to the entrance of the car park had now been completed.

RESOLVED: That Committee approve the renewal of the toilet block lease for the next 5 years but allow the car park lease to expire.

493 SUNDAY OPENING AT THE PLATFORM GALLERY AND VISITOR INFORMATION CENTRE

The Director of Community Services submitted a report informing Committee of the effect of the Sunday opening on the operation that was trialled this year at the Platform Gallery and Visitor Information Centre and requesting that a decision be made as to whether Sunday opening should continue in 2016/17.

The report outlined the background to the decision to trial Sunday opening and an outline of the customer visitors/enquiries that had followed. He reported that the effect of Sunday opening in terms of assisting visitors with their visit to the area was difficult to quantify as the benefit relates to the visitors experience and what they may contribute towards the visitor economy. However he did feel it was important to support the businesses in the town, which were open, especially given the proposals being developed for the market.

RESOLVED: That Committee agree to continue Sunday opening for 2016/17 over the same period and evaluate its effectiveness on completion of a second year.

494 TOWNELEY GARDENS PROJECT PROPOSAL

The Director of Community Services submitted a report seeking permission for a redevelopment project based on Borough Council owned land at Towneley Gardens in Longridge. The request had been received from Longridge Community Partnership for the Council's agreement to the submission of a funding bid for a redevelopment scheme for Towneley Gardens. This was through the Tesco's Local Community Grants Scheme.

The project proposal was included with the report and included a brief resume of the development and the work of the Longridge Community Partnership.

RESOLVED: That Committee approve in principle the Towneley Gardens and Bowling Green development.

495 GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report updating Committee on developments relating to the 3G artificial pitch at Edisford, Healthy Lifestyle service contracts, the Platform Gallery and Visitor Information Centre, arts development, tourism and play areas.

RESOLVED: That the report be noted.

496 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

497 EXCLUSION OF PRESS AND PUBLIC

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

498 UPDATE ON CLITHEROE FOOD FESTIVAL 2016

The Director of Community Services submitted a report providing Committee with an update on negotiations between the Council and Lancashire Bites and how

the Clitheroe Food Festival in 2016 would be delivered. He informed Committee that Lancashire Bites had notified the Chairman of the Clitheroe Food Festival Company that they would not be available to provide an input to the Food Festival in 2016 or future years. Discussions had taken place with the Chairman of the Clitheroe Food Festival Company and it had been decided that the Council would cover the work of Lancashire Bites for 2016. This would involve some additional work for certain officers in the Council for which the Clitheroe Food Festival Board had approved that the Council would be reimbursed for the additional costs incurred.

RESOLVED: That Committee

1. note the outcome of the negotiations on the involvement of Lancashire Bites; and
2. agree the Council provide additional staff input for the 2016 event and delegate to the Director of Community Services authority to make the necessary arrangements for this to occur.

The meeting closed at 8pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 14 January 2016 starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

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

In attendance: Head of Legal and Democratic Services, Head of Planning Services, Head of Financial Services and Senior Accountant.

498 APOLOGIES

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

499 MINUTES

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

500 DECLARATIONS OF INTEREST

There were no declarations of interest.

501 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION NO: 3/2015/0748/P (GRID REF: SD 376494 455069)
CONVERSION OF BARN TO FORM 2 DWELLINGS AT HIGHER GHYLLS
WIGGLESWORTH ROAD, SLAIDBURN, BD23 4SX

The Head of Planning Services reported that amended plans had been received which subsequently amended condition number 2.

APPROVED subject to the following conditions:

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.

Design and plan

2. Notwithstanding the submitted elevation and floor plans further details of the fenestration and doorways which shall reduce the number of openings shall be submitted to and approved in writing by the LPA before development commences. 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.

PHD/HG/500 Site plan

PHD/HG/300/A – Floor plan received 30/12/15

PHD/HG/400/A – Elevation plan received on 30/12/15

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 and in the interest of visual amenity and to protect the character of the building.

Archaeology

- 3 No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

Highways

4. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

REASON: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road and to comply with policy DMG1 of Core Strategy Adopted Version.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2m measured along the centre line of the proposed road from the

continuation of the nearer edge of the carriageway of Wigglesworth Road to points measured 160m in each direction along the nearer edge of the carriageway of Wigglesworth Road, from the centre line of the access in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority’).

REASON: To ensure adequate visibility at the street junction or site access and to comply with policy DMG1 of Core Strategy Adopted Version.

Visual and Heritage protection

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

REASON: In the interests of the safeguarding the visual amenities and in accordance with Policies DMG1 and DMH4 of the Ribble Valley Core Strategy (Adopted Version).

Ecology

7. Prior to commencement of development, details of bat roosting features that shall be incorporated into the building shall be submitted to and approved in writing by the LPA and implemented prior to occupation.

REASON: In the interests of the safeguarding the visual amenities and in accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

Amenity

8. The building the subject of this application shall remain within the same legal ownership as the existing, adjoining dwelling at Higher Ghylls and shall not become a separate planning unit and shall be only occupied by family members and their spouses and partners, of the current occupier of the existing adjoining dwelling.

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

2. APPLICATION NO: 3/2015/0604/P (GRID REF: SD374518 437380)
SINGLE AND TWO STOREY EXTENSIONS TO REAR OF FREEMASONS ARMS AND 6 AND 4 VICARAGE FOLD; CHANGE OF USE OF 4 AND 6 VICARAGE FOLD FOR LETTING BEDROOMS AT THE FREEMASONS ARMS, 8, 6 AND 4 VICARAGE FOLD, WISWELL

The Head of Planning Services reported upon an additional objection that had been received and two letters from the applicant.

REFUSED for the following reason:

1. The proposed extensions are dominant and incongruous from their design, materials and the obscuring of important and defining architectural elements and result in the loss or alteration of important historic walling, boundary enclosure and garden structures. This is harmful to the character and appearance of Wiswell Conservation Area and the setting of Vicarage House (Grade I listed) and the Barn approximately 50m north west of Vicarage House (Grade II listed). This is contrary to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy and the National Planning Policy Framework Paragraph 17 (conserve heritage assets in a manner appropriate to their significance), Paragraph 60 (reinforce local distinctiveness), Paragraph 131 (development sustaining and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness), Paragraph 132 (great weight to conservation) and Paragraph 137 (new development should enhance or better reveal significance).
2. The proposal would be detrimental to the residential amenity of adjacent occupiers by virtue of an increase in overlooking and noise disturbance and as such would be contrary to Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

503 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:

504 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0587/P	An extension to an agricultural building to provide a dedicated farm office and dairy	Horton Grange Farm Horton
3/2014/1093/P	Retrospective application for calving unit to be open to members of the public as part of the visitor attraction	Hawkshaw Farm Longsight Road Clayton-le-Dale
3/2015/0027/P	Amendment to material type - to use red engineering bricks for the construction of the garage to match the house, rather than block and render	54 Mitton Road Whalley

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0448/P	Discharge of condition 5 on planning permission 3/2014/0749/P – Car Park Management Plan	Stydd Nursery Stydd Gardens Stoneygate Lane Ribchester
3/2015/0452/P	Barn conversion for residential use	Horrocks Barn Horrocks Farm, Stonyhurst
3/2015/0620/P	Conversion of barn into three dwellings	Greengates Farm Skipton Road, Gisburn
3/2015/0684/P	Proposed change of use from existing detached garage/games room to annexe to High Lea Bungalow for a dependant relative	High Lea Bungalow Whins Lane Simonstone
3/2015/0717/P	Proposed replacement garage	11 Haugh Avenue Simonstone
3/2015/0739/P	Proposed extensions to dwelling and creation of new access	Wildmans Farm Longsight Road, Langho
3/2015/0765/P	Variation of Condition 2 of planning consent 3/2009/0956 to alter closing time from 7.30pm to 10pm Thursday to Saturday and 7.30pm to 8pm on Sundays	Maureen Cookson Ltd George Street Whalley
3/2015/0782/P	Single storey rear extensions	19 King Street Clitheroe
3/2015/0786/P	Single storey extensions to front and side	Tythe Barn Stables Whins Lane, Simonstone
3/2015/0796/P	Demolition of existing rear extension and replacement with single storey extension to side and rear	46 Knowsley Road Wilpshire
3/2015/0798/P	Illuminated hanging sign, illuminated fascia sign and non-illuminated hoarding sign to front elevation	3B Inglewhite Road Longridge
3/2015/0843/P	Installation of ground mounted PV solar panels	Saccary House Saccary Lane, Mellor
3/2015/0867/P	Demolition of existing timber shed and construction of new timber framed outbuilding and external landscaping alterations to form new store and generator compound	Burr Green Manor Osbaldeston Lane Osbaldeston
3/2015/0915/P	Three proposed roof lights in rear roof slope	Appletree House Main Street, Gisburn

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0916/P	Formation of two additional windows to first floor rooms	Barrow Gardens farm Whalley Road, Barrow
3/2015/0918/P	Retention of unauthorised change of use from agricultural to B1(a) and B1(b) office and laboratory and use of building for storage of private cars and workshop	Bluebell Farm Higher Road Longridge

505 APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0754/P	Application for the retention of unauthorised work consisting of alteration of the north and west elevations, conversion of garage into living accommodation, erection of a fence and gate to the front of the property	1A The Arches Abbey Fields Whalley	Contrary to Core Strategy policies DMG1

506 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2009/0904/P	Reconstruction of part of roof and walls of an existing barn	Hammerton Hall Farm Barn Hammerton Hall Farm Slaidburn
3/2015/0347/P	Four one bed bungalows and 20 two bed bungalows	Land off Towneley Road Longridge
3/2015/0844/P	Retention of unauthorised elevated platform with tree house overhanging adjacent woodland	18 Netherwood Gardens, Brockhall Village, Langho

507 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2014/1018	Barnacre Road Longridge	20/8/15	33	Issued 16/12/15

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2015/0159	Twinbrooks Clitheroe	12/11/15	---	Awaiting signature
3/2015/0266	Primrose Works Primrose Road, Clitheroe	20/8/15	18	With Legal
3/2015/0159/P	Twinbrooks Clitheroe	12/11/15	-	Awaiting 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>
3/2015/0347	Land off Towneley Road Longridge	20/8/15	N/A	12	Withdrawn 3/12/15

508 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		Withdrawn
3/2014/0697R	29/06/15	Land adj Clitheroe Road, West Bradford	WR		Awaiting decision
3/2015/0272R	22/07/15	Curtis House, Longridge	WR		Appeal dismissed 09/12/15
3/2014/0755R	22/07/15	Mellor Lodge Gatehouse, Mellor	WR		Awaiting decision
3/2014/0846R	12/08/15	Land at 23-25 Old Row, Barrow	Hearing	18/11/15 20/01/16	Adjourned
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	15/12/15	Awaiting decision
3/2015/0565R	24/09/15	Coach House, Main Street, Bolton by Bowland	WR		Awaiting decision

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2015/0566R	24/09/15	Coach House Main Street Bolton by Bowland	WR	Linked with 3/2015/0565	Awaiting decision
3/2015/0517	07/10/15	Wolfen Hall Fish House Lane Chipping	WR		Awaiting decision
3/2015/0518	07/10/15	Wolfen Hall Fish House Lane Chipping	WR	Linked with 3/2015/0517	Awaiting decision
3/2015/0016	29/10/15	Cowley Brook Farm Higher Road Longridge	WR		Awaiting decision
3/2015/0333	30/10/15	2 Halstead Mews Rimington	HH		Decision dismissed
3/2015/0345	30/10/15	1 Halstead Mews Rimington	HH		Decision allowed
3/2015/0685	05/11/15	6 Woodcrest Wilpshire	HH		Decision allowed
3/2014/1025	18/11/15	Rattenclough Farm, Wesley Street, Sabden	WR		Statement due 23/12/15
3/2015/0711	16/11/15	19 Whalley Road, Sabden	HH		Awaiting decision
3/2015/0578	24/11/15	Oakfield Longsight Rd Clayton le Dale	WR		Statement due 29/12/15
3/2015/0453	03/12/15	Cherry Tree Farm Chipping Rd Chaigley	WR		Statement due 08/01/16
3/2015/0211	30/11/15	Land between 52 and 54 Knowsley Road Wilpshire	WR		Statement due 04/01/15

509 REVISED REVENUE BUDGET 2015/2016

The Director of Resources submitted a report asking Committee to agree a revised revenue budget for 2015/2016. The original estimate had been approved in March 2015. There was also a later approval to the budget for the next stage of the Local Development Framework, which was approved by Policy and Finance Committee in September 2015. Overall the net budget for this Committee had not changed as this expenditure had been funded from existing earmarked reserves. The revised budget was £98,770 lower than the original estimate which increased to £149,750 lower, allowing for transfers to and from earmarked reserves. A comparison between the original and revised budgets for each cost centre was outlined, along with the reasons for the main variances.

RESOLVED: That Committee approve the revised budget for 2015/2016.

Minutes of Personnel Committee

Meeting Date: Wednesday, 20 January 2016, starting at 6.30pm
Present: Councillor R J Elms (Chairman)

Councillors:

S Brunskill	D T Smith
P Dowson	D Taylor
A Knox	

In attendance: Chief Executive, Head of HR, and HR Officer x2.

516 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors P Ainsworth, G Geldard and S Hore.

Prior to the meeting the Chairman advised Members of the recent death of Councillor Ted Boden. The Head of HR gave a brief overview of Councillor Boden's service to the Ribble Valley, in particular his Chairmanship of Personnel Committee, following which one minute's silence was held as a mark of respect.

517 MINUTES

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

518 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no pecuniary and non-pecuniary declarations of interest.

519 PUBLIC PARTICIPATION

There were no items of public participation.

520 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

521 PAY POLICY STATEMENT 2016

A review of the Council's Pay Policy Statement was presented to Members by the Head of HR. She reminded Members of the legal requirement to publish a Pay Policy Statement on the Council's website by 1 April each year. It was noted that there were no significant changes, however details were still awaited regarding changes to pension contributions and this information was expected prior to the 1 April deadline.

*** RESOLVED: That Committee recommend the revised Pay Policy Statement for 2016 for approval by Full Council at its meeting on 1 March 2016. ***

522 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.

523 APPRENTICESHIP RECRUITMENT

Consideration was given to the written report of the Head of HR updating Members on action taken in respect of apprenticeship recruitment. It was noted that recruitment initiatives had been disappointing with no appointments being made to two apprenticeships within the Resources department. Following a review of service needs, CMT had agreed temporary solutions which would be regularly reviewed.

RESOLVED: That Committee approve the decisions of CMT as detailed in the report.

524 REQUEST FOR FLEXIBLE RETIREMENT

The Chief Executive presented a written report asking Members to consider requests for flexible retirement from two employees within the Building Control section. He explained the flexible retirement criteria within the pension scheme and confirmed that both members of staff met that criteria. Following discussion Members approved the requests with effect from 1 April 2016.

RESOLVED: That Committee approve the request for flexible retirement submitted by two members of the Building Control Section to commence on 1 April 2016.

525 ANALYSIS OF EXIT INTERVIEWS

Consideration was given to the written report of the HR Officer, providing Members with information relating to staff who had left Ribble Valley Borough Council between 1 January 2015 and 31 December 2015. The HR Officer explained the exit interview process and highlighted some of the comments from employees leaving the authority. Additional information was provided in response to Members' questions.

RESOLVED: That Committee note the report.

526 UPDATE ON NATIONAL PAY NEGOTIATIONS

The Head of HR updated Members on the latest position in respect of national pay negotiations for 2016. It was noted that National Employers had tabled a final offer in December 2015. A response was awaited from the trade unions with early indications suggesting two of the three major unions would be recommending that their members reject the offer. It was felt unlikely that the pay negotiations would be completed prior to the implementation of the National Living Wage on 1 April 2016. It was noted that a Chief Officer pay offer was currently being negotiated but that no offer had been made in respect of Chief Executives' pay.

RESOLVED: That Committee note the report.

527 UPDATE ON FIXED TERM CONTRACTS

The HR Officer updated Members on the number of staff who were currently employed on temporary or Fixed Term contracts. She explained the reasons for the Council operating Fixed Term contracts and guided Members through the posts detailed in the Appendix.

RESOLVED: That Committee note the report.

528 PUBLIC SECTOR EXIT PAYMENT RECOVERY REGULATIONS

Consideration was given to the written report of the Head of HR asking Members if they wished to contribute to consultation on the Public Sector Exit Payment Recovery Regulations. Following discussion Members agreed to support the proposals as detailed in the consultation document.

RESOLVED: That Committee support the proposals as outlined in the consultation document.

529 MEMBER AND STAFF TRAINING

The HR Officer reported details of training courses approved since the last meeting. More detailed information was provided on some of the initiatives detailed in the Appendix.

RESOLVED: That Committee note the report.

530 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.

Attention was drawn to the retirement of the Head of Environmental Health Services who had spent his entire career in Environmental Health within Local Government.

RESOLVED: That Committee

1. approve the decisions taken by CMT as outlined in the report;
2. write a letter of thanks to the Head of Environmental Services upon his retirement; and
3. approve the Establishment changes as detailed in Section 4 of the report.

The meeting closed at 7.40pm.

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

510 ORIGINAL REVENUE BUDGET 2016/2017

The Director of Resources submitted a draft revenue budget for 2016/2017. Committee were reminded that following the provisional settlement funding assessment announced on the 17 December 2015, there was a reduction of 17% in core government funding. This meant that the reductions needed to our budget were markedly worse than predicted at £423,000 in 2016/2017; £756,000 in 2017/2018; and £1,161,000 in 2018/2019. The Budget Working Group would continue to meet over the coming weeks and would ultimately make recommendations to Special Policy and Finance Committee on 9 February 2016. The draft revenue budget for 2016/2017 had been prepared on the current levels of service allowing for pay and price increases of 1.5%. Details of the individual budget areas for this Committee were shown along with comments on the main variances.

The draft budget was also shown summarised in two ways; one over the cost of individual services provided by the Committee and the other by the type of expenditure and income. It was noted that the overall budget for 2016/2017 would see a decrease in net expenditure of £76,910 compared with the original budget or a decrease of £77,990 after allowing for transfers to and from earmarked reserves.

RESOLVED: That Committee agree the revenue budget for 2016/2017 and submit this to Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

511 PLANNING APPLICATIONS STATISTICS REPORT QUARTER 1 – 1 APRIL 2015 TO 30 JUNE 2015 AND QUARTER 2 – 1 JULY 2015 TO 30 SEPTEMBER 2015

The Head of Planning Services submitted a report for Committee's information on the planning application statistics for the two quarters referred to. He highlighted the fact that the Environment Agency now charge for pre-application advice and that Lancashire County Council highways are no longer offering the service until they have established a charging mechanism.

RESOLVED: That the report be noted.

512 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

513 APPEALS

a) 3/2015/0272/P – Erection of detached double garage at Curtis House, Longridge Road, Longridge – appeal dismissed.

- b) 3/2014/0755/P – Improvement works to existing extension to Grade II listed historic building at Mellor Lodge, Preston New Road, Mellor – appeal dismissed.
- c) 3/2015/0345/P – Erection of two vehicle timber carports at 1 Halstead Mews, Rimington – appeal allowed with conditions.
- 3/2015/0333/P – Two storey rear extension and curtilage extension to accommodate a timber carport at 2 Halstead Mews, Rimington – appeal dismissed.
- d) 3/2015/0685/P – Single storey front extensions at 6 Woodcrest, Wilpshire – appeal allowed with conditions.
- e) Appeal by BDW Trading Ltd for land east of Chipping Lane, Longridge – appeal withdrawn.

514 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the next 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.

515 RISK MANAGEMENT – PLANNING APPEALS

The Director of Community Services submitted a report providing Members with information on current red risks relating to this Committee as identified on the risk register. The risk covers the following elements:

- The cost of engaging consultants and barristers to defend appeals in addition to our own staffing costs involved in appeals
- Costs awarded against the Council by the Planning Inspector at appeal stage both settled and outstanding. There are a number of cost award claims which are still outstanding and indeed there may be future cost decisions against the Council.

The report outlined how this risk could be or was being mitigated and outlined the details of the appeal costs to date.

RESOLVED: That the report be noted.

The meeting closed at 7.45pm.

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

Minutes of Health & Housing Committee

Meeting Date: Thursday, 21 January 2016 starting at 6.30pm
Present: Councillor S Hore (Chairman)

Councillors:

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

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

531 APOLOGIES

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

532 MINUTES

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

533 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no pecuniary and non-pecuniary declarations of interest.

534 PUBLIC PARTICIPATION

There was no public participation.

535 FLOODING IN THE RIBBLE VALLEY 2015

The Chief Executive gave a verbal report to the meeting on the impact of flooding in Whalley, Billington and Ribchester over the Boxing Day to New Year period 2015. A full written report had been prepared for presentation to Policy and Finance committee on 26 January 2016. 220 properties in the Ribble Valley had been affected by flooding, and Ribble Valley Borough Council officers had attended on site throughout the period.

In the initial response, 30 families or individuals have been rehoused in hotels, and subsequently arrangements were made for estate agents to open to assist with more permanent accommodation. In total, 43 households received assistance. The Council had also arranged over 7000 sandbags and 100 skips. The Council had administered over 200 grants for affected households and was

administering the Property Resilience Scheme for flood prevention measures, and the Housing and Regeneration team were working with the Department for Communities and Local Government and DEFRA and advising residents with regard to this scheme.

The Chief Executive praised the work of the Council's officers and the many volunteers who had helped with the response and recovery stages. The Chief Executive reiterated that information is available on the Council's website about eligibility and procedures for seeking assistance for the outcome of Storm Desmond and Storm Eva. Members reported on their own and the public's appreciation for the efforts of Ribble Valley Borough Council and its officers.

536 REGISTRATION AS A REGISTERED PROVIDER FOR SOCIAL HOUSING

The Chief Executive submitted a report requesting Committee's approval to investigate the options of the Council registering as a provider of social housing with the Homes and Communities Agency and also as an investment partner. The issue had arisen as Registered Providers have been facing difficulties in funding acquisitions, giving rise to a risk that Registered Providers will not be in a position to take on new affordable units as development schemes deliver them. If the Council registered as a Registered Provider, it could acquire up to 100 Section 106 homes for onward sale as shared ownership housing. This scheme, utilising commuted sums received from developers, would give flexibility in delivery of affordable housing. The Council would continue to seek discount sale, shared ownership and affordable rents as the best affordable housing mix, but this scheme would extend the options available.

There was discussion about the need to maintain as much flexibility as possible in housing, and the need to ensure that any decision to purchase units would be in parishes where there was clear evidence of a need for affordable housing.

RESOLVED: That Committee approve further investigation into whether registering as a Registered Provider of social housing with the Homes and Communities Agency is an option for the Council.

537 PROPOSED CHANGE TO RIBBLE VALLEY HOMES BOARD

The Chief Executive submitted a report, seeking Committee's response to proposed changes to the Rules of Association of Ribble Valley Homes which would mean that the Council no longer have the right to nominate four Members to sit on the Board of Ribble Valley Homes.

Committee were reminded that the 2008 Housing Stock Transfer Agreement provided for the whole of the Council's housing stock, related assets and undertakings to be transferred to Ribble Valley Homes. Within the Rules of Association of Ribble Valley Homes, it was provided for there to be four Council nominated Members on the Board. There are currently three nominated Members on the Board. Ribble Valley Homes were seeking to alter the rules, including reduction of the number of Members on the Board, and then recruiting on a skills rather than a representational basis. This request was based on their

interpretation of the Homes and Communities Agency consultation on changes in the Regulatory Framework dated May 2014 and the revised Code of Governance published by the National Housing Federation in 2015. This provided for prospective Board Members to have their candidacy assessed against objective criteria, irrespective of the routes to Board membership. The recruitment standards for Symphony Housing (the parent company for Ribble Valley Homes) also provided for local authorities to be advised of the need to meet skills requirements when appointing their nominees.

There was discussion in which Members emphasised the importance of local representation, and the knowledge that both local authority representatives and tenant representatives could bring to the Board. Whilst Members were prepared to consider a reduction to nominate three Members of the Board, they did not consider it appropriate to relinquish all nomination rights.

RESOLVED: That

1. the Council does not consent to relinquishment of its rights to nominate Members of the Board of Ribble Valley Homes;
2. the Council's number of nominated Members to the Board be reduced from four to three; and
3. the Council support the retention on the Board of tenant representatives.

538 REVISED CAPITAL PROGRAMME 2015/2016

The Director of Resources submitted a report requesting Committee's approval of the revised Capital Programme for the current financial year for this Committee. The original Capital Programme for 2015/2016 had been approved by Policy and Finance Committee in February 2015, and since then regular updates had been presented to this Committee on progress with the Capital Programme. The original Capital Programme had included schemes at a total cost of £236,000. Slippage from the previous year totalling £30,150 had been added to the programme.

There had been an additional approval of £2,730 from the Policy and Finance Committee in June 2015, to complete the Cemetery Extension Installation of Infrastructure Scheme in 2015/2016.

These adjustments resulted in a total approved capital programme of £268,880.

Each of the schemes in the Capital Programme had been discussed in detail with the budget holders and a revised programme had been formulated to reflect the likely expenditure this year. The estimate had been reduced by £1,550, mainly due to an underspend of £1,446 on the Cemetery Infrastructure Scheme, giving rise to a revised estimate of £267,330.

It was highlighted that the Landlord Tenant grant budget was fully committed, that the Disabled Facilities grant budget was on track to be fully committed by

year end, and that a waiting list was being used for Disabled Facilities grants as the 2015/2016 budget cannot support all applications received in one year.

RESOLVED: That Committee approve the revised Capital Programme for 2015/2016 as set out in the report.

539 REVISED REVENUE BUDGET 2015/2016

The Director of Resources submitted a report asking Committee to agree a revised Revenue Budget for 2015/2016. The original estimate for the current financial year had been set in March 2015. To allow a better comparison of the revised estimate budget to the original estimate, the changes were outlined in table format for Committee's consideration.

In conclusion, the revised estimate is £38,720 lower than the original estimate. After taking into account transfers to and from earmarked reserves, the revised estimate is £9,280 lower than the original estimate. The Director of Resources highlighted and explained the main changes included in the revised estimates.

RESOLVED: That Committee approve the revised Revenue Budget for 2015/2016.

540 ORIGINAL REVENUE BUDGET 2016/2017

The Director of Resources submitted a report asking Committee to agree the draft Revenue Budget for 2016/2017 for consideration at Special Policy and Finance Committee. The Director of Resources reminded Committee that the three year forecast to Policy and Finance Committee in September showed that significant reductions to the overall Council budget would be necessary based on our indicative grant allocation from the Government.

The Provisional Settlement Funding Assessment has now been received and this represented a reduction of 17% on our core government funding. Taking other factors into consideration, the Government considers that the Council will see an increase of 2.8% in spending power in 2016/2017.

With regard to the Committee's draft Revenue Budget for 2016/2017, the estimates had been prepared on the current levels of service allowing for pay and price increases of 1.5%.

Individual budget areas for the Committee were shown in detail, including reasons for the main variances between the 2015/2016 original estimate and the 2016/2017 original estimate. The report also showed the draft budget summarised both subjectively and objectively for Committee's information. The Director of Resources also explained some of the main variations and answered Members' questions.

The Director of Resources reminded Committee that they had agreed the increase in fees and charges in October 2015 at an average of 1.5%, which would be applicable from 1 April 2016.

In conclusion, the proposed Revenue Budget estimate for 2016/2017 is £920,430, after allowing for transfers to and from earmarked reserves. Net expenditure has increased by £86,550 between the 2015/2016 original estimate and the 2016/2017 proposed original estimate, for the reasons set out in the report.

RESOLVED: That Committee approve the Revenue Budget for 2016/2017 to be submitted to Special Policy and Finance Committee, subject to any further considerations by the Budget Working Group.

541 HOME IMPROVEMENT AGENCY REPORT

The Chief Executive submitted a progress report from Homewise, the home improvement agency commissioned to deliver the Integrated Home Improvement Service in Ribble Valley from June 2015. The service, which assists in meeting housing needs in the borough, targets property security and safety and general wellbeing, particularly for the elderly, the unwell and people who are vulnerable to exploitation and crime. The report highlighted work in Ribble Valley from June to November 2015, including 21 completed core jobs including fundraising, 20 ongoing cases, and 117 handy person/security jobs. Additionally, there have completed 37 affordable warmth jobs, 160 minor (non-structural) adaptations and 58 minor (structural) adaptations. They had also been able to assist with recycling 12 disability aids in the Ribble Valley and been able to support 27 people living with dementia and their carers.

RESOLVED: That the report be noted.

542 MONITORING OF HARV CONTRACT

The Chief Executive submitted a monitoring report from HARV who deliver the domestic abuse service in the Ribble Valley. Funding had been made available to provide a part-time worker to support adult victims and a part-time childrens' worker to support children and young people. The agreement provided for quarterly reports, commencing with the 31 December 2015.

In the first three months of the agreement, a total of 61 clients had been referred, 142 clients had been seen or spoken to, and over 7 hours was spent in contact with clients each week. The Head of Regeneration and Housing remarked on the high volume of clients who had attended for advice from the Independent Domestic Violence Advisor. Committee Members were encouraged to maintain their support for the White Ribbon Campaign.

RESOLVED: That the report be noted.

543 REPORTS FROM OUTSIDE BODIES

There were no reports from Outside Bodies.

544 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.

545 RETIREMENT OF THE HEAD OF ENVIRONMENTAL HEALTH

The Chair reported verbally that, after over 30 years with Ribble Valley Borough Council and over 40 years in Local Government, James Russell had decided to retire from his post as Head of Environmental Health on 29 February 2016. The Committee registered their thanks for his considerable service to the borough, and one of the traders on the market was reported to have commented that he would be missed and was a very hard act to follow. The Chief Executive echoed the comments of the Chair, and added his thanks for his service over the year.

RESOLVED: That Committee record their thanks to James Russell for his service.

546 GENERAL REPORT – GRANTS

The Chief Executive submitted details of four disabled facility grants, four landlord/tenant grants and four boiler replacement grants.

RESOLVED: That the report be noted.

547 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 Strategic Housing Working Group held on 15 December 2015 were included for Committee's information. There was discussion about properties brought into use for support of the flood victims in Whalley and Billington. It was reported that a property had recently been approved for SERCO for use by asylum seekers, and that it would be intended to assist at a later stage in the refugee support programme.

RESOLVED: That the report be noted.

The meeting closed at 8.17pm.

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

Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 26 January 2016, starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

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

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

548 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor J Alcock.

549 NOT IN ATTENDANCE

Councillor R Elms and Councillor R Hargreaves.

550 MINUTES

The minutes of the meeting held on 27 October 2015 and Special Policy and Finance held on 30 November 2015 were approved as a correct record and signed by the Chairman.

551 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no pecuniary and non-pecuniary declarations of interest.

552 PUBLIC PARTICIPATION

There was no public participation.

553 REVISED CAPITAL PROGRAMME 2015/16

The Director of Resources submitted a report asking Members to approve the revised 2015/16 Capital Programme for this Committee. The original Capital Programme had been approved by Policy and Finance Committee in February 2015 and included three schemes at a total estimated cost of £371,400. In addition a budget of £100,000 for the economic development initiative scheme had moved from 2014/15 into 2015/16, making the total approved budget of £471,400. A review of the schemes had now taken place and discussed with budget holders so that the revised programme reflected their progress and

estimated full year expenditure. The revised estimate remained at £471,400 which was the same total originally approved budget.

The Director of Resources highlighted that the summary position only showed 0.8% expenditure to date and gave the main reasons for this. The combined contract for the Council Offices reroofing and Council Offices replacement windows and roof lights scheme was currently ongoing and was expected to be completed by the year end.

With regard to the Clitheroe Townscape Scheme, this was on hold whilst it was established whether Lancashire County Council's funding contribution would support expenditure on enhanced town centre improvements. The Economic Development initiatives was also awaiting a site acquisition to progress and should there be any unused budget from 2015/16, this would be moved into 2016/17 as slippage.

RESOLVED: That Committee approve the revised Capital Programme for 2015/16 as outlined in the report.

554 REVISED REVENUE BUDGET 2015/16

The Director of Resources submitted a report asking Members to agree a revised Revenue Budget for 2015/16. The original estimate was approved in March 2015 but this had changed part-way through the year with the approval of additional funding for hosting a stage of the Tour of Britain Cycle Race. This had been approved by Policy and Finance Committee in September 2015, but it was agreed that this would be funded from existing earmarked reserves. She reported that the revised budget is £84,560 lower than the original estimate which is reduced to £73,070 lower than the original estimate after allowing for transfers to and from earmarked reserves. The comparison between the original and revised budgets for each cost centre was outline in the report along with the main variances.

RESOLVED: That Committee approve the revised budget for 2015/16.

555 ORIGINAL REVENUE BUDGET 2016/17

The Director of Resources submitted a report asking Committee to agree to a draft revenue budget for 2016/17 for consideration at Special Policy and Finance Committee. She reported that our provisional settlement funding assessment had been received on 17 December 2015 at £1,862,605 for 2016/17 which represented a reduction of 17% in our core government funding. The finance settlement also included the option of a guaranteed settlement for every Council for the 4 years 2016/17 to 2019/20 where the Council can demonstrate efficiency savings. This core funding showed that the grant reductions in future years would be far more severe than anticipated and that by 2019/20 not only would the revenue support grant be eliminated but the Government proposed to introduce a further reduction of £109,000 which would increase the tariff payable under the Business Rates Retention Scheme. Based on this information the three year forecast had been reviewed and now indicated increased

requirements for reductions to the Council's budget of £423k in 2016/17; £756k in 2017/18 and £1,161k in 2018/19 which were markedly worse than predicted. The Budget Working Group would continue to meet and would ultimately make recommendations to the Special Policy and Finance meeting on 9 February 2016.

The draft Revenue Budget for 2016/17 was included for the individual budget areas under this Committee. Comments were also provided on the main variances.

The draft budget was summarised in two ways; one over the cost of the service provided by the Committee and the other over the type of expenditure and income. The net costs for this Committee had decreased by £123,310 but after allowing for transfers to and from earmarked reserves, the position changes to an increase in net expenditure of £35,010; the main reasons for this were summarised in the report. The report also included a list of subscriptions falling within the remit of this Committee and the Director of Resources reminded Members that the fees and charges for this Committee had been agreed in October 2015 and reflected in the Committee estimates. These had been increased by 1.5% and would be applicable from 1 April 2016.

RESOLVED: That Committee agree the Revenue Budget for 2016/17 for submission to Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

556 FLOODING IN RIBBLE VALLEY – DECEMBER 2015

The Chief Executive submitted a detailed report on the floods in the Ribble Valley in December 2015 and the action that had been taken. He outlined the response to the emergency which had happened on 26 December 2015 as a result of storm Eva, where there was widespread flooding affecting parts of Whalley, Billington and Ribchester. He also outlined the recovery operation that had taken place and the financial implications of such. He thanked the many staff and Councillors that had attended this emergency situation.

He informed Committee that he anticipated the ongoing work of the Council would continue to be severely disrupted for many months to come whilst support was given to those affected by the flooding. He outlined the Government's Belwin Scheme to reimburse local authorities in dealing with emergencies as well as a series of grants/financial aid that they had also announced to aid households and businesses to recover.

Members were very appreciative of the work and personal commitment the officers had given over this holiday period and referred to lots of personal experiences they had experienced during this time. Members also felt it was imperative that as suggested by the Chief Executive a recovery plan should be formulated to go alongside the Emergency Plan that already existed. They also felt that specific issues should be followed up with the Lancashire County Council and the Environment Agency.

RESOLVED: That Committee

1. endorse the action taken;
2. continue to support our residents and businesses affected by the flooding and that should additional staff be required for surveying works, this be approved;
3. agree to the Council Tax and Business Rate Relief Schemes that had been put into operation as set out in the report; and
4. authorise the Director of Resources to seek to recover expenditure incurred on the floods from Central Government under the Belwin Scheme.

557 LOCAL COUNCIL TAX SUPPORT SCHEME 2016/17

The Director of Resources submitted a report providing Members with an update regarding the Local Council Tax Support Scheme and requesting that minor amendments to this scheme be approved and recommended to full Council on 1 March 2016. She reminded Committee that the Local Government Finance Bill imposes a duty on billing authorities to make a scheme by 31 January each year and to consult with major precepting authorities and other persons likely to have an interest in the scheme if any significant changes are proposed. The scheme adopted by the Council matched the previous Council Tax Benefit Scheme but with a 12% reduction in entitlement for those of working age.

The Head of Revenues and Benefits outlined the minor changes proposed to the scheme which related to a number of changes to supporting legislation but would not have a material impact on the amount of local Council Tax support awarded. He also reported that it was no longer compulsory for the uprating to apply to cases of working age and was therefore left to each local authority to determine how to treat this issue in their own scheme. Given the experience that we have had in implementing the scheme since 2013/14 it was felt sensible to continue with the scheme based on the previous Council Tax Benefit Scheme with a 12% reduction in support for claimants of working age.

In order to ensure the Local Council Tax Support Scheme continues to mirror the Housing Benefit Scheme and the Scheme applicable to pensioners, it is necessary to update it in the same ways.

*** RESOLVED: That Committee recommend to full Council the approval of the Local Council Tax Support Scheme for 2016/17 as outlined. ***

558 LOCAL TAXATION WRITE-OFFS

The Director of Resources submitted a report requesting Committee's approval to write-off certain National Non-Domestic Rate debts. There was one case where the company had been dissolved and therefore there was a need to write-

off the NNDR debt. The company had been dissolved and there was therefore no more means by which to collect the business rate debt.

RESOLVED: That Committee approve the writing-off of £3,141.47 NNDR debt from UKS Clitheroe Ltd, where it had not been possible to collect the amount due.

559 BUSINESS RATE POOLING IN LANCASHIRE

The Director of Resources submitted a report updating Members on the latest position on Business Rate Pooling in Lancashire and asking that they agree to Ribble Valley Borough Council being the lead authority for the Lancashire Business Rates Pool for three complete years. She reminded Committee that the draft scheme had been agreed and authorities had been asked to confirm whether they formally wished to join the pool, with a deadline to do so. Bids had also been invited from district members to act as lead authority for the pool. The following authorities had agreed to join:

- Lancashire County Council;
- Burnley Borough Council;
- Chorley Borough Council;
- Hyndburn Borough Council;
- Pendle Borough Council;
- Ribble Valley Borough Council;
- Rossendale Borough Council;
- South Ribble Borough Council;
- West Lancs Borough Council; and
- Wyre Borough Council.

In the absence of any other bids, the Director of Resources had volunteered Ribble Valley Borough Council to be the lead authority subject to this Committee's approval for this a fee of £20,000 per annum would be received ie £2,000 payable per pool member including ourselves. The bid had been submitted to DCLG on 5 November 2015 and on 8 December 2015 notification had been received from the Government that they had formally designated the Lancashire Pool for Local Business Rate Retention purposes under the Local Government Finance Act 1988, with a withdrawal date of Friday, 15 January 2016. No member of the Lancashire Pool had withdrawn and hence the pool would go ahead for 2016/17.

The Director of Resources again reminded Committee of the pool benefits along with the potential risks with regard to forfeiting the right to a safety net as a condition of joining the pool. However on the provisional calculations based on our NNDR1 for 2016/17 the estimate business rates income to be retained was considerably above the safety net position.

RESOLVED: That Committee

1. note that the Council is now formally a member of the Lancashire Business Rate Pool; and

2. agree to Ribble Valley Borough Council acting as lead authority for the Lancashire Business Rate Pool.

560 CONCURRENT FUNCTION GRANTS

The Director of Resources submitted a report requesting Committee's approval for a further allocation of concurrent function grant for 2015/16. She reminded Committee that at the last meeting they had approved 19 applications with qualifying revenue expenditure totalling £57,734 which meant that approved grants totalled £14,434.

She now reported that an additional application had been received from Chatburn Parish Council with £2,414 of qualifying revenue expenditure which on the terms of the grant scheme would equate to £604. This was still well within the £20,000 budget provided when added to the previously approved grants.

RESOLVED: That Committee approve the latest application for concurrent grant funding made by Chatburn Parish Council totalling £604.00

561 LONGRIDGE OVER 60'S CLUB GRANT REQUEST

The Director of Resources submitted a report outlining a request from the Longridge Over 60's club for a further review of the grant that is awarded towards the cost of rent charged for their use of Towneley Buildings, Longridge. She reminded Committee that in June 2009 this Committee had agreed to grant both Lancashire County Council who occupy part of the building for the Youth and Community and the Over 60's Club a new 15 year lease. As a result the District Valuer was consulted and it was recommended that the Council charge the Longridge Over 60's Club an annual rent of £7,850 per annum for the Lease with 5 year rent reviews. The Over 60's club had subsequently requested a grant towards the rent and this Committee had approved a grant phased over 5 years, starting at £7,750 in 2010/11, reducing by £100 each year to £7,350 in 2014/15.

At the time of informing the Over 60's Club in June 2010 of the new Lease and grant it was explained that the Council would review the grant awarded as part of the five year, yearly rent review process. This had now happened and the District Valuer had recently reviewed the rent for Towneley Buildings and suggested that it should remain at the same level of £7,850. One of the Trustees had been informed of this rent review and that the level of grant would continue on the same basis as previously approved reducing by £100 each year, starting at £7,250 in 2015/16.

Following this notification a letter had been received from the Trustees suggesting that they had not anticipated having to pay more than £500 per annum for the use of the building and requesting that the Council reconsider the level of grant offered.

Committee discussed the request made and the financial implications for the Council.

RESOLVED: That Committee agree that the level of grant currently being provided to the Longridge Over 60's club towards their rent at Towneley Buildings, Longridge, continue on the same basis as previously in that it there would be a reduction of grant by £100 per year over the next five years until the five yearly rent review.

562 THE BOARD OF TRUSTEES OF THE CLITHEROE ROYAL GRAMMAR SCHOOL FOUNDATION – CONSULTATION

The Chief Executive submitted a report informing Committee about the proposed changes to way in which the Clitheroe Royal Grammar School Foundation is administered. A letter had been received from Chairman of the Foundation Trustees for the structure to change with regard to the number of nominated Trustees made by the Council. It was proposed that the number of Trustees nominated by elected bodies which represent the local community be reduced; in the case of the Borough Council from three and one. In the meantime the three Trustees nominated by the Borough Council would remain as appointed.

RESOLVED: That Committee

1. agree to support the proposal to change the Constitution of the Clitheroe Royal Grammar School Foundation; and
2. arrange for the Council to be represented by nominating a single Trustee once the changes have been put into effect.

563 REVIEW OF 2015/2019 CORPORATE STRATEGY

The Director of Resources submitted a report seeking Committee's approval of the Council's reviewed Corporate Strategy for 2015/2019. This document sets out the strategic direction of the Council for the period 2015/2019 providing a focus to ensure that the services we deliver meet the needs of our communities. The Strategy contains five corporate priorities to address issues that matter most to the borough and are deliberately limited to focus attention over the lifespan of the strategy. Each priority has a number of objectives which are supported by key actions and key measures of success.

RESOLVED: That Committee approve the reviewed Corporate Strategy 2015/2019 as attached to the report.

564 REFERENCES FROM COMMITTEE

There were no references from Committee.

565 ANALYSIS OF THE 2015 INDICES OF DEPRIVATION

The Director of Resources submitted a report for Committee's information about the indices of deprivation for 2015. This outlined national results, local results and the fact that this data had been used to establish a series of ward profiles to summarise a variety of information at ward level.

RESOLVED: That the report be noted.

566 TREASURY MANAGEMENT MONITORING 2015/2016

The Director of Resources submitted a report for Committee's information on the Treasury Management activities for the period 1 April 2015 to 31 December 2015. The report outlined the following topics:

- Public Works Loan Board.
- Borrowing requirements.
- Temporary investments.
- Prudential indicators.
- Local Government Bonds Agency.
- Approved organisations.
- Recent events.
- Exposure to risk.

RESOLVED: That the report be noted.

567 REVENUES AND BENEFITS GENERAL REPORT

Committee considered and information report which covered the following areas:

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

RESOLVED: That the report be noted.

568 MINUTES OF THE BUDGET WORKING GROUP

A copy of the minutes of the Budget Working Group held on 22 October 2015 were included for Committee's information.

569 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

570 TOUR OF BRITAIN – STAGE 2

The Director of Community Services submitted a report for Committee's information outlining the outcomes on the costs for staging Stage 2 of the Tour of Britain.

RESOLVED: That the report be noted.

571 EXCLUSION OF PRESS AND PUBLIC

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

572 SALE OF COUNCIL OWNED LAND

The Director of Community Services submitted a report asking Committee to consider an offer received to purchase the Peel Street Car Park comprising 13 spaces for £200,000.

Committee considered the offer and felt that should this go ahead the proceeds of the sale should be ring-fenced.

RESOLVED: That Committee approve the sale of the car park to the retailer Lidl.

573 EMPLOYMENT LAND – BARROW BROOK

The Chief Executive submitted a report updating Committee on the progress with land at Barrow Brook and to confirm actions for the next steps with regard to acquisition of the site. He updated Committee on the outstanding issues with regard to ransom strips and adoption of the highway and the negotiations that had been made to date. As detailed discussions had been undertaken the Council has had site of the related contracts; a number of matters had arisen where clarification had been sought, these related to detailed requirements for ransom strips, access rights, overage and the nature of the disposable as landowners seek to ensure their interests are protected.

Members discussed these various aspects relating to this piece of land.

RESOLVED: That Committee

1. delegate to the Chief Executive, in consultation with the Chairman, authority to proceed with the purchase of the site if the Council can acquire clear title to both the land in question and the access strip; all subject to satisfactory negotiations with the County Council regarding the adoption of the whole of the site access road; and
2. authorise officers to consider Compulsory Purchase Order proceedings if a satisfactory outcome cannot be negotiated with the landowners.

574 LOCAL TAXATION AND HOUSING BENEFIT WRITE-OFFS

The Director of Resources submitted a report requesting the approval to write-off two Council Tax debts relating to individuals and three Council Tax Benefit/Housing Benefit write-offs relating to three individuals.

RESOLVED: That Committee approve the writing-off of £4,069.34 of Council Tax debts and £4,563.47 of Housing Benefit debts where it had not been possible to collect the amount due.

The meeting closed at 8.25pm.

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

Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 28 January 2016, at 6.30pm.
Present: David Peat (Chairman)

Councillors:

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

Parish Representatives:

D Bland	Aughton Bailey & Chaigley
D Chiappi	Barrow
T Austin	Billington & Langho
H Fortune	Bolton-by-Bowland, Gisburn Forest & Sawley
E Walsh	Bolton-by-Bowland, Gisburn Forest & Sawley
E Twist	Bolton-by-Bowland, Gisburn Forest & Sawley
C Astin	Bowland Forest (Higher)
H Douglas	Chatburn
P Brown	Chipping
E Pickup	Clayton-le-Dale
A Schofield	Clayton-le-Dale
M Fenton	Clitheroe
P Robinson	Clitheroe
R Assheton	Downham
K Hutton	Grindleton
J Forrester	Hothersall
R Beacham	Longridge
B Murtagh	Mellor
A Steer	Osbaldeston
P Young	Ramsgreave
S Bridge	Read
A Ormand	Ribchester
R Whittaker	Rimington & Middop
T Haworth	Sabden
J Shorter	Sabden
D Ashe	Salesbury
P Boyes	Salesbury
G Meloy	Simonstone
J Hilton	Waddington
H D Parker	Waddington
T Perry	West Bradford
M J Highton	Whalley
T Gaffney	Wilpshire
R Thompson	Wiswell

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

Also in attendance: Sheena Campbell and Peter Lloyd – Conservation Officers with The War Memorials' Trust.

575 APOLOGIES

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

E Miller	Bowland Forest (Lower)
S Hopwood	Dutton
D Waters	Gisburn
S Rosthorn	Paythorne & Newsholme
J Lawson	Slaidburn
L Scott	Slaidburn
J Bremner	Wilpshire

576 MINUTES

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

577 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no pecuniary and non-pecuniary declarations of interest.

578 MATTERS ARISING

(a) Minute 411

The Head of Regeneration and Housing reported that the Parish Grants Scheme is under way and payments have been made. The Chief Executive reported that there has been a low take-up to date, and urged Members to remind their parishes of the funding available, for which applications had to be made by September 2016. The Head of Regeneration and Housing agreed to look into simplification of the application forms and stressed that help is available where necessary in completion of those forms.

(b) Minute 412

The Chief Executive confirmed that Ribble Valley Borough Council have claimed the full funding due for the Community Safety Partnership, which had yet to be received.

PRESENTATION BY THE WAR MEMORIALS' TRUST

The Chairman introduced Sheena Campbell and Peter Lloyd, who are both Conservation Officers with The War Memorials' Trust, advising on applications and grants.

They gave a presentation on the difference types of war memorial in the UK and explained the work of The War Memorials Trust and the support that they can offer. They provide expert input and provide financial assistance for conservation of existing war memorials, working on a principle of minimum intervention to maintain the intentions of the people or bodies who originally provided the memorial.

They can assist with structural repairs, removal of deposits (either natural or human such as graffiti) and can help to restore inscriptions).

They provided advice on the War Memorials online website, and demonstrated how to access and report the condition of a memorial and any specific concerns.

Grants are available up to 75% of the cost of the work and up to a maximum of £30,000. Considerable funding is currently available, up to mid-2018. They explained the process of application, commencing with a pre-application assessment, with a target time of 6 weeks, following which the full application is then invited. This would need to be supported by quotes from contractors, or, in the case of applications for over £10,000, by three tenders. These applications are assessed each quarter. They explained that full criteria and explanation of the process is available on the website. In the past there has been a preponderance of applications from the south of England and applications are actively encouraged from northern England.

Members then asked a number of questions and helpful replies were provided. It was suggested that storage of historic documents relating to memorials could best be provided in the Lancashire County Archive. Formal evidence of ownership is not required on application and Parish or Town Councils or any custodian could apply for a grant. Names could be added to a memorial if not commemorated elsewhere.

As they are a Conservation Trust, the War Memorials' Trust, look to replace on a like-for-like basis. The War Memorials' Trust can signpost applicants who require funds to other sources for the 25% balance, if required, and in this respect the Chair mentioned possible support from Regimental Associations. Work can be carried out to internal memorials such as a framed parchment, and Members were reminded of the need to apply for a faculty from the Diocese where appropriate for work undertaken in Churches.

RESOLVED: That Committee thank Sheena and Peter for their informative presentation.

UPDATE ON BUS SERVICE PROVISION

The Head of Regeneration and Housing updated Committee on the actions taken since the last meeting, and the well-attended task/finish meeting held in December. He reported on the submission to Lancashire County Council by Ribble Valley Borough Council that the Parishes were unhappy with the proposed cuts, and that they considered that the Parish Partnership proposal to run bus services would not be workable in the Ribble Valley. A leaflet has now been issued, advising which services would be cut from 21 February 2016, and that a further consultation was to take place, closing on 27 March 2016.

It was reported that the Lancashire County Council Budget Meeting which would decide on the cuts was to be held on 11 February 2016. Concern was expressed on whether this was a lawful and timely consultation, and doubt was expressed about its value with a closing date over 1 month after the budget decision.

It was reported that there was a possibility that two services might be partly reinstated, at particular times of the day, to enable students from Mellor Brook, Mellor and Chipping to get to and from college. However, in other villages, there were real issues for students already enrolled or wishing to start courses.

In response to a question about possible legal action, it was reported that a group for disabled people have commenced action under the Human Rights Act.

The view of all parish representatives was that the proposed cuts to rural and other bus services were damaging to the community, that the proposals that had been put forward by Lancashire County Council were not workable, and that current consultation process was of no real value.

RESOLVED: That

1. Committee note with extreme concern that the existing bus services have been terminated during and prior to the conclusion of the period of the formal consultation process, which brings the process into disrepute;
2. Committee have considered carefully the proposal by the Cabinet Member of Lancashire County Council for Highways and Transport, but note that no parishes in the Ribble Valley have accepted the proposal and urge the County Council to reconsider the loss of these vital links for the community, particularly those rural residents who are left even without a minimum level of service;
3. the views of the Committee be communicated to Lancashire County Council and Nigel Evans MP.

COMMUNITY LAND TRUST CHIPPING – A CASE STUDY

The Chairman introduced Rachael Stott, the Strategic Housing Officer at Ribble Valley Borough Council, who gave a presentation on the Community Land Trust process established under the Housing and Regeneration Act 2008. There were

over 170 Community Land Trusts in the country, which would provide more than 3,000 affordable houses by 2020. Such trusts could be established to support and manage any type of asset for the long-term benefit of the community. They could be established either as an Industrial and Provident Society, or as a company limited by guarantee. Grants for projects could be received from the National Community Land Trust network.

A Community Land Trust had been established in Chipping, and, based on the outcome of their Housing Needs Survey, were developing 7, two-bedroom apartments. This had been achieved by working in conjunction with the Brabins Trust in Chipping and with Ribble Valley Homes who have been able to attract grant aid from the Homes and Communities Agency and were to manage the properties on a long lease.

The Strategic Housing Officer encouraged the use of this procedure in the borough, due to the financial constraints currently faced by registered providers of affordable housing. She explained that the Parish Council input would be to identify land that might be suitable and available, to try to identify the right parties for the trust and to motivate volunteers. Advice was available from the Regeneration and Housing Section at Ribble Valley Borough Council.

RESOLVED: That the Strategic Housing officer be thanked for her presentation.

582 MATTERS BROUGHT FORWARD BY PARISH COUNCILS

(a) Reporting of Highways Faults

Borough Councillor Robert Thompson, the Chair of Wiswell Parish Council, gave a demonstration of how to report faults in and around the highway by use of the Lancashire County Council website. He emphasised the need to have clear identification of the road on the plan before isolation of the location of the fault, and the range of different problems that can be reported. This process generates a unique reference number which can then be used to monitor process of the investigation and remedy of the fault.

Members also drew attention to alternative methods of reporting by telephone or by email to highways@lancashire.gov.uk.

The meeting was also advised that issues with regard to Japanese Knotweed can be followed up through David Hewitt, the Countryside Officer at Ribble Valley Borough Council.

RESOLVED: That Councillor Thompson be thanked for his helpful demonstration.

(b) Clean-up for the Queen

Sabden Parish Council reported on the scheme for cleaning up villages and communities on the weekend of the 4 – 6 March 2016 and requested whether Parish Councils would receive help from Ribble Valley Borough

Council if they pursued the scheme. It was confirmed that Ribble Valley Borough Council could liaise with the representative of the scheme if Parish Councils wished to be involved.

Borough Councillor Thompson, as Chair of the Community Services Committee, confirmed that within their limited resources, Ribble Valley Borough Council would do their best to assist.

583 DATE AND TIME OF NEXT MEETING

The representative for Aighton, Bailey and Chaigley proposed that the next meeting be brought forward to enable the Committee to respond to the consultation on bus services by Lancashire County Council after the date of the Lancashire County Council Budget Meeting.

The Chair and officers agreed to look into this proposal.

The meeting closed at 8pm.

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

Minutes of Special Policy & Finance Committee

Meeting Date: Tuesday, 9 February 2016, starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

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

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

Also in attendance: Councillors M Fenton and N Walsh.

584 APOLOGIES

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

585 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no pecuniary and non-pecuniary declarations of interest.

586 PUBLIC PARTICIPATION

There was no public participation.

587 PROVISIONAL LOCAL GOVERNMENT FINANCE SETTLEMENT 2016/17

The Director of Resources submitted a report for Committee's information providing details of the provisional finance settlement for 2016/17 and the offer to Councils for future years. This was four year settlement with the figures for 2017/18 and beyond being conditional on the Council publishing an efficiency plan.

The Director of Resources outlined the provisional settlement for four years highlighting that the revenue support grant becomes zero by 2019/20 and that a tariff adjustment of £109k would be charged, ensuring that the revenue support funding would become negative.

The Government announced it was consulting on delivering savings to the New Homes Bonus that might include:

- reducing the number of years of payments under the scheme from 6 down to 4 or even 3 or 2 years;

- withholding NHB where no Local Plan was in place;
- reducing payments for homes built on appeal
- only making payments for delivery above a baseline representing dead weight.

Within the 4 year provisional grant settlement figures an indication was given of the Government's intentions to reduce our New Homes Bonus allocation by £500k by 2019/20.

There were no changes to the current business rates retention scheme for 2016/17 and there was only one new pool for next year which is the Lancashire Business Rates Pool.

The Government have announced a new Rural Services Delivery Grant to recognise the increased cost of delivering services in rural areas and the 4-year provisional figures indicated an increase from £26,647 in 2016/17 to £86,603 in 2019/20.

With regards to Council Tax the settlement announced that the referendum principle for 2016/17 was proposed to be 2% with the exception of Police and Crime Commissioners and the Shire District Authorities which are in the lowest quartile by Council Tax level for which a higher limit of either 2% or £5 (on a Band D bill) applies. Social Care Authorities would also be able to increase their Council Tax by up to a further 2% over the existing referendum threshold.

The report also went on to include details about the Better Care Fund, flexible use of capital receipts, funding for lead local flood authorities and the spending power which includes the assumption that the Borough Council would take advantage of their permission to increase the Council Tax by £5 being in the bottom quartile of all districts in terms of the Band D Council Tax at £140.69.

The Director of Resources then informed Committee that the final grant settlement had been announced on the 8 February 2016 which confirmed that the revenue support grant would disappear as Councils move to 100% business rate retention and that it was clear the Government's intention that Councils would become locally financed from Council Tax and Business Rates. However the Secretary of State had also announced other significant changes:

- Extension of the deadline until 14 October 2016 for Councils to sign up to the 4-year settlement offered the Government.
- Additional resources to be made available in the form of a transitional grant for those facing the most severe reductions in RSG in the first 2 years.
- A review of the needs formula.
- A recognition of the particular costs of providing services in sparse rural areas.
- That the tariff adjustment (RSG negative) will be scrapped for 2017/18 and 2018/19 and consultation on allowing well-performing Planning Departments to increase their fees in line with inflation.

The impact of this final settlement for Ribble Valley was as follows:

- In 2016/17 a new transition grant of £20,424 and in 2017/18 of £20,345 would be received.
- The Rural Services Delivery Grant will increase from £26,647 to £107,254 in 2016/17 and in 2017/18 the Rural Services Delivery Grant will increase from £46,632 to £86,603.
- In 2018/19 and 2019/20 the figures for the Rural Services Delivery Grant would remain as shown in the provisional settlement at £66,618 and £86,603 respectively.

RESOLVED: That the report be noted.

588 OVERALL REVISED CAPITAL PROGRAMME 2015/16

The Director of Resources submitted a report informing Committee of the Overall Revised Capital Programme. This had been approved by Full Council in March 2015 and regular reports had been presented quarterly to all Committees on progress. The total approved Capital Programme for 2015/16 was £1,223,880 covering 19 schemes. Each of these schemes had been discussed with budget holders and the programme revised to reflect their progress and estimated full year expenditure. The Revised Capital Programme now showed a reduction £42,880. The reasons being:

- the all-weather pitch lighting scheme of £20,000 had been removed and resubmitted as a capital bid for 2018/19 Capital Programme;
- four mower purchase schemes were completed in the first part of the year with a combined underspend of £19,856; and
- the installation of cemetery infrastructure scheme was completed in the first part of year with an underspend of £1,446.

This meant that the Overall Revised Capital Programme for 2015/16 was £1,181,000. Actual expenditure as at the end of December 2015 was £685,900 which equated to 58% of the revised estimate. It was anticipated that the majority of the balance would be spent by the end of the financial year.

The report went on to outline how the Capital Programme had been financed with a summary of the movements on available capital resources.

The Overall Revised Capital Programme for 2015/16 is £1,181,000 for 18 schemes; this was a reduction of £10,000 from the Original Capital Programme approved at this time last year. The decrease was due to £30,150 slippage from the 2014/15 Capital Programme budget and a £2,730 approval of an additional scheme during the year, set against a £42,880 reduction in the overall cost of Capital Programme schemes when reviewed at revised estimate stage.

RESOLVED: That Committee approve the Overall Revised Capital Programme for 2015/16.

OVERALL CAPITAL PROGRAMME 2016/19

The Director of Resources submitted a report recommending a Capital Programme for 2016/19 to Full Council on 1 March 2016. All Heads of Service had been asked to submit capital bids, bearing in mind the limited financial resources that were available to finance the Capital Programme. Full details of all these bids had been presented to Members during the recent committee cycle as part of the forward Capital Programme reports. The Budget Working Group and Corporate Management Team had also met to consider the draft programme and made a number of proposals/amendments.

Details of the schemes originally approved in the Capital Programme for 2016/17 and 2017/18 were outlined for Committee's information. In reviewing the available resources for any new schemes and balancing the needs of revenue, there was a recommended maximum level of resources that would be made available for new capital bids; this totalled £481,000.

The summary of the new bids and amendments to the previously approved Capital Programme were outlined for Committee to consider and based on the available resources detailed previously in the report, it was not possible for all the bids to be approved in to the forward Capital Programme.

The report outlined the recommendations of both the Budget Working Group and the Corporate Management Team with regards the new bids that had been submitted and how they could be resourced. A final proposed Capital Programme was summarised for Committee to consider.

Committee	2016/17 £	2017/18 £	2018/19 £
Community Services	374,500	453,610	679,600
Policy and Finance	100,000	26,000	147,750
Planning and Development	30,200	0	0
Health and Housing	411,000	211,000	211,000
TOTAL OF ALL SCHEMES	915,700	690,610	1,038,350

Committee considered the proposed Capital Programme as outlined taking into account the proposed financing of the programme and the impacts of the proposals on the capital reserve.

*** RESOLVED: That Committee recommend to Council the Capital Programme for 2016/19 as set out in Annex 4 of the report. ***

OVERALL REVENUE BUDGET 2016/17

The Director of Resources submitted a report asking Committee to approve the revised Revenue Budget for 2015/16 and to recommend a Revenue Budget and Council Tax requirement for 2016/17 to Full Council on 1 March 2016. She gave a brief overview of the current year's revised budget for 2015/16, highlighting the main reasons for net expenditure having fallen by £396,000. She also explained

the latest estimates of business rate income and the movement in earmarked reserves. The report also outlined extra support for the Capital Programme from the anticipated additional income from trade refuse of £46,000 which should be earmarked to part from the cost of replacing the Garwood refuse vehicle which is used for trade refuse purposes and the agreement to set aside £30,200 from extra planning fee income to fund the 2016/17 capital scheme – Introduction of Planning Portal Link to the planning application system and planning system update, costing £30,200.

Following these adjustments the difference between the original and revised estimates shows a saving of £320k compared with the original estimate which would mean instead of taking £150k from general fund balances at the end of the year, there would be an addition of £170k to balances.

Turning to 2016/17 the report made reference to the Local Government Finance Settlement, the future year's Government funding, the Collection Fund and the Council Tax base.

The Director of Resources made reference to the Council Tax Freeze Grant and the Government's intention to roll this into the Revenue Support Grant in the same way as the grant in previous years. No Council Tax Freeze Grant scheme had been announced for 2016/17 onwards and it was apparent that the spending power figures announced for Ribble Valley that the Government assumed that there would be an increase to the Ribble Valley's Band D Council Tax by the full amount permitted of £5.

She highlighted the fact that the current Band D tax of £140.69 meant that Ribble Valley was in the bottom quartile of all Councils and 43rd out of 201 District Councils. The report highlighted the amount of income generated by different increases in our Council Tax level.

The Director of Resources also reminded Committee of the new settlement figures received with regard to the Rural Services Delivery Grant which would be £107,254 in 2016/17 and also the new transition grant for next year of £20,424. Overall the final settlement improved the Council's position by £101,031.

Reference was again made to the New Homes Bonus Scheme for which our allocation for next year is £1,366,884. At the end of March 2016 there would be £710k unallocated NHB carried forward.

(Councillor Mary Robinson left the meeting at 7.15pm.)

The report set out the maximum Council Tax requirement, which compared with the base budget position indicated a £310,896 gap.

With regard to the Business Rate retention scheme our NNDR1 return shows that we expect to retain Business Rates income of £408,175 of which £262,926 would be used to fund the Revenue Budget, leaving a surplus of £145,249. Reference was also made to now being part of the Lancashire Business Rate Pool which meant that a levy would no longer be paid over to the Government but instead 90% would be retained by the Council and the remaining 10% paid to the County Council.

The Director of Resources reminded Committee that the Budget Working Group had met frequently throughout the year to consider the Council's financial position and had made a number of recommendations in order to achieve an affordable budget:

- That the Band D Council Tax for 2016/17 be increased by £5, therefore increasing from £140.69 to £145.69.
- That a maximum of £200k should be used from general fund balances to finance the revenue budget shortfall.
- Following examination of how much Business Rates growth could be realistically expected that £263k be used to support the revenue budget.
- That a further £110,896 of the New Home Bonus be used to support the base revenue budget.

The Director of Resources went on to inform Committee of the robustness of the estimates and balances and reserves and outlined a recommended revenue budget for 2016/17 from the Budget Working Group for which the net expenditure would be £5,319,091 which after use of balances, would result in a net budget of £5,119,091. The Director of Resources also commented on Parish Precepts which totalled £376,779 and explained how they were incorporated into the Council Tax requirement. She also gave Committee a summary of the updated 3-year forecast for the revenue budget, assuming that the 2016/17 budget was agreed and highlighted how the budget gap increased over the next 3 years.

RESOLVED: That Committee

1. approve the revised budget for 2015/16;
2. approve the Budget Working Group's recommendations and set a budget and Council Tax requirement for 2016/17 as set out:

BUDGET AND COUNCIL TAX REQUIREMENT	
	£
RVBC Net Budget	5,119,091
Plus Parish Precepts	376,779
	5,495,870
Less - Settlement Funding Assessment	-1,862,605
Net Requirement Before Adjustments	3,633,265
Council Tax Surplus	-47,809
Council Tax Requirement (Including Parishes)	3,585,456

- *** 3. recommend the budget and Council Tax requirement to the Full Council meeting on 1 March 2016. ***

591

MEDIUM TERM FINANCIAL STRATEGY

The Director of Resources submitted a report asking Committee to improve the Council's Medium Term Financial Strategy 2016/17 to 2018/19. This was the Council's key financial planning document and aimed to provide the Council with an assurance that the Council's spending plans are affordable over the medium term. It included a 3-year budget forecast and provides the financial foundation for the delivery of the Council's priorities.

RESOLVED: That Committee approve the Medium Term Financial Strategy for 2016/17 to 2018/19.

The meeting closed at 7.50pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 11 February 2016 starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

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

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

Also in attendance: Councillors M Fenton and M Robinson.

592 APOLOGIES

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

593 MINUTES

The minutes of the meeting held on 14 January 2016 were approved as a correct record and signed by the Chairman.

594 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no pecuniary and non-pecuniary declarations of interest.

595 PUBLIC PARTICIPATION

There was no public participation.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2015/0567/P (GRID REF: SD382579 451917)
CHANGE OF USE OF LAND FOR CREATION OF AN EXTENSION TO THE EXISTING CARAVAN SITE TO ACCOMMODATE 30 ADDITIONAL UNITS, INFORMAL RECREATION SPACE, LANDSCAPING AND ASSOCIATED ENGINEERING WORKS ON LAND ADJACENT TWYN GHYLL CARAVAN SITE, SETTLE LANE, PAYTHORNE

The Head of Planning Services informed Members of an amended plan that had been received and five more letters of objection.

GRANTED subject to the following condition(s):

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

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

2. Unless explicitly required by any condition within this planning permission, the development hereby permitted shall be carried out in accordance with the details shown on submitted drawing number H2/140902/3-Site Layout.

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

3. The number of additional static caravans hereby approved shall not exceed 30 and the total number of static caravans on the whole site shall not exceed 325. No caravans shall at any time be sited on the field shown on drawing number H2/140902/3 as a proposed recreation/amenity area unless a further planning permission has first been granted in respect thereof.

REASON: To comply with the terms of this application and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version) as the siting of caravans on this particular field would require further consideration to be given in relation to the potential impact upon visual amenity and upon the amenities of nearby residents.

4. The terms of occupancy of the additional caravans hereby permitted shall be as follows:
 - i) The caravans shall be occupied for holiday purposes only.
 - ii) The caravans shall not be occupied as a person's sole or main place of residence.
 - iii) The owners/operators of the site shall maintain an up to date register of the names of all owners/occupiers of individual caravans on the site and of their main home address and shall make this information available at all reasonable times to the Local Planning Authority.

REASON: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation in order to comply with Policies DMG1 and DMB3 of the Ribble Valley Core Strategy (Adopted Version).

5. The development hereby permitted shall be carried out in complete compliance with the mitigation and enhancement recommendations in the Preliminary Ecological Appraisal (Report Number 10036-R01-SH-LP dated 4 June 2015) that was submitted with the application. This shall include the submission for approval and subsequent implementation of a management plan to ensure that retained and created habitats within the site are managed

to maximise their biodiversity value in the long term (as stated at paragraph 4.14 of the Appraisal).

REASON: In the interests of protecting local wildlife and ecology and including the implementation of measures to enhance biodiversity in order to comply with Policy DME3 of the Ribble Valley Core Strategy (Adopted Version).

6. The site should be landscaped in accordance with the details of the boundary tree and hedge retention and additional landscaping and screen planting on drawing number H2/140902/4 dated 11 January 2016 and with further landscaping to be agreed in accordance with the revised site plan received on 11 February 2016 showing the Settle Road frontage.

The approved detailed landscaping/screen planting scheme shall be implemented in the first planting season following either the siting of the first caravan on any of the approved new 30 static caravan pitches, or the use of the approved new recreation/amenity area. The planting shall be maintained thereafter for a period of not less than five 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 visual amenity and to comply with Policies DMG1 and DME2 of the Ribble Valley Core Strategy (Adopted Version).

7. Prior to the commencement of any ground preparation works, all existing trees and hedges that are shown for retention on approved Drawing Number H2/140902/4 dated 11/01/16, and that are close to any of the areas affected by those ground works, shall be protected with a route protection area in accordance with BS5837 (trees in relation to construction) precise details of which shall first have been submitted to and approved in writing by the Local Planning Authority. Details of a tree protection monitoring schedule shall also be submitted to and agreed in writing by the Local Planning Authority before any ground works are commenced. The monitoring schedule shall then be implemented in accordance with the agreed details. The root protection area shall remain in place until all ground remodelling works have been completed and all excess materials have been removed from the site.

REASON: In order to ensure that all existing trees that are shown for retention are afforded maximum physical protection from any possible adverse effects of ground works and in order to comply with Policies DMG1, DME1 and DME 2 of the Ribble Valley Core Strategy (Adopted Version).

8. Prior to commencement of the development, precise details of a colour scheme for the caravans shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and in accordance with Policy DMG1 of the Ribble Valley Cores Strategy adopted version.

NOTES

1. The site owner is advised that a risk assessment into the safety two proposed ponds on the site should be undertaken. The owners attention is drawn to the ROSPA guide on preventing drownings in features of this type. <http://www.rospace.com/leisure-safety/water/advice/pond-garden-water/>
2. The developer/site owner is advised that the proposed development must comply with this Council's standard licence conditions for holiday caravan sites.
3. The applicant is advised that it is considered that the caravans that have a boundary adjacent to the open countryside should be of a green colour.

Committee requested the applicant to display details relating to the occupancy restriction of the units

Update following 17 December meeting

Committee resolved on the 17 December 2015 to be Minded to Refuse the proposal on grounds of visual impact and highway implications but requested further consultation with the relevant Highway authority. As previously indicated in the report they remain consistent and do not consider there to be a highway issue. It is my strong advice that this should not be included in any reason and that if Committee insisted on such a reason there I would be a strong likelihood of a costs award against the Council should a planning appeal be submitted.

Since the last meeting an updated landscape report and a Landscape Visual Impact has been submitted by the applicant. This expands on previous details and includes details of the proposed landscaping. The Council's Countryside Officer has been asked to comment on the additional details and remains of the opinion that the proposals would not have an adverse impact on the landscape or visual amenity of the area. Members will be aware that the Council's Countryside Officer, the case officer and myself have commented and assessed numerous planning applications having regard to landscape and visual impact but if Members still consider there is visual/landscape harm, I suggest the following reason:

1. The proposed development, by virtue of its nature, scale, size and location would result in an unacceptable visual intrusion to the local landscape and would have an adverse effect on the character, appearance and visual amenities of the area. As such the proposal is contrary to Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

(Mrs Rosthron spoke against the above application).

2. APPLICATION NO: 3/2015/0977/P (GRID REF: SD373597 445408)
USE OF LAND TO ALLOW FOR THE SITING OF STATIC CARAVANS ON
TOURING CARAVAN AREA AT THREE RIVERS CARAVAN PARK, EAVES
HALL LANE, WEST BRADFORD

GRANTED subject to the following condition(s):

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

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

2. Unless explicitly required by any condition within this planning permission, the development hereby permitted shall be carried out in accordance with the details shown on submitted Drawing Number D/0/1 Rev G - Site Layout.

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

3. The number of static caravans hereby approved shall not exceed 56 at any time unless a further planning permission has first been granted in respect of any additional caravans above that number.

REASON: To comply with the terms of this application and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version) as the siting of a higher number of caravans would require further consideration to be given in relation to the potential impact upon visual amenity and highway safety.

4. The terms of occupancy of the static caravans hereby permitted shall be as follows:

- i) The caravans shall be occupied for holiday purposes only.
- ii) The caravans shall not be occupied as a person's sole or main place of residence.
- iii) The owners/operators of the site shall maintain an up to date register of the names of all owners/occupiers of individual caravans on the site and of their main home address and shall make this information available at all reasonable times to the Local Planning Authority.

REASON: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation in order to comply with Policies DMG1 and DMB3 of the Ribble Valley Core Strategy (Adopted Version).

5. The development hereby permitted shall be carried out in complete compliance with the mitigation and enhancement recommendations in the Ecological Appraisal (Report Reference 2998 dated 20 October 2015) that was submitted with the application.

REASON: In the interests of protecting local wildlife and ecology and including the implementation of measures to enhance biodiversity in order to comply with Policy DME3 of the Ribble Valley Core Strategy (Adopted Version).

6. Whilst the indicative details of boundary tree and hedge retention and additional landscaping and screen planting shown on Drawing Number D/0/1 Rev G are considered to be acceptable in principle, a more detailed scheme of landscaping/screen planting shall be submitted for the approval of the Local Planning Authority. This detailed scheme shall indicate the types and numbers of trees and shrubs, their location on the site, their size at planting and their spacings.

The approved detailed landscaping/screen planting scheme shall be implemented in the first planting season following the siting of the first caravan on any of the approved new 56 static caravan pitches. The planting shall be maintained thereafter for a period of not less than five 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 visual amenity and to comply with Policies DMG1 and DME2 of the Ribble Valley Core Strategy (Adopted Version).

7. Prior to the commencement of any ground preparation works, all existing trees that are shown for retention on the submitted plans and in the Arboricultural Impact Assessment (Reference AIA 17/11/15), and that are close to any of the areas affected by those ground works, shall be protected with a root protection area in accordance with BS5837 (trees in relation to construction) precise details of which shall first have been submitted to and approved in writing by the Local Planning Authority. Details of a tree protection monitoring schedule shall also be submitted to and agreed in writing by the Local Planning Authority before any ground works are commenced. The monitoring schedule shall then be implemented in accordance with the agreed details. The root protection area shall remain in place until all ground remodelling works have been completed and all excess materials have been removed from the site.

REASON: In order to ensure that all existing trees that are shown for retention, are afforded maximum physical protection from any possible adverse effects of ground works in order to comply with Policies DMG1, DME1 and DME2 of the Ribble Valley Core Strategy (Adopted Version).

8. Prior to the commencement of development (including the formation of any roads or hard surfaces) a detailed scheme for the disposal of foul and surface waters shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed and completed in accordance with the approved details prior to the siting of the first caravan on

any of the approved new 56 static caravan pitches hereby approved; and, thereafter, shall be appropriately maintained and operated in perpetuity.

REASON: To ensure the satisfactory disposal of foul and surface waters and prevent the possibility of flooding in the locality in order to comply with Policy DME6 – Water Management – of the Ribble Valley Core Strategy (Adopted Version).

9. Any development works (including the formation of any roads or hard surfaces) within the Root Protection Area (RPA) of the oak tree identified as tree T4 in the submitted Arboricultural Impact Assessment (AIA) shall only be carried out in accordance with a Construction Method Statement (CMS) that has first been submitted to and approved in writing by the Local Planning Authority.

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

10. No part of the development shall be commenced until a non-native species removal and disposal method statement has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the eradication and removal from the site all Japanese Knotweed and Himalayan Balsam. The removal and disposal of these species shall then be carried out in accordance with the approved method statement to the satisfaction of the Local Planning Authority.

REASON: To ensure that there is no risk of further spread of a non-native plant species and to ensure that there are no residue non-native plant species parts remaining in the interests of protecting the native ecology of the site and to comply with Policies DMG1 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

NOTES

1. The site owner is advised that a risk assessment into the safety retained pond on the site should be undertaken. The owner's attention is drawn to the ROSPA guide on preventing drownings in features of this type. <http://www.rospace.com/leisure-safety/water/advice/pond-garden-water/>
2. The developer/site owner is advised that the proposed development must comply with this Council's standard licence conditions for holiday caravan sites.
3. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Public footpaths 3-44-FP10 and 12 cross the application site.

(Mr Southerton spoke in favour of the above application. Committee requested the applicant to display details relating to the occupancy of the units).

3. APPLICATION NO: 3/2015/1034/P (GRID REF: SD 372767, 437496)
APPLICATION TO VARY CONDITIONS 2 (APPROVED PLANS), CONDITION 4 (ACCCOUSTICS REPORT) AND CONDITION 5 (SOUND PROOFING) OF PREVIOUSLY APPROVED SCHEME FOR DEMOLITION OF EXISTING COMMERCIAL PREMISES AND CONSTRUCTION OF 4 SMALL INDUSTRIAL BUILDINGS TO HOUSE 21 STARTER UNITS OF APPROXIMATELY 70SQ M PER UNIT, SITE ACCESS IMPROVEMENTS AND EXTENSIVE NEW TREE PLANTING AT THE FORMER GENUS SITE, MITTON ROAD, WHALLEY, BB7 9JY

GRANTED subject to the following condition(s):

Time Limits

1. The development must be begun no later than the expiration of three years from 6 July 2015.

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

Drawings and Details

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

Plan Ref:	Title:	Received On:
4487-02-14A	Location Plan	17 June 2015
4487-02-15A	Location Plan and New Landscaping	17 June 2015
4487-03-01E	Proposed Site Layout Plan	12 January 2016
4487-02-18B	Proposed Site Layout Plan showing Landscaped Areas	19 June 2015
4487-02-21B	Proposed Site Layout Plan showing position of Existing Buildings to be Demolished and Tree Belt to be Removed/Retained	19 June 2015
4487-02-19	Typical Construction Details, Unit A	17 June 2015
4487-02-23	Typical Construction Details, Unit B	17 June 2015
4487-02-24	Typical Construction Details, Unit C	17 June 2015
4487-03-05	Floor plans and elevations Unit D	12 January 2016
4487-02-06A	Fence and Furniture Details	17 June 2015
4487-02	Existing Site Plan;	
4487-02-07	Existing Elevations;	
4487-02-08	Plan;	
4487-02-09	Roof Plan (Existing);	

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

Amenity

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

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

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

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

REASON: To prevent loss of amenity due to noise arising from the uses in

accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

5. Prior to occupation of each Building hereby approved a scheme for the suitable and sufficient soundproofing of the units for light industrial uses (Use Class B1(c)) has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

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

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

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

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

Contaminated Land

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

accordance with the agreed Remediation Statement prior to the first occupation of the development.

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

Drainage

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

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

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

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

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

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

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

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

Ecology

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

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

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

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

Highways

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

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

Materials

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

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

Trees and Woodland

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

measures shall be put in place and inspected by the local planning authority before any site works are begun.

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

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

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

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

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

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

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

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

The approved soft landscaping scheme shall be implemented in the first planting season following occupation or use of the development unless

otherwise required by the reports above, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

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

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

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

Construction traffic and hours of operation

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

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

Highways

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

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

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

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

Amenity

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Vehicular Maneuverability

29. The vehicular turning space indicated on Plan Reference Number 4487-02-17, received 16 June 2015 shall be kept clear of parked vehicles, storage containers, waste and any other items that could restrict the free movement of vehicles to and within the site, and be available for use at ALL times.

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

INFORMATIVES

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works.

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

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

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

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2015%2F0302

4. APPLICATION NO: 3/2015/0943/P & 3/2015/0944/P
(GRID REF: SD 374128 441359)
PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR THE RENOVATION AND CONVERSION OF GRADE II LISTED BUILDING PROPERTY TO CREATE KITCHENS, RESTAURANT, BAR, 31 ROOM APARTMENT HOTEL ACCOMMODATION, BREWERY WITH RETAIL OUTLET, BAKERY, FUNCTION ROOM, OFFICES, RETAIL UNITS AND GYM AND SPA LEISURE COMPLEX AT HOLMES MILL, GREENACRE STREET, CLITHEROE

The Head of Planning Services reported on an additional letter of objection and additional information that had been received from the applicant. Also advised that there was only refusal reason 2 for 3/2015/0944 LB.

The Head of Planning Services had reconsulted with the Environment Agency and Lancashire County Council highways but no formal response had been received.

DEFERRED for further consideration.

5. APPLICATION NO: 3/2016/0016/P (GRID REF: SD 362611 436681)
FIRST FLOOR EXTENSION OVER EXISTING GROUND FLOOR EXTENSION AT 7 HOSPITAL COTTAGES, RIBCHESTER ROAD, RIBCHESTER PR3 3YA

Minded to Approve and Deferred and delegated to the Director of Community Services for appropriate conditions.

6. APPLICATION NO: 3/2016/0018/P (GRID REF: SD 362604 436684)
TWO STOREY EXTENSION TO REAR OF PROPERTY AT 8 HOSPITAL COTTAGES, RIBCHESTER ROAD, RIBCHESTER PR3 3YA

Minded to Approve and Deferred and delegated to the Director of Community Services for appropriate conditions.

7. APPLICATION NO: 3/2015/0495/P (GRID REF: SD 376641 434427)
OUTLINE APPLICATION (ACCESS ONLY) FOR THE ERECTION OF UP TO 15 DWELLINGS ON LAND AT WORTHALLS FARM WITH ACCESS OFF WESTFIELD AVENUE, READ BB12 7PW

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within 3 months from the date of this decision and subject to the following conditions:

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

- 2. No more than 15 dwellings (Use Class C3) are hereby permitted within the application site.

REASON: For the avoidance of doubt to ensure there is no ambiguity in the decision notice over what amount of development has been approved. In accordance with Key Statements DS1 and DS2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy, to ensure a satisfactory quantum and level of development given its location.

- 3. Applications for the approval of reserved matters shall include details of replacement parking provision for residents of Westfield Avenue and Whalley Road, for the avoidance of doubt the provision shall be adequate to accommodate 6 parked motor vehicles and shall not be made available for use by residents of the development hereby approved. The agreed parking provision shall be made available for use and completed in accordance with the approved details prior to first occupation of any of the dwellings hereby approved.

REASON: To secure satisfactory parking provision for existing residents in the area in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy.

- 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, no alterations to the roof shall be undertaken and no buildings or structures shall be erected within the curtilage of the dwelling unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area or be of detriment to the residential amenities of neighbouring occupiers due to site constraints, in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

- 5. Unless otherwise agreed in writing and in line with the surface water manage hierarchy, no development approved by this permission shall commence until

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

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

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

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

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

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

8. No development shall take place, including any site preparation or demolition works, 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. For the avoidance of doubt the statement should provide details of:

- a) The location of parking provision for vehicles of site operatives and visitors
- b) The location for the loading and unloading of plant and materials
- c) The location for the storage of plant and materials used in constructing the development
- d) The erection and maintenance of security hoarding
- e) The location of wheel washing facilities that shall be made available during the construction phase of the development
- f) Measures to control the emission of dust and dirt during construction
- g) Routes to be used by vehicles carrying plant and materials to and from the site
- h) Hours of operation and the timing of deliveries
- i) Measures to ensure that construction and delivery vehicles do not impede upon access to existing properties

- j) Programme and timings of the road-sweeping of the adjacent highways network
- k) 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).

REASON: In the interests of protecting residential amenity from noise and disturbance and to satisfy the Local Planning Authority and Highway Authority that the development would not be of detriment to the safe operation of the immediate highway in the interests of highway safety and compliance with current highway legislation in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy.

9. Prior to the commencement of the development, including any demolition or site preparation works, a joint survey shall be carried out between the developer and the Highways Authority to determine the current pre-construction condition of Whalley Road. A similar repeat survey shall be carried out within six months of the completion of the last dwelling hereby approved; the findings of the surveys shall be submitted to and agreed in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall specify any works to be undertaken, and their timings, to make good any damage to Whalley Road as a result of construction works, to return the highway to the pre-construction situation/condition. The development and any remediation/repair works shall be carried out in strict accordance with the approved details.

REASON: To maintain the safe operation of the immediate highway and to ensure no long-term damage to the highway as a result of the construction phase of the development in accordance with Policies DMG1, DMG3 and Key Statement DMI2 of the Ribble Valley Core Strategy.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2015%2F0495

(Mt Hoerty spoke in favour of the above application).

8. APPLICATION NO: 3/2016/0040/P (GRID REF: SD 377352 433552)
REDEVELOPMENT OF SITE OF INFILLED LAGOONS WITH ERECTION OF NEW INVESTMENT CASTING FOUNDRY AND STAFF SPORTS HALL BUILDING WITH ASSOCIATED ACCESS, PARKING PROVISION AND LANDSCAPING AT CALDER VALE PARK, SIMONSTONE LANE, SIMONSTONE

The Head of Planning Services reported that Burnley Borough Council had no objections and the Coal Authority had no objections.

The application be DEFERRED and DELEGATED to the Director of Community Services subject to the expiration of the consultation period and completion of the departure procedures

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. This permission shall be implemented in accordance with the proposal as detailed on the following drawings:

15022_PL100 Site Location Plan 1:1500@A1 A

15022_PL101 Proposed Site Plan 1:250@A1 A

Foundry

15022_PL01 Proposed GA Ground Floor Plan 1:100@A1 A

15022_PL02 Proposed GA Amenity Plans 1:100@A1 A

15022_PL03 Proposed GA Roof Plan 1:100@A1 A

15022_PL04 Proposed GA Elevations 1:100@A1 A

15022_PL05 Proposed GA Sections 1:100@A1 A

Sports & Recreation Facility

15026_PL01 Proposed GA Ground Floor Plan 1:100@A1 A

15026_PL02 Proposed GA First Floor Plan 1:100@A1 A

15026_PL03 Proposed GA Roof Plan 1:100@A1 A

15026_PL04 Proposed GA Elevations 1:100@A1 A

15026_PL05 Proposed GA Sections 1:100@A1 A

15026_PL06 External Views - Sheet 1

3. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the increased risk of flooding in accordance with Policy DM G1 of the Core Strategy.

4. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the increased risk of flooding in accordance with Policy DM G1 of the Core Strategy.

5. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include indications of all existing trees and hedgerows on the land, and details for their protection during the course

of development and shall be in general accordance with the submitted Landscape Framework dated August 2011 and landscape masterplan drawing 629.200A. It shall indicate as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of any fencing and screening as well as providing a phasing programme for planting and details of management/maintenance of the landscaped areas across the whole of the development site. The scheme shall include indications of all existing trees and hedgerows on the land, and details for their protection during the course of development.

The approved landscaping scheme in respect of the linear woodland belt to the eastern and northern site boundaries shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed in writing by the Local Planning Authority, whether in whole or in part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted. In respect of the maintenance of the remainder of the landscaping scheme, this shall be carried out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority as part of the phasing programme for planting across the whole of the development site.

REASON: In the interests of the amenity of the area and to comply with Policy DMG1 of the Ribble Valley Districtwide Local Plan.

6. No development shall take place until a construction method statement has been submitted to and approved in writing by the Local Planning Authority for that phase. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors
 - ii) loading and unloading of plant and materials
 - iii) storage of plant and materials used in constructing the development
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
 - v) wheel washing facilities
 - vi) measures to control the emission of dust and dirt during construction
 - vii) a scheme for recycling/disposing of waste resulting from construction works

REASON: In the interests of protecting residential amenity from noise and disturbance connected to construction in accordance with Policy DMG1 of the Core Strategy Adopted Version.

7. The level of noise emitted from the site shall not exceed the following limits at Railway Terrace, bank Terrace and River Bank Terrace:

Day (0700-1930)	51 dB $L_{Aeq, 1hr}$ 48 dB $L_{Aeq, 1hr}$ 59 dB L_{Aeqhr}	at Railway Terrace at the rear of Bank Terrace at River Bank Terrace
Evening (1930-2300)	49 dB $L_{Aeq, 1hr}$ 45 dB $L_{Aeq, 1hr}$ 45 dB L_{Aeqhr}	at Railway Terrace at the rear of Bank Terrace at River Bank Terrace
Night: (2300-0700)	42 dB $L_{Aeq, 15mins}$ 38 dB $L_{Aeq, 15mins}$ 41 dB $L_{Aeq, 15mins}$	at Railway Terrace at the rear of Bank Terrace at River Bank Terrace

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

8. Roller shutter doors on buildings shall be fitted with automatic closing devices and acoustic curtains and shall not be open between 1930hrs and 0700hrs.

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

9. Prior to commencement of development, full details of security lighting or floodlighting to be installed shall be submitted to and approved in writing by the Local Planning Authority. All such installations shall be provided in accordance with the approved scheme and thereafter retained.

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

10. Prior to commencement of the development, intrusive site investigation work shall be undertaken to establish the exact situation regarding any coal mining legacy issues on the site.

REASON: In the interests of protecting development from safety and in order to ensure that the development is appropriate and to reduce any likelihood of subsidence and to ensure the safety and stability of the proposal and in accordance with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2016%2F0040

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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:

APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0681/P	Erection of milking parlour and dairy building	Yew Tree Farm Chaigley, Clitheroe
3/2015/0697/P	Replacement of dilapidated agricultural storage building	High House Farm Back Lane, Read
3/2015/0703/P	Single storey extension to rear and two storey extension to side (building over existing garage)	32 Hayhurst Road Whalley
3/2015/0716/P	Proposed extension of dormer to front elevation.	7 Clayton Court Longridge
3/2015/0769/P	Alteration of existing window to create a new front door. Alterations to existing cart opening to improve appearance including removal of double patio doors	Woodseave Barn Page Fold Off Cross Lane Waddington
3/2015/0753/P	Engineering works to form earth banked slurry lagoon	Closes Hall Farm Stump Cross Lane Bolton-by-Bowland
3/2015/0771/P	Extension and alteration of existing dwelling to create new ground floor bedroom and garage extension	Oaksmead Manor Road Copster Green
3/2015/0775/P	Proposed demolition of conservatory and construction of rear extension and roof alterations to the side	12 Moorland Road Langho
3/2015/0779/P	Proposed first floor side extension. Single storey rear sunroom extension. Porch extension to front including flat to pitch roof conversion	34 Bosburn Drive Mellor Brook
3/2015/0781/P	Proposed dormer to front	10 Langdale Avenue Clitheroe
3/2015/0787/P	Proposed single storey extension to the east elevation	The Maples Stonygate Lane, Ribchester
3/2015/0795/P	Erection of an office building (Class A2) adjacent to existing B1/B8 buildings	Fairfield Business Park Longsight Road Clayton-le-Dale
3/2015/0798/P	Illuminated hanging sign, illuminated fascia sign and non-illuminated hoarding sign to front elevation	3B Inglewhite Road Longridge
3/2015/0803/P	Proposed single storey rear extension	Shenstone, Manor Road Copster Green

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0820/P	Change of use to a personal training/martial arts facility	Unit 7 - 8 Berry Lane Longridge
3/2015/0821/P	Demolition of existing single storey side extension and erection of two storey side and single storey rear extension / sun room	2 Pickering Fold Farm Bezza Lane Balderstone
3/2015/0824/P	Single storey extension to rear	Dinckley Grange Barn Ribchester Road, Langho
3/2015/0828/P	Erection of dormers to SE and NW sides of roof	36 Eastfield Drive West Bradford
3/2015/0830/P	Erection of timber building for the storage of historical military vehicles	Meadow Top Farm Back Lane, Chipping
3/2015/0834/P	Non material amendment to planning permission 3/2012/0449 comprising alteration to canopy design, fenestration details and slight increase in length	Park Hey House Stoneygate Lane Knowle Green
3/2015/0838/P	Certificate of Lawfulness for a proposed detached flat roof garage	23 Windsor Avenue Longridge
3/2015/0840/P	Single storey garage extension to side	34 Mearley Syke Clitheroe
3/2015/0842/P	Application for retention of unauthorised extension to rear	20 Ribblesdale Road Ribchester
3/2015/0844/P	Retention of unauthorised elevated platform with 'tree house' overhanging adjacent woodland	18 Netherwood Gardens Brockhall Village
3/2015/0854/P	Proposed rear and side extensions, front porch and bay window	64 Branch Road Mellor
3/2015/0856/P	Variation of condition 2 of planning permission 3/2014/0445 to allow retention of unauthorised works - repositioning agricultural access	Clitheroe Road Whalley
3/2015/0871/P	Demolition of ancillary outbuildings to side and rear. Erection of single and two storey side extension with balcony and single storey rear extension. Insertion of new window openings at first floor level in	Hollin Hall Farm Whalley Old Road Billington
Cont/		

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont...	gable wall and roof lights in rear roof slope	
3/2015/0872/P	Dormer extensions to front and rear	60 Pasturelands Drive Billington
3/2015/0874/P	Single storey rear and side extension and internal alterations	4 Calfcote Lane Longridge
3/2015/0881/P	Roof to cover existing manure store	Braddup House Cross Lane, Bashall Eaves
3/2015/0884/P	Alterations and extension into integral garage including new access and drive	Sunningdale Garstang Road, Chipping
3/2015/0891/P	Conversion of garage to habitable room and erection of single storey extension to side and rear	2a Alderford Close Clitheroe
3/2015/0892/P	Proposed two storey and single storey extension to side. Addition of pitched roof to existing double garage	1 The Fields Sabden
3/2015/0896/P	Replacement windows with double glazed steel units and internal refurbishment	Longridge CE School Berry Lane, Longridge
3/2015/0897/P	Discharge of Condition(s) 3 (Tree Survey and Method Statement), 5 (Planting scheme), 8 (Archaeology) and partial discharge of 7 (Barn Owl Boxes) of planning permission 3/2013/0538	Cocklick End Farmhouse and Barn School Lane Slaidburn
3/2015/0908/P	Non material amendment to planning permission 3/2015/0637 to 1) Add chimney on the south gable of the original house. 2) To incorporate bi-folding doors in the proposed garden room in place of double doors and side light within the approved external opening. 3) To form small window in the rear wall to serve the WC	Orchard House Main Street Grindleton
3/2015/0909/P	Two storey / single storey rear extension with garage conversion	26 Hayhurst Road Whalley
3/2015/0912/P	Substitution of House types at Plots 3,4,5	6 Eden Gardens Brockhall Village, Langho

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0922/P	Single storey rear extension	27 Painter Wood Whalley Old Road Billington
3/2015/0955/P	Erection of a two and single storey extension at the rear and re-rendering of the building and fenestration alterations	Peels Cottage Eaves Hall Lane West Bradford
3/2016/0966/P	Additional floor space and changes to the layout of building D	Former Genus Site Mitton Road, Whalley
3/2015/1007/P	Discharge of conditions 3 Construction Management Plan, 4 Vehicular Access, 5 Visibility Splay, 6 Protected Species, 7 Landscaping, 8 Materials, 9 Obscure Glass Screens of planning permission for one dwelling	Land at Chapel Close Low Moor Clitheroe
3/2015/1009/P	Discharge of conditions 1 (timescale) and 7 (door and window paint) from planning permission 3/2015/0575 at land	Chapel Hill Longridge
3/2015/1035/P	Change of use from holiday let to bunk house and site reception facilities	Swinglehurst Cottages Garstang Road, Chipping
3/2016/0012/P & 3/2016/0013/P	Planning and Listed Building Consent for demolition of existing kitchen extension and replacement with larger extension, utility room and internal alterations and windows	Edisford Hall Farmhouse Edisford Bridge Pig Hill Great Mitton

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0509/P	Demolition of existing poultry sheds and construction of new detached dwelling at land adjacent	Southport House Sawley Road Sawley	Prominent and incongruous development which is harmful to the character and appearance of Sawley Conservation Area, the setting of listed buildings and the cultural heritage of the AONB. Contrary to Core Strategy EN5, DMG1, DME4 and

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			DMG2 and NPPF paragraph 17, 60, 115, 131 and 132. Creation of a new dwelling in the defined open countryside harming the development strategy for the borough. Unsustainable form of development in a location that does not benefit from adequate access to local services or facilities. Contrary to Core Strategy DS1, DS2, DMG2, DMG3 and DMH3.

3/2015/0823/P	Proposed removal of existing garage and the formation of a single storey extension to the rear and side of the existing house.	Hillcrest Barker Lane Mellor	Contrary to Key Statements EN1 and EN2 and policies DMG1, DMH5 and DME2 of the Ribble Valley Core Strategy and Section 9 of the NPPF.
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599 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER PART 3, **CLASS Q**, PRIOR APPROVAL APPLICATION FOR CHANGE OF USE OF AGRICULTURAL BUILDING TO DWELLINGHOUSES

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0937/P	Prior notification application for change of use of agricultural building to dwelling-house – Class Q(a)	Land off New Lane Withgill

600 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0947/P	Demolition of existing detached garage and erection of two semi-detached dwellings with garages, including two new vehicular accesses	Northlands Ribblesdale Avenue Clitheroe

601 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2015/0266	Primrose Works Primrose Road Clitheroe	20/8/15	18	With Applicants Solicitor
3/2015/0895	Land at Higher Standen Farm Clitheroe	17/12/15		With Legal

<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>
3/2015/0159	Twinbrook Clitheroe	12/11/15	N/A	N/A	Decision 14/1/16

602 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		Appeal withdrawn by appellant 18/12/15
3/2014/0697 R	29/06/15	Land adj Clitheroe Road West Bradford	WR		Awaiting decision
3/2015/0272 R	22/07/15	Curtis House Longridge	WR		Appeal dismissed 09/12/15
3/2014/0755 R	22/07/15	Mellor Lodge Gatehouse Mellor	WR		Appeal dismissed 18/12/15
3/2014/0846 R	12/08/15	Land at 23-25 Old Row Barrow	Hearing	18/11/15 20/01/16	Adjourned – further date to be set
3/2014/0183 R	13/08/15	Land at Malt Kiln Brow, Chipping	Hearing	Provisionally 15/03/16	Awaiting decision
3/2014/0226 R	13/08/15	Kirk Mill and Kirk House, Chipping	Hearing	Linked with 3/2014/0183	Awaiting decision
3/2015/0200 R	23/09/15	Land rear of Beech Cottage Lovely Hall Lane Copster Green	Hearing	15/12/15	Awaiting decision
3/2015/0565 R	24/09/15	Coach House Main Street Bolton by Bowland	WR		Awaiting decision

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2015/0566 R	24/09/15	Coach House Main Street Bolton by Bowland	WR	Linked with 3/2015/0565	Awaiting decision
3/2015/0517	07/10/15	Wolfen Hall Fish House Lane Chipping	WR		Awaiting decision
3/2015/0518	07/10/15	Wolfen Hall Fish House Lane Chipping	WR	Linked with 3/2015/0517	Awaiting decision
3/2015/0016	29/10/15	Cowley Brook Farm Higher Road Longridge	WR		Awaiting decision
3/2015/0333	30/10/15	2 Halstead Mews Rimington	HH		Appeal Dismissed 17/12/15
3/2015/0345	30/10/15	1 Halstead Mews Rimington	HH		Appeal Allowed 17/12/15
3/2015/0685	05/11/15	6 Woodcrest Wilpshire	HH		Appeal Allowed 21/12/15
3/2014/1025	18/11/15	Rattenclough Fm Wesley Street Sabden	WR		Statement due 23/12/15
3/2015/0711	16/11/15	19 Whalley Rd Sabden	HH		Appeal Allowed 31/12/15
3/2015/0578	24/11/15	Oakfield Longsight Rd Clayton-le-Dale	WR		Statement due 29/12/15
3/2015/0453	03/12/15	Cherry Tree Fm Chipping Rd Chaigley	WR		Statement due 08/01/16
3/2015/0211	30/11/15	Land between 52/54 Knowsley Rd Wilpshire	WR		Statement due 04/01/15

603 LANCASHIRE COUNTY COUNCIL PROVISION OF SERVICES

The Director of Community Services submitted a report informing Members of some of the changes envisaged in relation to the service provision of Lancashire County Council for the planning function of Ribble Valley Borough Council. As a result of the financial cuts envisaged by the County Council, they had indicated a reduction in the service to be provided to the Borough Council in relation to archaeology, ecology and agricultural advice as well as the countryside service.

RESOLVED: That the report be noted.

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APPEALS

- a) 3/2015/0711/P – Single Storey rear extension at 19 Whalley Road, Sabden – appeal allowed with conditions.

The meeting closed at 8.20pm.

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