



# Ribble Valley Borough Council

www.ribblevalley.gov.uk

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, 26 APRIL 2016** at **6.30PM**

CHIEF EXECUTIVE  
18 April 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 **1 March 2016**.
5. Mayoral Communications.
6. Presentation of Long Service Awards.
7. Combined Authority for Lancashire – report of Chief Executive – 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).

<b>COMMITTEE MEETINGS: 1 MARCH TO 14 APRIL 2016</b>			
<b>COMMITTEES</b>	<b>DATE OF MEETING</b>	<b>PAGE</b>	<b>MINUTE NO'S</b>
COUNCIL	1 MARCH	1 – 14	605 – 615
COMMUNITY	15 MARCH	15 – 22	616 – 629
PLANNING & DEVELOPMENT	17 MARCH	23 – 31	630 – 641
PERSONNEL	23 MARCH	32 – 34	642 – 653
ACCOUNTS & AUDIT	30 MARCH	35 – 38	654 – 666
HEALTH & HOUSING	31 MARCH	39 – 42	667 – 678

<b>COMMITTEE MEETINGS: 1 MARCH TO 14 APRIL 2016</b>			
<b>COMMITTEES</b>	<b>DATE OF MEETING</b>	<b>PAGE</b>	<b>MINUTE NO'S</b>
POLICY & FINANCE	5 APRIL	43 – 49	679 – 697
PARISH COUNCIL LIAISON	7 APRIL	50 – 53	698 – 705
LICENSING	12 APRIL	54 – 56	706 – 714
PLANNING & DEVELOPMENT	14 APRIL	57 – 85	715 – 725

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, 1 March 2016, starting at 6.30pm  
Present: Councillor B Hilton (Chairman)

Councillors:

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

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

The meeting opened with a minute's silence in respect of former Mayor and Honorary Alderman, Ted Boden, who had died recently.

### 605 PRAYERS

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

### 606 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Bennet, I Brown, S Carefoot, R Elms, R Newmark, M Robinson, R Swarbrick.

### 607 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

### 608 PUBLIC PARTICIPATION

Mr D Berryman asked a question regarding the development of Montgomerie Gardens at the southern end of Woone Lane and the Section 106 conditions that applied to it. He asked if monies had been transferred in accordance with the agreement and if any plans were in place for the regeneration of Primrose Lodge.

The Chairman of Planning and Development Committee, Councillor Bibby, thanked Mr Berryman for his question and confirmed that monies had been collected from developers to contribute towards Primrose Lodge. An initial

£75,000 had been received and a further £80,000 was due. Money had also been allocated towards survey work and the Council's Countryside Officer was in dialogue with Lancashire Wildlife Trust in relation to managing the site as a Local Nature Reserve.

609 COUNCIL MINUTES

The minutes of the meeting of the Council held on 15 December 2015 were confirmed as a correct record and signed by the Chairman.

610 MAYORAL COMMUNICATIONS

The Mayor reported on engagements that she had attended since the last meeting and highlighted three particular areas. Firstly, she extended her personal thanks and appreciation to the Chief Executive, Directors and Officers for their contribution to the response to the flooding in Whalley over the Christmas period.

In the run up to Christmas the Mayor had also attended numerous church services, concerts and nativity services across the borough.

Finally the Mayor reported on a recent event where she had been asked to present the Légion d'honneur to Mr Heseltine from Clitheroe. She had been very privileged and honoured to do so.

611 STATUTORY BUDGET CONSULTATIONS WITH NON-DOMESTIC RATE PAYER REPRESENTATIVES AND VOLUNTARY ORGANISATIONS

Consideration was given to the report of the Director of Resources referring to a meeting which had taken place with representatives and non-domestic rate payers on the Council's budget proposals. The meeting had been attended by Mr Williams of Clitheroe Chamber of Trade and Mr Atherton of Whalley Chamber of Trade and Councillors Hirst and Thompson.

RESOLVED: That Members receive the report.

612 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

Consideration was given to the written report of the Director of Resources concerning the budget for 2016/17 and the setting of the different amounts of Council Tax for different parts of the Council's area where special items applied (Parish Precepts).

Enclosed with the report was the budget summary of the financial year 2016/17 which contained details of revenue and capital requirements. Approval of the budget proposals contained in the report was proposed by Councillor S Hirst and seconded by Councillor T Hill. In his budget speech the Leader confirmed that by 2020 the central finance grant would disappear but beyond that details of a promised business rate retention rate scheme were uncertain. In addition New Homes Bonus funding would be subject to changes.

The Leader noted the challenges that had been faced in reaching a balanced budget that preserved service standards for the residents of the borough. He was pleased to report that this had been achieved once again this year, together with continuing job security for all Council staff. In balancing income streams to meet the total requirement of over £6m the Council had proceeded with caution and prudence and with a constant watch upon efficiency savings, income generation and control of overheads. Following a record Council Tax freeze of six years, the Leader reported that the Government had allowed the Council, as a low tax authority, to raise its Band D Council Tax by a flat £5.

In addition the Council had made prudent use of New Homes Bonus income and a contribution from reserves in order to reach a balanced budget.

The Leader was also pleased that the Council had been able to propose a modest but effective and affordable capital programme for the year 2016/19.

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

The Leader of the Opposition, Councillor A Knox, added his thanks to officers for their work in preparing the budgets.

Members then debated the budget proposal. At the end of the debate a recorded vote was taken.

The following Members voted for the motion:

P Ainsworth	P Elms	S Hind	G Scott
J Alcock	G Geldard	S Hirst	R Sherras
S Atkinson	L Graves	J Holgate	D Smith
S Bibby	R Hargreaves	S Hore	D Taylor
A Brown	T Hill	G Mirfin	R Thompson
S Brunskill	B Hilton	J Rogerson	N Walsh
P Dobson	K Hind	I Sayers	J White
P Dowson			

The following Members abstained:

M Fenton	A Knox
M French	S Knox

The motion was carried.

RESOLVED: That the Council:

1. approve the following submitted by the Policy and Finance Committee and included in the budget summary book:
  - a) the revised estimates of 2015/16 and the revenue estimates for 2016/17;

- b) the revised capital programme for 2015/16 and the forward capital programme for 2016/19.
2. approve the Prudential indicators, borrowing limits and MRP policy statement as set out in Annex 1 of the report;
3. note that under delegated powers in accordance with Section 84 of the Local Government Finance Act 2003, the Council determined the following amounts for 2016/17, in accordance with the Local Authority's (Calculation of Council Tax Base) Regulation 1992 (as amended) as its Council Tax base for the year:
- a) 22,024 being the amount of its Council Tax Base for the whole district [item T and the formula in Section 31B of the Local Government Finance Act 1992 as amended (the Act)], and

b)

<b>Parish Area</b>	<b>Tax base</b>
Aighton, Bailey & Chaigley	443
Balderstone	193
Barrow	353
Bashall Eaves, Great Mitton & Little Mitton	202
Billington & Langho	2,032
Bolton by Bowland, Gisburn Forest & Sawley	477
Bowland Forest (High)	73
Bowland Forest (Low)	77
Bowland with Leagram	83
Chatburn	374
Chipping	481
Clayton le Dale	495
Clitheroe	4,961
Dinckley	44
Downham	49
Dutton	104
Gisburn	197
Grindleton	345
Horton	46
Hothersall	73
Longridge	2,657
Mearley	8
Mellor	991
Newsholme	20

<b>Parish Area</b>	<b>Tax base</b>
Newton	145
Osbaldeston	110
Paythorne	44
Pendleton	106
Ramsgreave	281
Read	552
Ribchester	650
Rimington & Middop	221
Sabden	515
Salesbury	186
Simonstone	490
Slaidburn & Easington	154
Thornley with Wheatley	160
Twiston	37
Waddington	455
West Bradford	360
Whalley	1,496
Wilpshire	1,065
Wiswell	176
Worston	43
	<b>22,024</b>

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

4. Calculate that the Council Tax requirement for the Council's own purposes for 2016/17 (excluding Parish precepts) is £3,208.677.
5. Calculate the following amounts for 2016/17, in accordance with Sections 31 to 36 of the Act:
  - a) £26,519,479 Being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(2) of the Act taking into account all precepts issued to it by Parish Councils.
  - b) £22,934,023 Being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(3) of the Act.

- c) £3,585,456 Being the amount by which the aggregate at 5(a) above exceeds the aggregate at 5(b) above, calculated by the Council in accordance with Section 31A(4) of the Act as its Council Tax requirement for the year. (Item R in the formula in Section 31B of the Act).
- d) £162.80 Being the amount at 5(c) above (Item R), all divided by Item T (3(a) above), calculated by the Council, in accordance with Section 31B of the Act, as the basic amount of its Council Tax for the year (including Parish precepts).
- e) £376,779 Being the aggregate amount of all special items (Parish precepts) referred to in Section 34(1) of the Act.
- f) £145.69 Being the amount at 5(d) above less the result given by dividing the amount at 5(e) above by Item T (3(a) above), calculated by the Council, in accordance with Section 34(2) of the Act, as the basic amount of its Council Tax for the year for dwellings in those parts of its area to which no Parish precept relates.
- g) Aggregate of the basic amount of council tax for Ribble Valley Borough Council and Parish precept for Band D properties:

<b>Parts of the Council's area</b>		<b>£</b>
Aighton, Bailey & Chaigley		156.86
Balderstone		152.11
Barrow		167.01
Bashall Eaves, Great Mitton & Little Mitton		151.64
Billington & Langho		153.72
Bolton by Bowland, Gisburn Forest & Sawley		156.08
Bowland Forest Higher		175.22
Bowland Forest Lower		161.27
Bowland with Leagram		148.10
Chatburn		176.10
Chipping		161.49
Clayton le Dale		151.53
Clitheroe		165.10
Dinckley		145.69
Downham		145.69
Dutton		150.50



<b>Parts of the Council's area</b>		<b>£</b>
Gisburn		165.70
Grindleton		167.43
Horton		145.69
Hothersall		155.96
Longridge		169.78
Mearley		145.69
Mellor		160.12
Newsholme		145.69
Newton		162.77
Osbaldeston		152.05
Paythorne		145.69
Pendleton		157.85
Ramsgreave		151.57
Read		160.28
Ribchester		157.32
Rimington & Middop		163.62
Sabden		173.80
Salesbury		171.50
Simonstone		162.42
Slaidburn & Easington		157.05
Thornley with Wheatley		155.24
Twiston		145.69
Waddington		175.36
West Bradford		163.73
Whalley		167.11
Wilpshire		160.60
Wiswell		165.63
Worston		145.69

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

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

VALUATION BANDS								
	A £	B £	C £	D £	E £	F £	G £	H £
Aighton, Bailey & Chaigley	104.58	122.00	139.43	156.86	191.72	226.57	261.44	313.72
Balderstone	101.41	118.30	135.21	152.11	185.92	219.71	253.52	304.22
Barrow	111.34	129.89	148.45	167.01	204.13	241.24	278.35	334.02
Bashall Eaves, Great Mitton & Little Mitton	101.10	117.94	134.79	151.64	185.34	219.03	252.74	303.28
Billington & Langho	102.48	119.56	136.64	153.72	187.88	222.04	256.20	307.44
Bolton by Bowland, Gisburn Forest & Sawley	104.06	121.39	138.74	156.08	190.77	225.45	260.14	312.16
Bowland Forest Higher	116.82	136.28	155.75	175.22	214.16	253.09	292.04	350.44
Bowland Forest Lower	107.52	125.43	143.35	161.27	197.11	232.94	268.79	322.54
Bowland with Leagram	98.74	115.18	131.64	148.10	181.02	213.92	246.84	296.20
Chatburn	117.40	136.96	156.53	176.10	215.24	254.37	293.50	352.20
Chipping	107.66	125.60	143.54	161.49	197.38	233.26	269.15	322.98
Clayton le Dale	101.02	117.85	134.69	151.53	185.21	218.88	252.55	303.06
Clitheroe	110.07	128.41	146.75	165.10	201.79	238.48	275.17	330.20
Dinckley	97.13	113.31	129.50	145.69	178.07	210.44	242.82	291.38
Downham	97.13	113.31	129.50	145.69	178.07	210.44	242.82	291.38
Dutton	100.34	117.05	133.78	150.50	183.95	217.39	250.84	301.00
Gisburn	110.47	128.87	147.29	165.70	202.53	239.34	276.17	331.40
Grindleton	111.62	130.22	148.82	167.43	204.64	241.84	279.05	334.86
Horton	97.13	113.31	129.50	145.69	178.07	210.44	242.82	291.38
Hothersall	103.98	121.30	138.63	155.96	190.62	225.27	259.94	311.92
Longridge	113.19	132.05	150.91	169.78	207.51	245.24	282.97	339.56
Mearley	97.13	113.31	129.50	145.69	178.07	210.44	242.82	291.38
Mellor	106.75	124.53	142.33	160.12	195.71	231.28	266.87	320.24
Newsholme	97.13	113.31	129.50	145.69	178.07	210.44	242.82	291.38
Newton	108.52	126.59	144.68	162.77	198.95	235.11	271.29	325.54
Osbaldeston	101.37	118.26	135.15	152.05	185.84	219.63	253.42	304.10
Paythorne	97.13	113.31	129.50	145.69	178.07	210.44	242.82	291.38
Pendleton	105.24	122.77	140.31	157.85	192.93	228.00	263.09	315.70
Ramsgreave	101.05	117.88	134.73	151.57	185.26	218.93	252.62	303.14
Read	106.86	124.66	142.47	160.28	195.90	231.51	267.14	320.56

VALUATION BANDS								
	A	B	C	D	E	F	G	H
	£	£	£	£	£	£	£	£
Ribchester	104.88	122.36	139.84	157.32	192.28	227.24	262.20	314.64
Rimington & Middop	109.08	127.26	145.44	163.62	199.98	236.34	272.70	327.24
Sabden	115.87	135.17	154.49	173.80	212.43	251.04	289.67	347.60
Salesbury	114.34	133.38	152.44	171.50	209.62	247.72	285.84	343.00
Simonstone	108.28	126.32	144.37	162.42	198.52	234.61	270.70	324.84
Slaidburn & Easington	104.70	122.15	139.60	157.05	191.95	226.85	261.75	314.10
Thornley with Wheatley	103.50	120.74	137.99	155.24	189.74	224.23	258.74	310.48
Twiston	97.13	113.31	129.50	145.69	178.07	210.44	242.82	291.38
Waddington	116.91	136.39	155.87	175.36	214.33	253.30	292.27	350.72
West Bradford	109.16	127.34	145.54	163.73	200.12	236.50	272.89	327.46
Whalley	111.41	129.97	148.54	167.11	204.25	241.38	278.52	334.22
Wilpshire	107.07	124.91	142.75	160.60	196.29	231.98	267.67	321.20
Wiswell	110.42	128.82	147.22	165.63	202.44	239.24	276.05	331.26
Worston	97.13	113.31	129.50	145.69	178.07	210.44	242.82	291.38

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

6. Note, that for 2016/17 Lancashire County Council has stated the following amounts in precepts issued to the Council, in accordance with Section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below.

Valuation Bands							
A	B	C	D	E	F	G	H
£	£	£	£	£	£	£	£
783.24	913.78	1,044.32	1,174.86	1,435.94	1,697.02	1,958.10	2,349.72

7. Note, that for 2016/17 the Police and Crime Commissioner for Lancashire has stated the following amounts in precepts issued to the Council, in accordance with Section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below.

Valuation Bands							
A £	B £	C £	D £	E £	F £	G £	H £
108.15	126.17	144.20	162.22	198.27	234.32	270.37	324.44

8. Note, that for 2016/17 the Lancashire Combined Fire Authority has stated the following amounts in precepts issued to the Council, in accordance with Section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below.

Valuation Bands							
A £	B £	C £	D £	E £	F £	G £	H £
43.67	50.94	58.22	65.50	80.06	94.61	109.17	131.00

9. Having calculated the aggregate in each case of the amounts at 5(h), 6, 7 and 8 above, the Council, in accordance with Section 30(2) of the Act, hereby sets the following amounts as the amounts of council tax for 2016/17 for each of the categories of dwellings shown below:

VALUATION BANDS								
	A £	B £	C £	D £	E £	F £	G £	H £
Aighton, Bailey & Chaigley	1,039.64	1,212.89	1,386.17	1,559.44	1,905.99	2,252.52	2,599.08	3,118.88
Balderstone	1,036.47	1,209.19	1,381.95	1,554.69	1,900.19	2,245.66	2,591.16	3,109.38
Barrow	1,046.40	1,220.78	1,395.19	1,569.59	1,918.40	2,267.19	2,615.99	3,139.18
Bashall Eaves, Great Mitton & Little Mitton	1,036.16	1,208.83	1,381.53	1,554.22	1,899.61	2,244.98	2,590.38	3,108.44
Billington & Langho	1,037.54	1,210.45	1,383.38	1,556.30	1,902.15	2,247.99	2,593.84	3,112.60
Bolton by Bowland, Gisburn Forest & Sawley	1,039.12	1,212.28	1,385.48	1,558.66	1,905.04	2,251.40	2,597.78	3,117.32
Bowland Forest (High)	1,051.88	1,227.17	1,402.49	1,577.80	1,928.43	2,279.04	2,629.68	3,155.60
Bowland Forest (Low)	1,042.58	1,216.32	1,390.09	1,563.85	1,911.38	2,258.89	2,606.43	3,127.70
Bowland with Leagram	1,033.80	1,206.07	1,378.38	1,550.68	1,895.29	2,239.87	2,584.48	3,101.36
Chatburn	1,052.46	1,227.85	1,403.27	1,578.68	1,929.51	2,280.32	2,631.14	3,157.36
Chipping	1,042.72	1,216.49	1,390.28	1,564.07	1,911.65	2,259.21	2,606.79	3,128.14
Clayton le Dale	1,036.08	1,208.74	1,381.43	1,554.11	1,899.48	2,244.83	2,590.19	3,108.22
Clitheroe	1,045.13	1,219.30	1,393.49	1,567.68	1,916.06	2,264.43	2,612.81	3,135.36
Dinckley	1,032.19	1,204.20	1,376.24	1,548.27	1,892.34	2,236.39	2,580.46	3,096.54
Downham	1,032.19	1,204.20	1,376.24	1,548.27	1,892.34	2,236.39	2,580.46	3,096.54
Dutton	1,035.40	1,207.94	1,380.52	1,553.08	1,898.22	2,243.34	2,588.48	3,106.16
Gisburn	1,045.53	1,219.76	1,394.03	1,568.28	1,916.80	2,265.29	2,613.81	3,136.56

VALUATION BANDS								
	A	B	C	D	E	F	G	H
	£	£	£	£	£	£	£	£
Grindleton	1,046.68	1,221.11	1,395.56	1,570.01	1,918.91	2,267.79	2,616.69	3,140.02
Horton	1,032.19	1,204.20	1,376.24	1,548.27	1,892.34	2,236.39	2,580.46	3,096.54
Hothersall	1,039.04	1,212.19	1,385.37	1,558.54	1,904.89	2,251.22	2,597.58	3,117.08
Longridge	1,048.25	1,222.94	1,397.65	1,572.36	1,921.78	2,271.19	2,620.61	3,144.72
Mearley	1,032.19	1,204.20	1,376.24	1,548.27	1,892.34	2,236.39	2,580.46	3,096.54
Mellor	1,041.81	1,215.42	1,389.07	1,562.70	1,909.98	2,257.23	2,604.51	3,125.40
Newsholme	1,032.19	1,204.20	1,376.24	1,548.27	1,892.34	2,236.39	2,580.46	3,096.54
Newton	1,043.58	1,217.48	1,391.42	1,565.35	1,913.22	2,261.06	2,608.93	3,130.70
Osbaldeston	1,036.43	1,209.15	1,381.89	1,554.63	1,900.11	2,245.58	2,591.06	3,109.26
Paythorne	1,032.19	1,204.20	1,376.24	1,548.27	1,892.34	2,236.39	2,580.46	3,096.54
Pendleton	1,040.30	1,213.66	1,387.05	1,560.43	1,907.20	2,253.95	2,600.73	3,120.86
Ramsgreave	1,036.11	1,208.77	1,381.47	1,554.15	1,899.53	2,244.88	2,590.26	3,108.30
Read	1,041.92	1,215.55	1,389.21	1,562.86	1,910.17	2,257.46	2,604.78	3,125.72
Ribchester	1,039.94	1,213.25	1,386.58	1,559.90	1,906.55	2,253.19	2,599.84	3,119.80
Rimington & Middop	1,044.14	1,218.15	1,392.18	1,566.20	1,914.25	2,262.29	2,610.34	3,132.40
Sabden	1,050.93	1,226.06	1,401.23	1,576.38	1,926.70	2,276.99	2,627.31	3,152.76
Salesbury	1,049.40	1,224.27	1,399.18	1,574.08	1,923.89	2,273.67	2,623.48	3,148.16
Simonstone	1,043.34	1,217.21	1,391.11	1,565.00	1,912.79	2,260.56	2,608.34	3,130.00
Slaidburn & Easington	1,039.76	1,213.04	1,386.34	1,559.63	1,906.22	2,252.80	2,599.39	3,119.26
Thornley with Wheatley	1,038.56	1,211.63	1,384.73	1,557.82	1,904.01	2,250.18	2,596.38	3,115.64
Twiston	1,032.19	1,204.20	1,376.24	1,548.27	1,892.34	2,236.39	2,580.46	3,096.54
Waddington	1,051.97	1,227.28	1,402.61	1,577.94	1,928.60	2,279.25	2,629.91	3,155.88
West Bradford	1,044.22	1,218.23	1,392.28	1,566.31	1,914.39	2,262.45	2,610.53	3,132.62
Whalley	1,046.47	1,220.86	1,395.28	1,569.69	1,918.52	2,267.33	2,616.16	3,139.38
Wilpshire	1,042.13	1,215.80	1,389.49	1,563.18	1,910.56	2,257.93	2,605.31	3,126.36
Wiswell	1,045.48	1,219.71	1,393.96	1,568.21	1,916.71	2,265.19	2,613.69	3,136.42
Worston	1,032.19	1,204.20	1,376.24	1,548.27	1,892.34	2,236.39	2,580.46	3,096.54

613

## LEADER'S REPORT

The Leader began by reflecting on the impact of the Boxing Day floods which had left over 250 properties inundated. He expressed his immense pride in the work of Ribble Valley officers, staff and Members who had played such a valuable part in the recovery efforts. He confirmed that CMT and staff who supported the residents of Whalley had the genuine gratitude and appreciation of all Members of the Council.

The Leader also acknowledged the way in which many individuals and charitable organisations had come forward and in an all-round response to those affected by the trauma and distress of the flooding, which clearly reflected the community

spirit and civic pride of Ribble Valley residents. The Leader confirmed that a de-brief process was now underway and that Councillor Hill, the Chief Executive and himself had met with the County Leader and the County's Lead Officer on flooding to deal with issues of concern that had arisen in relation to the response to the event. The meeting had been constructive and Councillor Hill was now working through further detailed issues with a Senior Officer who had been allocated specifically to Ribble Valley. Updates on discussions would be reported to future meetings of Policy and Finance Committee.

The Leader was pleased that towards the end of 2015 Barnfield Construction Ltd had been selected as the Council's preferred partner for the redevelopment of the Clitheroe Market Site. This represented a significant investment of over £8m in the town, which would do much to support economic prosperity in the borough.

Next the Leader reported on the ongoing work in relation to the Lancashire Combined Authority proposal which was a process that would require an increasing focus for the coming year. He confirmed that 14 Lancashire Council's had now agreed a draft proposal to move into "shadow" status and this would be presented to all Councils over the coming months. He confirmed that the Council's own position in relation to this would be discussed at the next full Council meeting.

Finally the Leader extended the Council's most sincere best wishes to the Deputy Mayor, Councillor Carefoot, his wife the Mayoress, and family at a very difficult time for them all.

614

#### LEADER'S QUESTION TIME

The Leader of the Opposition, Councillor A Knox, also added the best wishes of his group to Councillor Carefoot, his wife and family.

Councillor Knox then asked what action the Council was taking to stop the spread of Alabama Rot to the Ribble Valley. The Leader thanked Councillor Knox for his question and confirmed that Alabama Rot was a rare but deadly disease that could affect dogs. Although it was thought that infection was picked up on dogs paws and legs on muddy walks, it was not known how the disease was caused or how it could be prevented. As a result a regime or measures that could be taken to prevent infection had not yet been identified. However he could confirm that the Council would publish cautionary advice on its website in relation to the risk of Alabama Rot.

In a supplementary statement Councillor Knox suggested that it would be helpful for the Council's Dog Wardens to work with dog walkers to pass on information regarding the risks of Alabama Rot.

Next Councillor Knox asked what the implications were for the Council following Lancashire County Council's decision to "mothball" the Farrington and Thornton recycling plants. The Leader confirmed that the County Council had not consulted with districts on their plans to "mothball" the facilities and so it was difficult to provide an accurate assessment of the full implications to date. However the immediate effect was that the Council had been instructed to cease the collection of food waste with garden waste before the 1 April 2016. The Leader understood that the closure of the facilities treating general/residual

waste (MBT) would result in the waste being landfilled which, whilst not having an immediate effect on the Council operationally or financially, that would have a significant impact on both the District, and County, recycling performance. The Leader also reported that the Council had been asked by other districts to host an urgent meeting of District Officers to discuss the closure of the treatment facilities and the consequent impact on the future of the Lancashire Waste Management Strategy and the Lancashire Waste Partnership.

Finally, Councillor Knox asked how many parking tickets had been issued in the Council's car parks in each of the past 5 years. The Leader reported the following figures:

2011	1,287
2012	1,357
2013	858
2014	904
2015	593

#### 615 COMMITTEE MINUTES

(i) Planning and Development Committee – 17 December 2015

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

(ii) Community Services Committee – 12 January 2016

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

(iii) Planning and Development Committee – 14 January 2016

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

(iv) Personnel Committee – 20 January 2016

RESOLVED: That the minutes of the above meeting be received with the exception of minute number 521.

#### MINUTE 521 – ANNUAL PAY POLICY STATEMENT

RESOLVED: That the Annual Pay Policy Statement 2016/17 be approved.

(v) Health and Housing Committee – 21 January 2016

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

(vi) Policy and Finance Committee – 26 January 2016

RESOLVED: That the minutes of the above meeting be received with the exception of minute number 557.

#### MINUTE 557 – LOCAL COUNCIL TAX SUPPORT SCHEME 2016/17

RESOLVED: That the Local Council Tax Support Scheme for 2016/17 be approved.

(vii) Parish Council Liaison Committee – 28 January 2016

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

(viii) Special Policy and Finance Committee – 9 February 2016

RESOLVED: That the minutes of the above meeting be received with the exception of minute numbers 589 and 590 which had already been dealt with earlier in the meeting.

(ix) Planning and Development Committee – 11 February 2016

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

The meeting closed at 7.40pm.

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



# RIBBLE VALLEY BOROUGH COUNCIL REPORT TO COUNCIL

Agenda Item No.

meeting date: 26 APRIL 2016  
title: DEVELOPMENT OF A COMBINED AUTHORITY FOR LANCASHIRE  
submitted by: CHIEF EXECUTIVE  
principal author: MARSHAL SCOTT

## 1 PURPOSE

- 1.1 The purpose of this report is to update members on the progress on the Lancashire Combined Authority proposals, outline the response to the public consultation exercise and seek agreement for the Council to become a constituent member of a Combined Authority for Lancashire.

## 2 BACKGROUND

- 2.1 Members will be aware that in October 2014 Council Leaders indicated their wish to develop closer collaborative working across Lancashire on economic related matters and to explore the options in this regard.
- 2.2 In order to determine whether the existing arrangements are effective or would benefit from change the Leaders asked that a Governance Review be undertaken. The Council considered the Governance Review and draft Scheme of Governance at its meeting on 15 December 2015.

## 3 LANCASHIRE COMBINED AUTHORITY

- 3.1 As part of the Governance Review Leaders developed ambitions for Lancashire. These are:
- Prosperous Lancashire – a Lancashire that is recognised as a destination of choice, to invest in, do business in, live or visit;
  - Connected Lancashire – digital and transport connectivity to promote inclusive growth;
  - Skilled Lancashire – a skilled workforce to meet the demands of employers and future business growth;
  - Better Homes for Lancashire – better living standards for residents with good quality homes and a wide housing offer;
  - Public services working together for Lancashire – integrated public services at the heart of local communities giving everyone the opportunity for a healthier life.
- 3.2 Leaders have recognised that some of the ambitions set out above can be delivered through the existing excellent partnership arrangements in place across the County geography. However, in order to attract and maintain economic growth and achieve a prosperous Lancashire for all, we need to demonstrate that Lancashire means business

and provide reassurance that we have strong, robust governance arrangements in place and a commitment to work together.

3.3 The Lancashire Combined Authority will provide a legally constituted body operating across Lancashire to take strategic decisions on transport, economic development and regeneration and strengthen the relationship with the LEP and local authorities.

3.4 Lancashire has one of the largest local economies in the North of England generating over £25bn GVA, with over 45,000 businesses supporting 700,000 jobs. A Lancashire Combined Authority will ensure Lancashire is able to reach its full economic potential. The Government have been clear that it wants to deal with local government on economy, planning, housing and skills through a Combined Authority arrangement. A Lancashire Combined Authority will be:

- A single voice for Lancashire in the debate about the future of the North. Neighbouring areas already have powerful voices through their Combined Authorities and are shaping the 'Northern Powerhouse'. Lancashire needs a strong voice to influence the debate.
- A focus for driving economic growth. When new funding arrangements for Local Government are fully implemented, councils will be reliant on business rates to fund services. A Combined Authority and the potential additional investment, offers the strongest way to impact on our business rate.
- An opportunity for councils to influence and shape the work of the LEP and the funding streams which the Government distributes through the LEP. The Scheme of Governance sets out that the Combined Authority would include local authorities and the LEP within its governance structure.
- An opportunity to influence and contribute to a 'Lancashire Plan' on economy, skills, development and shape how Lancashire's priorities and investments are decided.
- An opportunity to influence what the strategic transport priorities are locally, across Lancashire and at a regional level and provide a strong voice for Lancashire in shaping the priorities for the Transport for the North.
- An opportunity to share capacity, expertise and experience in a co-ordinated way
- An opportunity to work collectively on the challenge of delivering sustainable public services in the future.
- An opportunity to work more closely across Lancashire and within Lancashire building on the City Deal partnership approach.\*

3.5 The Lancashire Combined Authority will operate within a Scheme of Governance. In summary these arrangements are:

Membership	Local authorities in Lancashire, represented by Leader.
Voting arrangements	One vote per each local authority (excl transport).
Decision making	Unanimous agreement on strategic plans, investment strategy, annual budget, borrowing limits, adoption of freedoms and flexibilities, any changes to CA arrangements. All other decision 2/3 majority. There is no provision for Executive arrangements.
Decision making – transport	Transport planning and investment would be subject to unanimous agreement by three transport authorities.
Overview and Scrutiny	Scrutiny Committee with representation from authorities would be established.
Finance	No member allowances payable Councils to meet core costs (kept to a minimum)

#### 4 PUBLIC CONSULTATION

4.1 The Lancashire councils along with the Lancashire LEP have recently undertaken a public consultation exercise. A summary of the response to the consultation is appended to this report for information as Annex 1. To ensure an independent, robust and coordinated approach the councils in Lancashire commissioned Infusion Research to undertake the consultation.

4.2 The consultation was held from 11<sup>th</sup> January to 19<sup>th</sup> February 2016. Promotion of the consultation reached an estimated 444,000 people and over 15,000 people visited the consultation website over the six week period. Almost 2,000 responses were received.

4.3 Of those respondents 70% strongly or tend to agree with the proposal to establish a Combined Authority for Lancashire. Of those who disagreed with the proposal, the main concern appears to be around where any resources would be focused and any adverse impact on local services.

#### 5 DEVOLUTION

5.1 In developing the Combined Authority, Lancashire Leaders have been considering devolution proposals which could enable greater control, power and influence over a range of programmes and funding delivered in Lancashire. These include devolved funding for strategic transport and development; influence and/or control over employment and skills programmes and delivery; housing; growth funding and aligning investment activity.

5.2 Whilst there is a close link between Combined Authorities and devolution deals with the government, it is important to note that they are separate issues and subject to

negotiation. A devolution deal would need the agreement of the constituent members of the Combined Authority.

## 6 NEXT STEPS

6.1 This report seeks the agreement of the council to become a constituent member of the Lancashire Combined Authority and signals to the Government that the authorities are committed to working together for a better Lancashire. A similar report is going to other councils throughout March and April. Subject to council decisions, a proposal to form a Lancashire Combined Authority will be submitted to the Government for consideration and negotiation.

6.2 In the interim period, it's recommended that the local authorities operate as a shadow Combined Authority using the guiding principles set out in the Scheme of Governance from July 2016.

## 7 RISK ASSESSMENT

7.1 The approval of this report may have the following implications:

- Resources – Officer resources have been made available by some authorities in supporting the Combined Authority development on an 'in kind' basis and it is envisaged that this will continue. At this stage there are no financial implications.

As per the Scheme of Governance for the Combined Authority, approval of the annual budget including decisions on any levies, precepts or other demands for financial contribution from constituent authorities is subject to unanimous agreements by the constituent members.

- Technical, Environmental and Legal – The powers to establish a Combined Authority are contained within the Local Democracy, Economic Development and Construction Act 2009 ("the Act") and The Cities and Local Government Devolution Act 2016.

A constitution for the Combined Authority will also be developed. The Council's own constitution will also be reviewed and any necessary amendments will be made.

A Parliamentary Order is needed to establish a Combined Authority.

- Political – none arising directly from this report
- Reputation – none arising directly from this report
- Equality & Diversity – none arising directly from this report

## 5 RECOMMENDED THAT:-

5.1 The contents of this report be noted

5.2 The appended response to the public consultation on the Combined Authority proposals be noted

- 5.3 The council agree to become a constituent member of a Lancashire Combined Authority and submit proposals to do so to the Secretary of State
- 5.4 In the interim period, the council agree to form a shadow Lancashire Combined Authority
- 5.5 Any future proposals for a devolution deal with the Government be brought back to council for agreement\*

NAME  
CHIEF EXECUTIVE

For further information please ask for Marshal Scott, extension 4400

**Lancashire Combined Authority  
Consultation Report  
February 2016**

# Contents

<b>1</b>	<b>Executive Summary.....</b>	<b>3</b>
1.1	Consultation response .....	3
1.2	Agreement with proposal .....	3
1.3	Key objectives.....	3
1.4	Other comments and feedback.....	3
<b>2</b>	<b>Background and Methodology .....</b>	<b>4</b>
2.1	Background.....	4
2.2	Methodology .....	4
<b>3</b>	<b>Who Responded?.....</b>	<b>6</b>
3.1	Local residents.....	6
3.2	Local authority employees .....	8
3.3	Businesses and organisations.....	9
3.4	Local councillors .....	10
<b>4</b>	<b>Main Findings .....</b>	<b>11</b>
4.1	Working in partnership .....	11
4.2	Proposal to establish a Combined Authority .....	11
4.3	Key objectives.....	13
4.4	Final comments and feedback .....	14
4.5	Specific feedback from businesses and organisations.....	15

## **1 Executive Summary**

### **1.1 Consultation response**

- 1,944 responses were received to the consultation on a proposed Combined Authority in Lancashire between 11 January and 19 February 2016
- 1,317 residents and 518 local authority employees took part in the consultation, as well as 35 businesses and organisations
- Promotion of the consultation reached an estimated 444,000 people and over 15,000 people visited the consultation website over a 6 week period

### **1.2 Agreement with proposal**

- 74% of respondents strongly or tend to agree that a partnership approach is important in Lancashire
- 70% strongly or tend to agree with the proposal to establish a Combined Authority in Lancashire
- Local authority employees (79%) and businesses or organisations (82%) had a higher level of agreement with the proposal than residents (65%)
- Of those who disagree with the proposal, the main concerns appear to be around where any resources would be focused across the county and the adverse impact the proposal might have on local services

### **1.3 Key objectives**

- The level of agreement with the identified objectives for the proposed Combined Authority is highest for a Prosperous and Connected Lancashire (81% strongly or tend to agree), followed by a Skilled Lancashire and Public Services Working Together (both 80%) and then Better Homes for Lancashire (74%)
- A range of other objectives for the proposed Combined Authority were suggested by respondents, including a 'Greener Lancashire', an 'Equal Lancashire' and a 'Listening Lancashire'

### **1.4 Other comments and feedback**

- Final comments were varied with the most important issues seeming to be achieving a balance between local identity and a strong strategic voice for Lancashire, as well getting the right structure and administration to achieve efficiencies without impacting on local service delivery



## **2 Background and Methodology**

### **2.1 Background**

A Combined Authority is a formal legal arrangement which supports and enables collaboration and co-ordination between two or more local government areas on transport, regeneration and economic growth as well as skills, housing and employment. It is intended to support increased democratic accountability and transparency complementary to that provided by the Local Enterprise Partnerships (LEPs) to a major area of local government policy making. Each of the councils that are members of a Combined Authority remain separate authorities; the Combined Authority is a mechanism to work more effectively and formally in partnership.

A Governance Review was requested by Leaders across Lancashire in order to determine whether the existing arrangements are effective or would benefit from change. As part of the Review an options appraisal was undertaken and consideration was given to arrangements including – enhanced status quo, Joint Committee, Economic Prosperity Board, Integrated Transport Authority and Combined Authority.

The Review concluded that a Combined Authority offers the strongest governance model to attract freedoms and flexibilities from the Government and will enable a cohesive approach across Lancashire to a range of issues including developing better and broader skills provision, including entry level skills; more co-ordinated infrastructure planning with improved use of resources; more co-ordinated approach to housing provision; more co-ordinated approach to business growth.

Councils across Lancashire agreed to undertake a public consultation on the proposal to establish a Combined Authority and seek views on the Governance Review and Draft Scheme of Governance.

After consideration of the outcome of public consultation, authorities wishing to form a Combined Authority would then submit a proposal to the Secretary of State for consideration.

### **2.2 Methodology**

To ensure an independent, robust and coordinated approach to the public consultation, councils in Lancashire commissioned Infusion Research. This is a not-for-profit local government research service which has operated across the county for over ten years.

The primary method was a consultation website, hosted on the Infusion website. This set out information on the proposal, including supporting documents such as the Governance Review and Draft Scheme of Governance, and provided respondents the opportunity to have their say through an online survey. Moreover, to ensure access to a paper-based survey for those who may not use the internet, copies were made available at libraries across Lancashire.

The consultation went live on Monday 11 January and closed on Friday 19 February 2016, giving respondents six weeks to have their say on the proposal. As an open consultation, the primary purpose was to seek views from any resident, employee, organisation or business wishing to express an opinion. Whilst the findings are not representative of the population as a whole, they indicate the level of interest and general views of the most engaged.

During this time a proactive, coordinated approach was taken to communicating and promoting the consultation. This included:

- Signposting to the central consultation website from each local authority website
- Regular social media posts from Lancashire councils as well as online promotion from Marketing Lancashire and several references to the consultation on local radio
- 50 online and written news articles about the consultation
- Email alerts to a range of local resident panels and databases
- Direct invitations to a comprehensive list of local and regional stakeholders and businesses at the beginning of the consultation, with a reminder sent part way through

This level of promotion resulted in a combined reach of 444,406 people through social media and new articles, and a total of 15,539 views of the consultation website during the consultation period. A total of 1,944 responses were received to the consultation, comprising of 1,897 online survey submissions, 41 paper survey returns and 8 direct written responses (two of which duplicated an online submission).

Within this report any percentages reported are based on the number of responses to each individual question (referred to herein as the 'base' total). Any open-ended comment questions have not been quantifiably categorised at this stage but a summary of some of the common responses is provided for each question to give a feel for the comments received. These summaries should not be interpreted as being representative of the views of all respondents to the consultation.

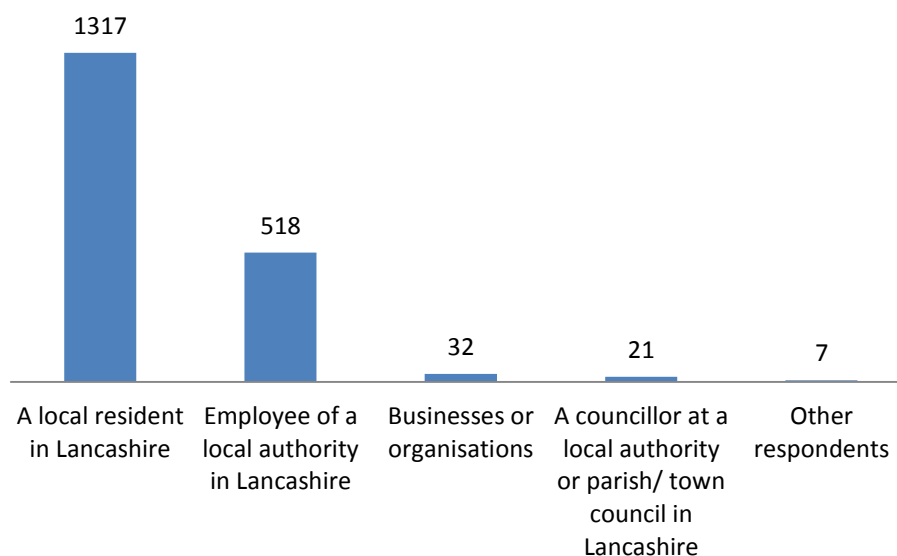
Apply some caution to the percentages expressed for business/ organisation and councillor categories where the 'base' totals are low.

### 3 Who Responded?

Of the people who indicated their response type in the consultation, 69% were local residents in Lancashire and a further 27% were local authority employees in the county.

48 respondents did not indicate in what capacity they were completing the consultation survey. In addition to the survey returns, 8 written responses were received (two of which duplicated an online submission).

**Figure 3.1: Are you responding as...? (Q1, base – 1888)**



#### 3.1 Local residents

Of those residents who provided their home postcode, nearly half live in a PR postcode area which covers Chorley, Leyland and Preston.

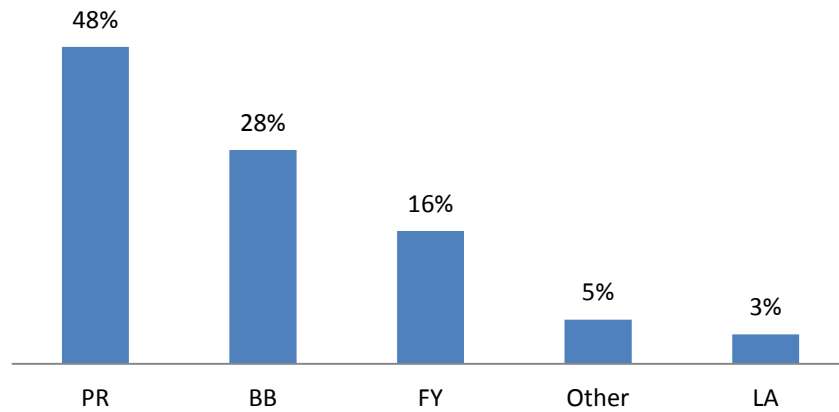
The BB postcode area covers much of East Lancashire, including Blackburn, Burnley, Pendle, Accrington and Clitheroe.

The FY postcode area covers the Fylde Coast, including Blackpool, Fleetwood, Lytham St Annes and Thornton-Cleveleys.

The LA postcode area covers Lancaster and surrounding areas such as Carnforth and Morecambe.

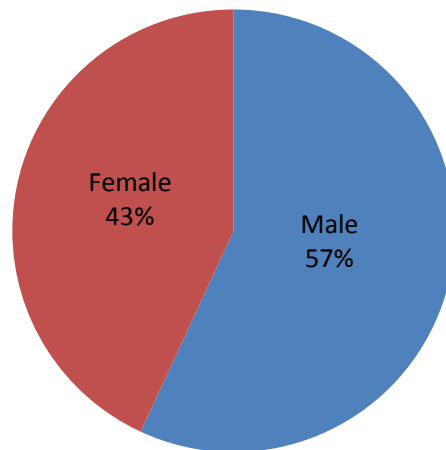
A range of other postcodes were captured from areas of Lancashire including BL (outlining areas of Blackburn, Chorley and Rossendale), OL (outlying areas of Rossendale) and WN (covering parts of West Lancashire such as Skelmersdale).

**Figure 3.2: What is your home postcode? (Q8, base – 1269)**



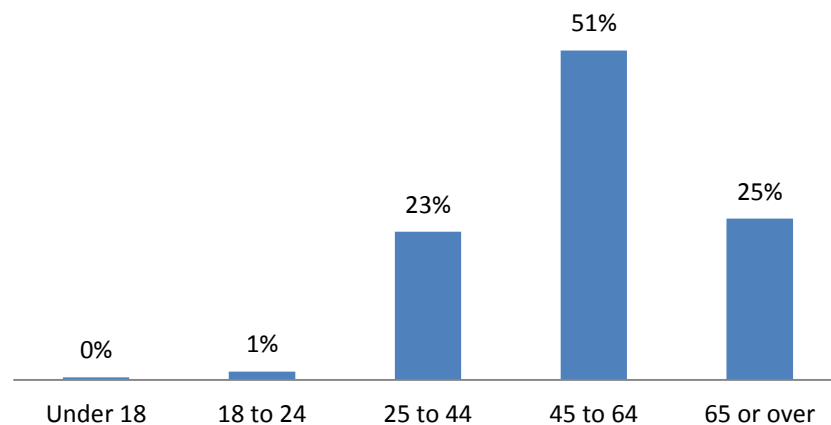
More male residents than female residents responded to the consultation.

**Figure 3.3: What is your gender? (Q9, base – 1288)**



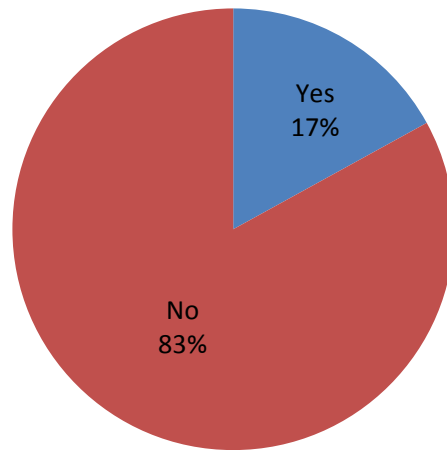
Around half of residents who responded to the consultation were aged between 45 and 64. One in four were aged 65 or over and 23% between the ages of 25 and 44.

**Figure 3.4: Which age group do you belong to? (Q10, base – 1304)**



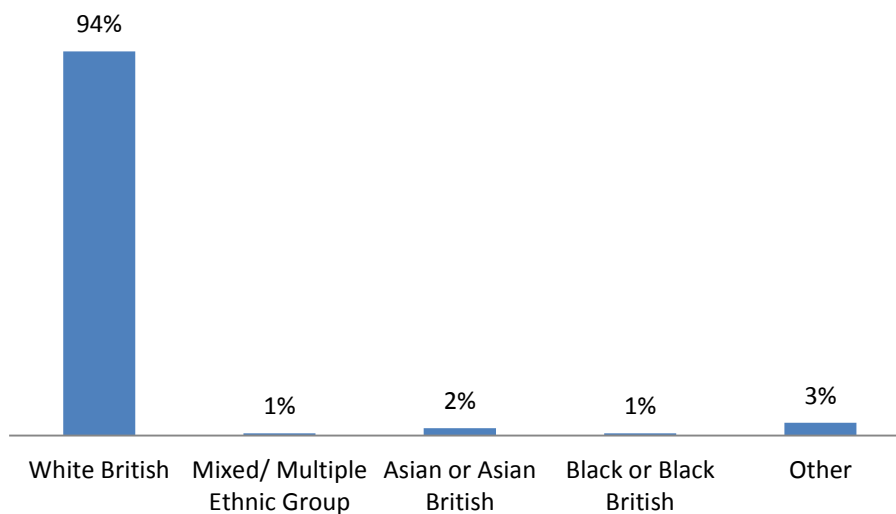
17% of local residents who responded to the consultation indicated that they have a long standing illness or disability.

**Figure 3.5: Do you have a long standing illness or disability? (Q11, base – 1272)**



The majority of residents responding to the consultation indicated that they are of White British ethnicity.

**Figure 3.6: What is your ethnic origin? (Q12, base – 1279)**

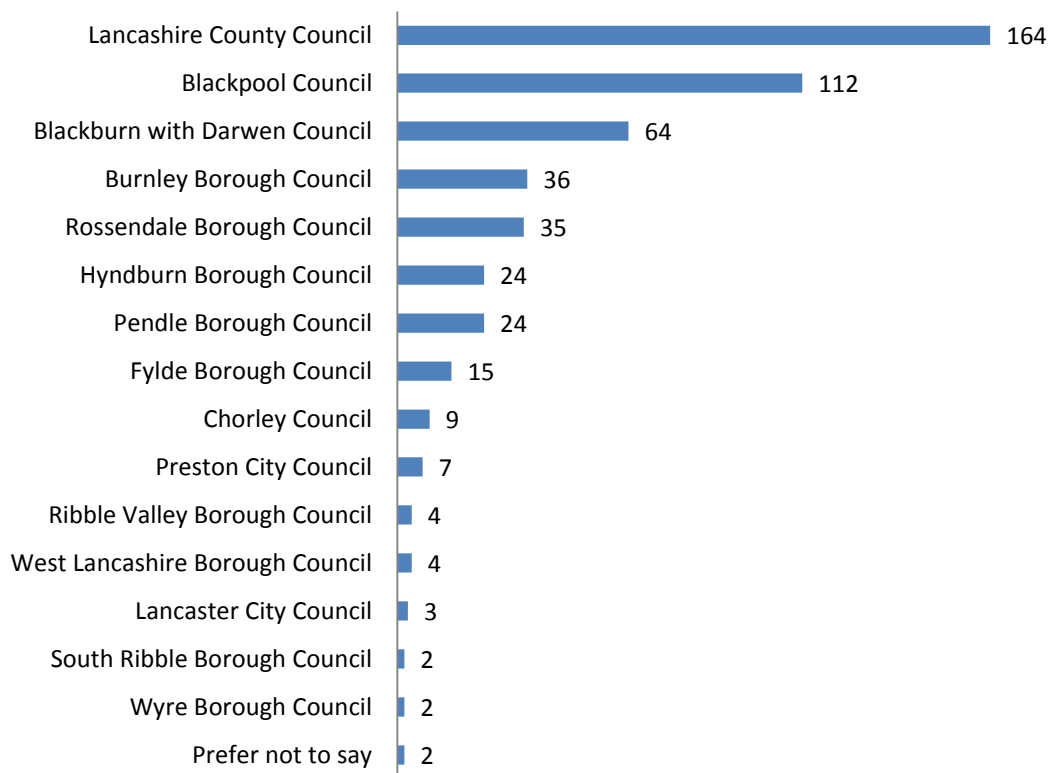


### 3.2 Local authority employees

Nearly a third of local authority employee responses to the consultation came from those working at Lancashire County Council.

The unitary councils of Blackpool and Blackburn with Darwen cumulatively account for a further 35% of the local authority employee responses.

**Figure 3.7: Which local authority do you work for? (Q1c, base – 507)**



### 3.3 Businesses and organisations

Of the 35 businesses and organisations who provided their details, either through the survey or via direct written response, 15 came from private businesses across the county. 12 responses to the consultation came from representatives within the voluntary and third sector. This included an enterprise trust and a number of local community groups. A further 8 were from public services representatives covering sectors including health, universities, police and an already established combined authority.

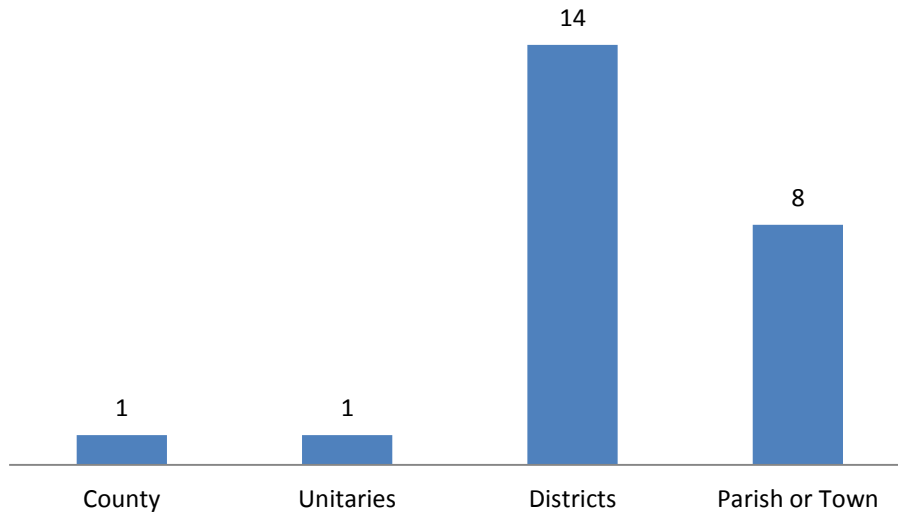
**Figure 3.8: Which business or organisation do you represent? (Q1a, base – 35)**



### 3.4 Local councillors

Of the 24 local councillor respondents who indicated the authority they are at, 14 came from district councils across Lancashire and 8 responses were from local parish or town councillors. Note that some parish councillors responded as 'other' which is why the base total exceeds the response level from councillors in Q1.

**Figure 3.9: Where are you a councillor at? (Q1d, base – 24)**



Moreover, one written response was received from a local Member of Parliament which expressed overall support for the proposal to establish a Combined Authority in Lancashire.

## 4 Main Findings

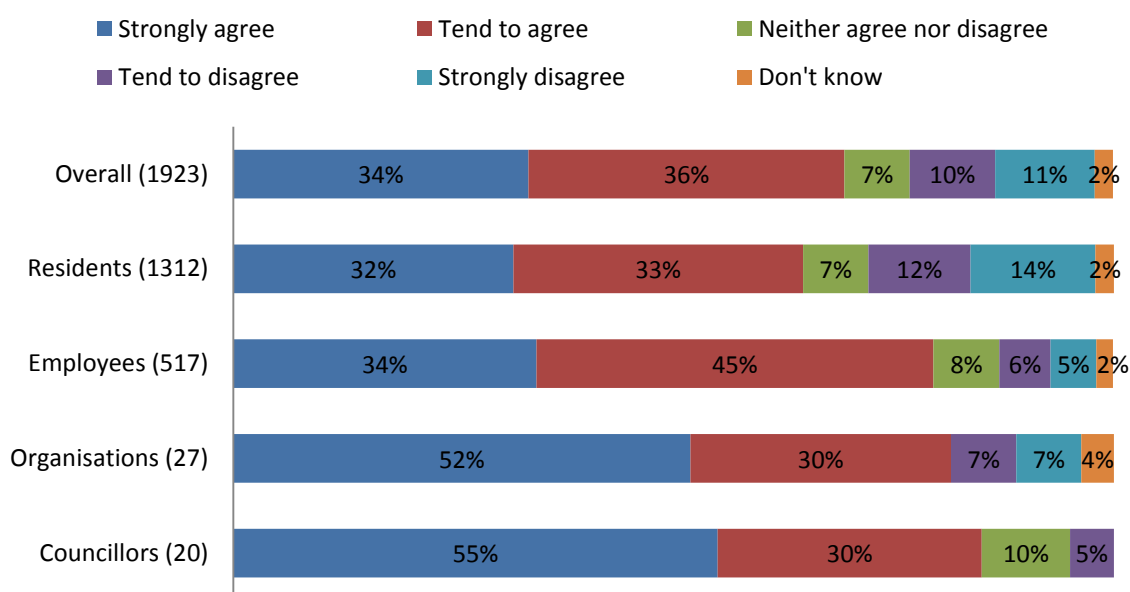
### 4.1 Working in partnership

74% of consultation respondents strongly or tend to agree that councils in Lancashire working together with businesses and other partners to drive forward transport, economic development and skills in the area is important.

This level of agreement is highest amongst local authority employees in Lancashire (83% strongly or tend to agree).

70% of local residents strongly or tend to agree that this partnership approach is important in Lancashire, 19% strongly or tend to disagree.

**Figure 4.1: To what extent do you agree or disagree that this partnership approach is important in Lancashire? (Q2, bases in brackets)**



### 4.2 Proposal to establish a Combined Authority

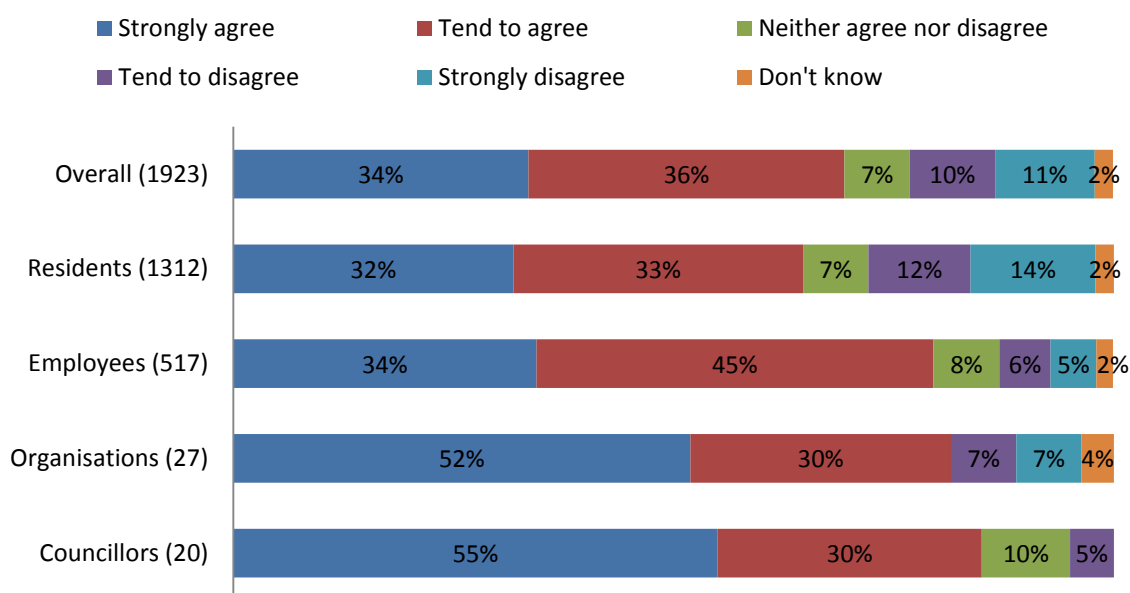
After setting out the proposal to establish a Combined Authority in Lancashire, 70% of respondents strongly or tend to agree with this proposal. Additionally, each of the 8 written responses from organisations including local CCGs, a University and an existing Combined Authority supported the proposal, with some further comments on partnership working and the focus of the Combined Authority.

The level of agreement is highest amongst local authority employees (79%) and organisations or businesses (82%).



65% of local residents strongly or tend to agree with the proposal to establish a Combined Authority in Lancashire, 26% strongly or tend to disagree. This level of disagreement rises to 34% in the FY postcode area.

**Figure 4.2: To what extent do you agree or disagree with establishing a Combined Authority in Lancashire? (Q3, bases in brackets)**



Of those who disagree with the proposal to establish a Combined Authority in Lancashire, the main reasons appear to be:

- A view that this would add an unnecessary layer of bureaucracy in local government and public services and become 'distant' from residents
- Some concern that parts of the county would get more than others in any combined arrangement, either with resources focused on larger populations or those areas considered more 'in need'
- A belief that the local needs and profiles of different areas would not be adequately addressed through a combined authority
- A perception that this would result in reduced services for local residents due to redundancies and consolidation of services
- Some concern that decision making and processes could be slowed down by centralising through a combined authority
- Some queries around what impact it would have on local Council Tax rates across the county
- Not having enough detailed information about the proposed Combined Authority to make a judgement

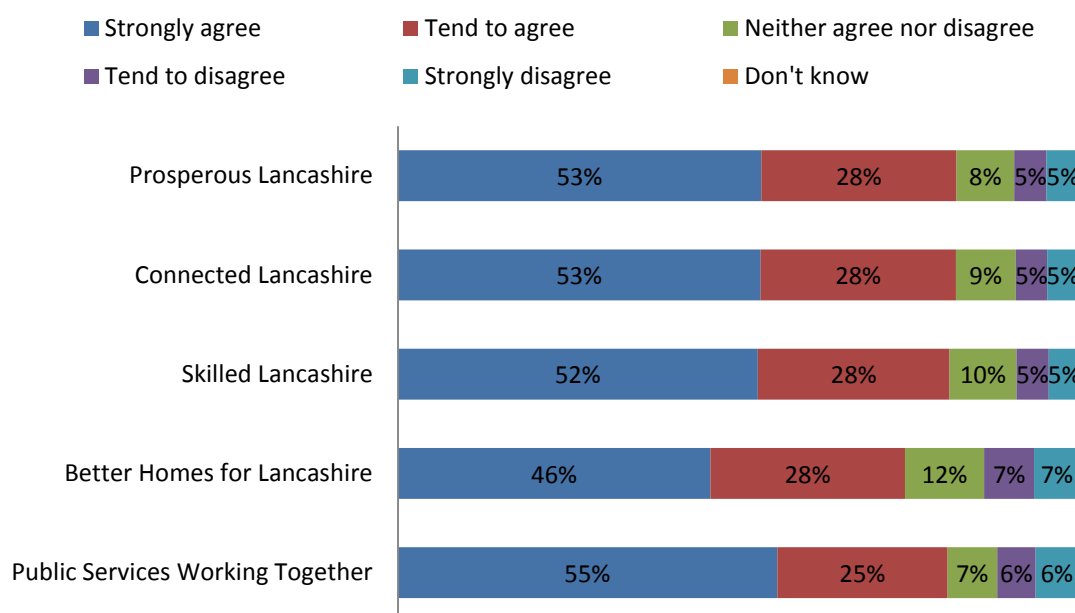
### 4.3 Key objectives

Five key objectives for the proposed Combined Authority were set out in the consultation:

- A **Prosperous Lancashire** that is recognised as a destination of choice, to do business in, live or visit.
- A **Connected Lancashire** with digital and transport connectivity across the county and to neighbouring areas.
- A **Skilled Lancashire** which can meet the demands of employers and future business growth, supporting employment opportunities for residents.
- **Better Homes for Lancashire** where residents have better living standards with good quality homes and a wide housing offer.
- **Public Services Working Together** with integrated public services.

Generally, the level of agreement was high with the identified objectives for the proposed Combined Authority. 81% agree with a Prosperous and Connected Lancashire, 80% agree with a Skilled Lancashire and Public Services Working Together and 74% with Better Homes for Lancashire.

**Figure 4.3: To what extent do you agree or disagree with the objectives identified for the proposed Combined Authority? (Q5, base – 1909)**



People responding to the consultation were also given the opportunity to set out any other objectives they think the proposed Combined Authority should have. In addition to reaffirming some of the objectives above, the main suggestions include:

- A 'Greener Lancashire' with more focus on the environment and green spaces, reducing pollution, increasing energy efficiency and sustainability and creating a cleaner county with less litter
- A 'Healthy Lancashire' where local health services are joined up, there is more focus on wellbeing and mental health, vulnerable people are protected and people are happier
- An 'Equal Lancashire' with a commitment to tackling social, regional and health inequalities
- A 'Listening Lancashire' with customer focus which is responsive and with more emphasis on democratic accountability and transparency, particularly at a local level, communicating and listening to residents
- An 'Educated Lancashire' with better education systems and performing schools to meet demand
- A 'Safer Lancashire' with lower levels of crime and more safeguarding for children, young people and other vulnerable residents

#### **4.4 Final comments and feedback**

Finally, the consultation invited any other comments on the proposal to establish a Combined Authority in Lancashire. Specifically, respondents were asked to think about how the proposed Combined Authority might impact on the identities and interests of local communities and securing effective and convenient local government, as well as views on the constitutional arrangements and functions within the draft scheme and how it can work together with the Local Enterprise Partnership.

874 comments were received on a range of topics and issues, including:

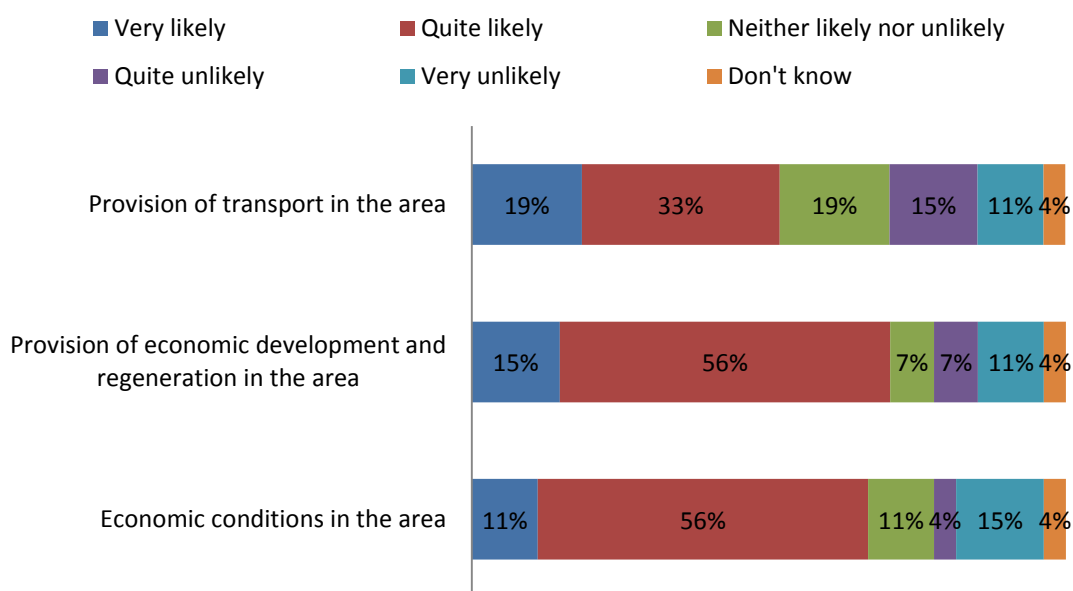
- The importance of maintaining local identity, local decision making and fair spend across localities under any combined arrangement
- A number of different suggestions around the structure and administration, including merges, a unitary Lancashire authority and combinations on different footprints
- General supportive comments for the proposal, with a sense that it would reduce duplication and ensure service delivery is more efficient
- Some hope that the proposed Combined Authority would give Lancashire a stronger, louder voice, particularly on key strategic issues
- Some concern around potential impact on job losses and as a result reduced capacity to deliver local services

#### 4.5 Specific feedback from businesses and organisations

In addition to the core questions within the consultation, businesses and organisations were asked whether they thought the proposed Combined Authority would improve transport and economic development in Lancashire.

Of the 27 businesses or organisations who responded to the question, 71% feel it is very or quite likely that the Combined Authority would improve the provision of economic development and regeneration in the area. Just over half (52%) feel it is very or quite likely that the proposal would improve provision of transport in Lancashire.

**Figure 4.4: How likely or unlikely do you consider it that the proposed Lancashire Combined Authority would improve...? (Q13, base – 27)**



Some businesses and organisations had comments to make about their response to the above question. A range of comments were made, including the need for effective communication and processes to help businesses and some risks around the distribution of resources and the impact it could have on rural areas with transport cited as an example.

A mix of views were expressed when asked how the proposed Combined Authority might impact on the identities and interests of local communities. Some feel it will enhance Lancashire's influence regionally and nationally, restore the 'proud name of Lancashire' and help share best practice across the county. Some feel it will be a challenge to bring different areas together where demographics and socio-economics vary, as well as a perception that less populated areas may be neglected through any arrangement.

Businesses and organisations were then asked how the proposed Combined Authority might impact on securing effective and convenient local government. A number of comments centred on creating a single, unified voice incorporating other public services who act together on big strategic issues. At the same time any arrangement should remain accessible to local people and any sharing of departments should be efficient and effective.

A range of comments were made in relation to how the proposed Combined Authority and Local Enterprise Partnership (LEP) could work together. Suggestions included allowing the LEP to vote on some Combined Authority matters, the LEP acting as a sub-committee of the Authority, a role of the Combined Authority to shape the agenda of the LEP and a shared strategy for supporting and developing small businesses.

Final comments made by businesses and organisations included reiterating support for the proposal and the positive impact it could have on Lancashire if implemented successfully, suggestions around the management and structure of the proposed Combined Authority, effective support for businesses across the county and ensuring issues such as health and rurality have a higher profile in Lancashire.

## **Minutes of Community Services Committee**

Meeting Date: Tuesday, 15 March 2016 starting at 6.30pm  
Present: Councillor R J Thompson (Chairman)

Councillors:

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

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

Also in attendance: Councillors M Fenton and I Sayers.

### 616 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Alcock, S Carefoot and P Elms.

### 617 MINUTES

The minutes of the meeting held on 12 January 2016 were approved as a correct record and signed by the Chairman.

### 618 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

### 619 PUBLIC PARTICIPATION

There was no public participation.

### 620 BEATS FOR CANCER EVENT IN THE CLITHEROE CASTLE GROUNDS

The Director of Community Services reported that a request had been submitted to hold a music event in the Castle grounds for Saturday, 20 August this year and that although Committee had approved delegated powers for these events, it was felt that the nature of this event proposed and the potential impact for local residents should be considered by Committee. The organisers have held two similar events in 2014 and 2015 based in the Castle at the bandstand and had DJs playing music with no live acts. In the previous two years, it had been run as a free to attend event and people had made donations for cancer charities. The event had increased in popularity over the two years and the organisers wished to maximise the funds raised and introduce control on the numbers attending and as such it was planned to ticket the event this year by placing a fence around the event area of the bandstand and the grass banking. The organisers would need to apply for their own licence to enable them to stage the event which would also cover the sale of alcohol.

The central location and the impact on local residents was the most significant issue arising from staging the event and there would be some implications for local residents and users of the Castle including music and people arriving and departing from the site until curfew at 10pm. The bandstand area itself would largely be out of use for the duration of the event with some disturbance in the set up and de-rig periods, and it was planned to fence around the space to control access. The footpaths around the bandstand would be available for general use until the fence went up at which point access would be limited to ticket holders within the designated area. The event organisers would provide the stewarding and deal with litter arising from the event and would go through the normal process with the Ribble Valley Safety Advisory Group.

RESOLVED: That Committee approve the request in principle subject to the normal licence approvals and confirmation by the Ribble Valley Safety Advisory Group of the event organiser's arrangements.

## 621 RECREATION, CULTURE, SPORTS AND ARTS GRANTS

The Director of Community Services submitted a report of the recommendations of the Working Group in relation to the allocation of grants under recreation/culture, individual sporting excellence and individual arts excellence grants. The Working Group had considered the applications which provided voluntary organisation's with support for projects which enhance recreational and cultural provision and also seek to assist many talented young people in their chosen sports or performing arts.

RESOLVED: That Committee endorse the recommendations of the Working Group as outlined in the Appendices to the report with the addition of £500 to the Beats Cancer music festival.

ORGANISATION	PROJECT	COST	GRANT REQUEST	PREVIOUS GRANTS	PROPOSAL
Ribble Valley Jazz & Blues	Annual Festival held on May Bank Holiday Improve on-line marketing and promotions, with particular emphasis on website performance, and enhanced social networking via Facebook and Twitter. Promotion of events in local villages.	£10,000	£3,000	2011 - £500 2012 - £600 2013 - £1000 2014 - £1000 2015 - £1000	£1000
Clitheroe Concerts Society	Promotion of annual concert programme	£9,800	Any amount gratefully accepted	2011 - £300 2012 - £300 2013 - £350 2014 - £350 2015 - £300	£400
Ribble Valley Choir	Choral event in December 2016	£450	£200	2010,11 & 12 - £200 2013 - £250 2015 - £200	£200
East Lancs Ornithologists club	Cost of having website hosted on a special server	£354	£354	2015 - £354	None
Longridge Golf Club	Continuation of Junior Coaching programme	£3,784	£1,800	2013 - £935 (for youth element) 2014 - £400 2015 - £400	£300

ORGANISATION	PROJECT	COST	GRANT REQUEST	PREVIOUS GRANTS	PROPOSAL
Clitheroe Cricket Club	Improvement to sub-optimal drainage of the square by diverting existing drains into new outlet; installing new drainage in bowlers run-up areas and bottom of ground.	£5,160	£2500	£500	£2000
Ribblesdale Wanderers Cricket & Bowling Club	Purchase of 36" Alett Regal mower (including seat)	£10,822	£5,400	Not for a lot of years	£2000
Waddington Village Club	Replacement of flat roof on the extension Re-felting Boarding (if required)	£6,000 £4,000	£	2012 - £1,000	£500
Waddington Village Bowling Club	Purchase of equipment to enable the inclusion of young people	£4,016	£4000		£2000
Longridge Sports & Social Club	Repairs to bowling green grass		£175		£175
Clitheroe Canoe Club	Buoyancy aids x 30; helmets x 20; paddles x 10; spraydecks x 10; training for coaches First Aid training 'sit on top' kayaks x 4	£2769 £200pp £100pp £1200	£4,000 but any assistance welcome	Not for at least 10 years	£1200
Clitheroe youth Forum	Quad biking sessions	£800	£800	2013 - £1,500	£400
The Grand – Be my Band music project	Interactive music project aimed at 9 -19 yrs	£4,820 less income = £870	£1,500	2013 - £1,000	£500
Playhappy Promotions Ltd	Cloudspotting 3 day Music and Arts Festival Specifically towards accessibility	£73,590	£1,500	2014 -	£500
Beats Cancer Music Festival	Charity concert at Clitheroe Castle bandstand	£5,995	£1,500		£500
RIBFEST – Ribcaged Productions Ltd	A week of concerts and events in Ribchester (a legacy of the Ribchester Music Festival)	£14,980	£1,980		£300
Clitheroe Civic Society	To repair and conserve the Listed Grade 2 pinnacle including directional signs	£7,614	£4060		£1000
Ribble FM (CIC) Community Interest Company	Community radio station – improvements to property top provide for up to 30 presenters, 2 studios and a reception area	£6,985	£1,500		£500
Access Ability (CIC)	Multi-day outdoor programme of engagement sessions for deaf and disabled individuals who are currently unemployed or rurally isolated within the RV area to provide employability skills and social and wellbeing activities – pilot project	£3,504	£1,752		£1000
				<b>TOTAL</b>	<b>£13,975</b>



NAME	AGE	SPORT	STANDARD	SCORE	AWARD (£)
Oliver Murray	17	Modern Pentathlon	National	24	300
Joshua Stamford	14	Cricket	Regional/County	18	200
Will Jepson	9	Tennis	Regional/County	16	200
Lucy Naylor	13	Cycling	Regional	16	200
Charlotte Williams	14	Athletics (Hammer)	County	16	200
Emily Warren		Hurdles / Sprints	County	15	200
Shannon Smith	19	Netball	National colleges	14	100
Eleanor Bolton	16	Athletics (Cross country)	County	13	100
				<b>Total (£)</b>	<b>1300</b>

NAME	AGE	ART	GRANT
Oliver Kirk	17	Dance	£200
Emily Billington	19	Dance, drama and singing	£200
Freya Humberstone	17	Dance, drama and singing	£150
Melissa Shaw	15	Dance	£150
James Crane	19	Music	£150
Laura Cooper	14	Music	£100
Daniel Kirk	14	Dance	£100
Elizabeth Griffiths	15	Dance	£100
Robyn Fallon	15	Dance	£100
Susanne Garth-Jones	17	Dance, drama and singing	£100
Olivia Stanley	11	Dance	£100
Emma West	14	Dance	£100
Elizabeth Proctor	14	Dance	£75
Erin Proctor	13	Music	£75
Leah Green	12	Dance	£75
Philip Barron	13	Music	£75
Chloe Cooper	12	Music	£50
		<b>TOTAL</b>	<b>£1900</b>

622 THE ALLOCATION OF FUNDING SUPPORT TOWARDS ARTS DEVELOPMENT SCHEMES

The Director of Community Services submitted a report asking Committee to agree changes to the way that the Council provides grant support towards the development and improvement of arts activity throughout the borough. The Arts Development Action Plan includes an aim to provide a grant scheme that encourages the Ribble Valley community to be thriving active cultural community and one which nurtures young and talented Ribble Valley residents to develop their potential and encourages ambition. The Arts Development Officer assists many initiatives through her work, often in the form of project management or joint partnership working towards delivery of a scheme. It was felt that this process of grant aid should match the established application process of the recreation and culture awards and as such a specific application form and assessment process had been developed, for which Committee's endorsement was required. These applications would also be considered by the Grants Working Group before being presented to Committee for endorsement.

RESOLVED: That Committee agree to the implementation of an application process for arts funding of projects as proposed in the report with the adoption of the application form as outlined.

623 LANCASHIRE COUNTY COUNCIL PUBLIC REALM BUDGET CHANGES

The Director of Community Services informed Committee that changes to the Public Realm budget received by Ribble Valley Borough Council from Lancashire County Council to carry out work on their behalf in the borough on verge grass

cutting, leaf clearance and weed spraying was being reduced. Since 2011 the annual budget from Lancashire County Council for the work has dropped 25% and for 2016/2017 this was scheduled to be £30,000. However, we have now been informed that following the LCC budget review, the sum will drop to £24,000 for 2016/2017. The proposed split for this work was:

- Verge maintenance - £8,350
- Leaf clearance - £11,620
- Weed spraying - £4,030

It was highlighted that the reductions would be noticed in areas where the grass verges were to receive less cuts per season and grow to a longer length before cutting. The situation would be monitored and if there was a further reduction in funding, then it was possible that this Council may decide in future years not to carry out the LCC work on their behalf as it would become uneconomical to do so.

RESOLVED: That Committee approve the proposals set out in the report for addressing the reduction in budget from LCC for carrying out their public realm work in the borough.

#### 624 OFF STREET PARKING – PAY BY PHONE

The Director of Community Services submitted a report for Committee's information regarding a trial period of 12 months for a pay by phone operation on all Council owned car parks. This facility allows an owner to either prepay for a parking space or to pay for a space by phone if they have no change available. Once registered and/or having downloaded the app, they can also pay for a reminder text informing them that the time is about to expire, allowing the option to top up so they don't have to rush back and face the prospect of a fine. The only charge to the Council would be the merchant banking fee as any other charges would be paid by the customer. It was estimated that if the uptake is 5% on last year's parking income, the charge to the Council would be in the region of £250. The service was being introduced as a benefit to the general public as an alternative option for payment for parking.

RESOLVED: That the report be noted.

#### 625 IMPLICATIONS FOR RIBBLE VALLEY FOLLOWING THE DECISION BY LCC TO MOTHBALL THEIR WASTE TREATMENT FACILITIES AT FARRINGTON AND THORNTON

The Director of Community Services submitted a report for Committee's information advising them on the implications to Ribble Valley following the decision by Lancashire County Council to mothball their waste treatment facilities at the Farrington and Thornton Waste Technology Parks.

The report gave the background to the creation of the Lancashire Waste Partnership and the role it had played developing with the development of sustainable waste management in Lancashire. Significant investment had been made by the waste collection authorities in the provision of segregated collection

systems, which for Ribble Valley meant the purchase of a fleet of split bodied collection vehicles and the provision of wheeled bins.

On 18 January 2016, officers had received a letter from the County Council advising that as part of its budget proposals for 2016/2017, decision had been taken to cease the composting of mixed food and garden waste and only make facilities available for the composting of garden waste. They also confirmed that the 'in-vessel' composting facilities both at Farrington and Thornton Waste Technology Parks would close from 31 March 2016.

The Lancashire County Council has been informed that Ribble Valley Borough Council would have particular difficulty in ceasing the collection of mixed food and garden waste due to our funding commitments and that guidance had been sought from the Department for Communities and Local Government on the matter and that a letter had been written officially to the Minister seeking release from the terms and conditions of the funding. To date a response had not been received.

The mothballing of the Waste Technology Parks and the changes made by Lancashire County Council would have significant implications to this authority, which will not be fully known until a response is received from the Minister, following which a report would be presented to Committee with the latest information.

RESOLVED: That the report be noted.

626 CAPITAL PROGRAMME 2016/2017

The Director of Resources submitted a report for Committee's information of the schemes which had been approved for inclusion in the capital programme for this Committee for the 2016/2017 financial year. A capital programme consisted of six schemes totalling £374,500.

<b>Scheme</b>	<b>Budget for 2016/17 £</b>
Ribblesdale Pool – Improvement Work ( <i>Subject to securing external funding</i> )	<b>209,000</b>
Replacement of Works Section Small Van - Ford Transit PF09 DHX (Toilet Van)	<b>12,000</b>
Replacement of Salthill Depot Multi Use Fork Lift Truck	<b>16,000</b>
Replacement of John Deere Gang Mower Tractor (PN05 UKE)	<b>46,000</b>
Replacement of MAN 7.7 RO-RO Truck (PN06 FRV) with equivalent spec vehicle	<b>51,500</b>
Play Area Improvements	<b>40,000</b>
<b>Total Community Services Committee</b>	<b>374,500</b>

RESOLVED: That the report be noted.

627 GENERAL REPORT OF DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report updating Committee on the programme of exhibitions and events planned for the year ahead at the Platform Gallery and Visitor Information Centre, progress at Ribblesdale Pool, sports development, Summer Days Festival and the half term soccer school.

He also informed Committee that notification had just been received from LCC that the health contract had been awarded once again to the Borough Council as part of a partnership with four East Lancashire leisure trusts for an initial three years with an optional plus one plus one.

RESOLVED: That the report be noted.

628 MINUTES OF THE CAR PARK WORKING GROUP

The minutes of the Car Park Working Group held on Monday, 11 January 2016 were circulated for Committee's information.

629 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

Councillor Ian Sayers attended the meeting as the Council's representative on the Waste Management Partnership and gave a brief update on a recent meeting.

The meeting closed at 7.15pm.

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

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 17 March 2016 starting at 6.30pm  
Present: Councillor S Bibby (Chairman)

Councillors:

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

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

Also in attendance: Councillors T Hill, A Knox and M Robinson.

### 630 APOLOGIES

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

### 631 MINUTES

The minutes of the meeting held on 11 February 2016 were approved as a correct record and signed by the Chairman.

### 632 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor I Brown and G Mirfin declared an interest in planning application 3/20156/0029 in relation to land rear of Showley Court, Clayton-le-Dale.

### 633 PUBLIC PARTICIPATION

There was no public participation.

### 634 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2015/0928/P (GRID REF: SD374444 441974)  
CHANGE OF USE FROM PUBLIC HOUSE WITH LIVING ACCOMMODATION  
TO TWO SHOPS AND FIVE APARTMENTS TOGETHER WITH EXTERNAL  
ALTERATIONS AT WHITE HORSE INN, YORK STREET, CLITHEROE

The Head of Planning Services added two additional conditions regarding time of commencement and plans.

GRANTED 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 pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The permission shall relate to the development as shown on Plan Reference 4781- 01A, 4781- 02A, 4781 – 05A and 4781 - 06.

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

3. This permission shall be implemented in accordance with the proposal as amended by letter received on the 2 March 2016.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

4. This permission shall be implemented in accordance with the confirmation made at the site meeting of 1 March 2016 that proposed external wall rendering will not extend beyond existing painted brickwork.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

5. Notwithstanding the proposed schematic advertisement proposals shown on the submitted plans, specifications and samples of any proposed attachments (including signage) to the York Street façade shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character and appearance of Clitheroe Conservation Area and the setting of listed buildings in the street scene.

6. Notwithstanding the proposed fully glazed doorway to Retail Unit 1 shown on the submitted plans, specifications for a partially glazed doorway sympathetic to the late C19/early C20 character of the building shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

REASON: In order to safeguard the character and appearance of Clitheroe Conservation Area and the setting of listed buildings in the street scene.

7. Precise specifications of cart door glazing and framing (including a cross-section drawing showing glazing set back as far as possible in the reveal) shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

REASON: In order to safeguard the character and appearance of Clitheroe Conservation Area and the setting of listed buildings in the street scene.

8. The use of the retail premises in accordance with this permission shall be restricted to the hours between 08:45am to 18:00pm on weekdays and on Saturdays and there shall be no operation on Sundays or bank holidays.

REASON: Reason: To comply with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version and in order to safeguard residential amenities.

(Councillors I Brown and G Mirfin declared an interest in the next item of business and left the meeting).

2. APPLICATION NO: 3/2016/0029/P (GRID REF: SD368073 432682)  
PROPOSED RESIDENTIAL DEVELOPMENT TO PROVIDE 6 BUNGALOWS AND ASSOCIATED WORKS, REMOVAL OF EXISTING ARCH CANOPY AND ALTERATIONS TO EXISTING RESIDENTS LOUNGE AREA AT LAND TO THE REAR OF SHOWLEY COURT, CLAYTON-LE-DALE

The Head of Planning Services reported one additional letter received via the Parish Council.

GRANTED subject to the following conditions:

*Time Limits*

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

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

*Drawings and Details*

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

<b>Plan Ref:</b>	<b>Title:</b>	<b>Received On:</b>
	Location Plan 14-2025-PN005	
	Proposed Site Layout Plan 14-2025-PN001 REV B	23/02/16
	Elevations to residents lounge 14-2025- PN006 REV B	23/02/16
	Floor plans and elevations to bungalows 14- 2025-PN002 REV A	13/01/16

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

### *Amenity*

3. This permission shall relate to Construction Method Management Plan 14-2025 submitted with the application. Construction of the development shall not be carried out otherwise than in accordance with the approved Construction Management Plan.

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).

### *Drainage*

4. 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).

5. 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).

### *Materials and landscaping*

6. 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).

7. Notwithstanding the landscaping details submitted on Drawing Number 14-2025-PN001 rev A, prior to the commencement of development a satisfactory programmed landscaping scheme which shall include hard and soft surfacing, planting of the development.

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).

(Mr Goode spoke in favour of the above application. Councillors I Brown and G Mirfin returned to the meeting).

3. 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 that the Lancashire Lead Flood Authority had no objections. He also reported upon recent meetings and correspondence with the applicant's agent and confirmed that the current figure required by the Lancashire County Council was 88 spaces on site. During the meetings held, suggestions on how more parking spaces could be gained by

redesign or revised use had been discussed, including the possible non-use of office space. The County Surveyor had not been re-consulted on these suggestions.

MINDED TO APPROVE to go back to Committee following officer/applicant discussions on the conditions.

(Mr Warburton spoke in favour of the above application. Councillors A Knox and M Robinson were given permission to speak on the above application).

635 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:

636 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 Applicants Solicitor
3/2015/0495	Land at Worthalls Farm Westfield Ave Read	11/2/15	5	With Planning

637 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0972/P	10 bedroom two storey extensions to existing care home	Haydock Nursing Home Pleckgate Road Ramsgreave

638 APPEALS UPDATE

<u>Application</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2014/0697 R	29/06/15	Land adj Clitheroe Road West Bradford	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 until 11/05/16

<u>Application</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2014/0183 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	Appeal Dismissed 11/02/16
3/2015/0565 R	24/09/15	Coach House Main Street Bolton by Bowland	WR		Appeal Dismissed 06/02/16
3/2015/0566 R	24/09/15	Coach House Main Street Bolton by Bowland	WR	Linked with 3/2015/0565	Appeal Dismissed 06/02/16
3/2015/0517 R	07/10/15	Wolfen Hall Fish House Lane Chipping	WR		Appeal Allowed 10/02/2016
3/2015/0518 R	07/10/15	Wolfen Hall Fish House Lane Chipping	WR	Linked with 3/2015/0517	Appeal Allowed 10/02/2016
3/2015/0016 R	29/10/15	Cowley Brook Fm Higher Road Longridge	WR		Appeal Dismissed 25/02/16
3/2014/1025 R	18/11/15	Rattenclough Fm Wesley Street Sabden	WR		Awaiting Decision
3/2015/0578 R	24/11/15	Oakfield Longsight Rd Clayton le Dale	WR		Awaiting Decision
3/2015/0453 R	03/12/15	Cherry Tree Farm Chipping Rd Chaigley	WR		Appeal Dismissed 11/02/16
3/2015/0211 R	30/11/15	Land between 52/54 Knowsley Rd, Wilpshire	WR		Awaiting Decision
3/2015/0734 U	Awaiting start date from PINS. Agent has deliberately made the appeal invalid to use as a threat (see email from Miss Robinson)	New Hall Barn Blackburn Road Ribchester			
3/2015/0898 R	5/02/201	Corner Way Church Lane Mellor	HH		Awaiting Decision

<u>Application</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2015/0594 R	26/01/16	4 Southport Barn Cottages, Sawley	HH		Awaiting Decision
3/2015/0385 R	29/01/16	Land east of Clitheroe Road Whalley	WR		Statement due 04/03/16
3/2015/0749 R	03/02/16	Lane Ends Cottage Huntingdon Hall Lane, Ribchester	HH		Awaiting Decision
3/2015/0886 R	Awaiting start date from PINS	Barraclough Cottage Whalley Road Pendleton			
3/2015/0647 R	16/02/16	Pinfold Fm Barn Preston Rd Ribchester	WR		Statement due 22/03/16
3/2015/0910 U	Awaiting start date from PINS	Primrose House Primrose Rd Clitheroe	HH		
3/2016/0050 R	22/02/16	Land adj Newton Village Hall Main St, Newton	WR		Statement due 28 March 2016
3/2015/0978 R	Awaiting start date from PINS	Hetton House Eastham Street Clitheroe	HH		

639 CAPITAL PROGRAMME 2016/2017

The Director of Resources submitted a report for Committee's information of the schemes that had been approved for inclusion in the capital programme for this Committee for the 2016/2017 financial year. For this Committee, there was one scheme approved in the 2016/2017 capital programme; the introduction of planning portal link to the planning application system and planning system update totalling £30,200.

RESOLVED: That the report be noted.

640 APPEALS

- a) 3/2015/0200/P – demolish 19 Albany Drive and erect up to 9 dwellings, all matters reserved except access at land rear of Beech Cottage, Lovely Hall Lane, Copster Green – appeal dismissed.
- b) 3/2015/0517/P and 3/2015/0518/P – rear extension and formation of garden at Wolfen Hall, Chipping – appeals allowed with conditions.
- c) 3/2015/0565/P and 3/2015/0566/P – single storey extension to the rear at Coach House, Main Street, Bolton-by-Bowland – appeal dismissed.

- d) 3/2015/0453/P – conversion of Brook Wood Barn into a single residential property at Brook Wood Barn – appeal dismissed.
- e) 3/2015/0016/P – change of use of a barn to form 2no dwellings and layout of off-street parking at Cowley Brook Farm, Higher Road, Longridge – appeal dismissed.

641

#### REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 8pm.

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

## Minutes of Personnel Committee

Meeting Date: Wednesday, 23 March 2016, starting at 6.30pm  
Present: Councillor D Taylor (Chairman)

Councillors:

P Ainsworth	A Knox
P Dowson	D T Smith
S Hore	

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

### 642 APOLOGIES

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

### 643 MINUTES

The minutes of the meeting held on 20 January 2016 were approved as a correct record and signed by the Chairman.

### 644 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

### 645 PUBLIC PARTICIPATION

There were no items of public participation.

### 646 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

### 647 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.

### 648 ESTABLISHMENT CHANGES IN THE REGENERATION AND HOUSING SECTION

The Chief Executive presented a written report asking Members to approve changes to the establishment in respect of posts in the Regeneration and Housing Section. He explained recent staff movements and the rationale behind the amalgamation of some elements from previously funded posts which had resulted in the requirement for a revised Partnership Officer post. He advised Members of the financial implications of the proposals and the effect on budgets.

RESOLVED: That Committee

1. approve a change to the establishment in respect of the grade for the part-time Housing Officer post from Scale 5 to Scale 4; and
2. approve the addition of a new post of full-time Partnership Officer at Scale SO1 to the establishment subject to Policy and Finance Committee approval for the subsequent increase in budget.

649 ANNUAL STAFF PROFILE

The HR Officer presented a written report providing Members with a profile of staffing at Ribble Valley Borough Council. She advised that 8 years of historical data had been provided to show comparisons. She highlighted some points within the data contained in Appendix A and it was noted that the profile of the Council remained largely unchanged.

RESOLVED: That the report be noted.

650 ANNUAL ANALYSIS OF STAFF TRAINING

Consideration was given to the written report of the HR Officer reporting details of training courses approved since the last meeting. She highlighted some of the training initiatives detailed in the Appendix and provided further explanation on some of those initiatives. It was noted that the part-time Taxi Enforcement Officer had passed a BTEC in Basic Vehicle Inspection.

RESOLVED: That a letter of congratulations be sent to the part-time Taxi Enforcement Officer on achieving his qualification.

651 NATIONAL PAY NEGOTIATIONS UPDATE

The Head of HR updated Members on the latest position in respect of national pay negotiations for 2016 via her written report. She reminded Members that the unions had recently balloted members on the proposals. She confirmed that UNISON and UNITE had rejected the Employers' pay offer but that the GMB had accepted the offer on behalf of their members. She confirmed that the Chief Officer pay offer had been accepted but the Chief Executive offer was still out for consultation.

RESOLVED: That the report be noted.

652 TRAINING REPORT

Consideration was given to the written report of the HR Officer updating Members on annual training activity for the year 1 April 2015 to 31 March 2016. She guided Members through the analysis in the report and provided an explanation to some of the figures contained within that analysis.

RESOLVED: that the report be noted.

653 APPOINTMENTS AND RESIGNATIONS

Consideration was given to the written report of the HR Officer informing Members of any appointments and resignations that had taken place since the last meeting. She updated Members on some of the recent recruitments and highlighted a number of staff due to retire in the coming weeks.

RESOLVED: That Committee

1. note the report and approve the decisions taken by CMT as outlined in the report; and
2. approve the establishment changes as detailed in Section 4 of the report.

The meeting closed at 7pm.

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



## Minutes of Accounts & Audit Committee

Meeting Date: Wednesday, 30 March 2016, starting at 6.30pm  
Present: Councillor K Hind (Chairman)

Councillors:

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

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

Councillor P Dowson, G Geldard and A Knox were not in attendance.

### 654 APOLOGIES

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

### 655 MINUTES

The minutes of the meeting held on 18 November 2015 were approved as a correct record and signed by the Chairman.

### 656 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

### 657 PUBLIC PARTICIPATION

There was no public participation.

### 658 CLOSURE OF ACCOUNTS TIMETABLE 2015/16

The Director of Resources submitted a report reminding Members of the statutory requirement to close down our accounts by 30 June 2016 and to publish them, including any certificate, opinion or report issued by the Auditor by 30 September 2016 and to inform Committee of the benefits of closing down the accounts by these deadlines, in particular the Good Governance aspects.

The principal matters covered in the Accounts and Audit Regulations were highlighted and in particular two key changes. These included important procedural requirements as well as governance issues. The two key changes were with regard to the authority commencing a 30 day period for the exercise of public rights; for the 2015/16 Statement of Accounts, this must also include the first 10 working days of July and also with regard to the advertisement of the 30 working day period for the exercise of public rights, which must be published on the Council's website including a copy of the unaudited Statement of Accounts,

together with a declaration of the Responsible Financial Officer as to the status of the accounts as unaudited and that they may be subject to change.

The Head of Financial Services highlighted the principal matters covered by the Regulations relevant to accounts preparation and the various responsibilities with regards to both Members and the Responsible Financial Officer. He highlighted the transitional provisions under the Accounts and Audit Regulations 2015 in order to abide by the new deadlines set for 2017/18.

He made reference to the issues facing Ribble Valley which included budget pressures and practical issues including the importance of attending the scheduled meeting for the approval of the audited statement of accounts on Wednesday, 17 August 2016. He outlined a timetable that must be strictly adhered to in order to achieve the deadlines required.

RESOLVED: That Committee endorse the suggested approach for the closure of the 2015/16 accounts.

659 INTERNAL AUDIT ANNUAL PLAN 2016/17

The Director of Resources submitted a report informing Committee of the Internal Audit Plan for 2016/17; this included the various audit areas and planned number of working days for each of these areas. A brief explanation was given as to how the audit plan is arrived at following consultation with Directors, Heads of Service and our external auditors. The risk scoring method was also explained to Members.

RESOLVED: That Committee approve the 2016/17 Internal Audit Plan as outlined.

660 GRANT CERTIFICATION REPORT 2014/15

Caroline Stead presented a report on the certification of claims and returns. She reported that the one claim for the financial year 2014/15 relating to expenditure of £7.5m had been certified; this was with reference to the housing benefit subsidy claim. She reported that this claim had been certified without any amendments and that they were satisfied that the Council had appropriate arrangements to compile, complete accurate and timely claims and returns for audit certification.

RESOLVED: That the report be noted.

661 GRANT THORNTON PROGRESS REPORT UPDATE 2015/16

Caroline Stead gave a brief update to Members on the progress made to date with the 2015/16 audit. Most of this was complete apart from the final accounts audit which was planned to take place between June and August. The report also made reference to local government accounting and other issues.

The Chairman highlighted the un-lodged non-domestic rate appeals that may well have implications for us in the future.

RESOLVED: That the report be noted.

662 THE AUDIT PLAN FOR RIBBLE VALLEY BOROUGH COUNCIL

Caroline Stead submitted a report for Committee's information, highlighting Grant Thornton's overview of the planned scope and timing of the audit. The document was also an aid to understanding the consequence of their work; discusses issues of risk and the concept of materiality and identifies any areas where the Council may choose to request to undertake additional procedures. The contents of the plan had been discussed with management. She highlighted that Grant Thornton's responsibilities are to give an opinion on the Council's financial statements and to satisfy themselves that the Council has made proper arrangements for securing economy, efficiency and effectiveness in its use of resources. The plan outlined the challenges and opportunities, developments and other requirements as well as materiality. It went on to identify three significant risks along with others.

She highlighted a change in the criteria with regard to value for money in that the guidance identifies one single criterion for auditors to evaluate; in all significant respects the audited body had proper arrangements to ensure it took properly informed decisions and employed resources to achieve planned and sustainable outcomes for tax payers and local people.

She reported that at the present time there was nothing that needed to be brought to the particular attention of Committee.

RESOLVED: That the report be noted.

663 INTERNAL AUDIT PROGRESS REPORT 2015/16

The Director of Resources submitted a report outlining progress on the internal audit work for 2015/16. A table setting out the assurance opinions issued from the audits carried out since the last meeting was included for Members' information. All but one of these areas had received either a full or substantial assurance opinion.

RESOLVED: That the report be noted.

664 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

665 EXCLUSION OF PRESS AND PUBLIC

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

## RISK MANAGEMENT – UPDATE ON RED RISKS

The Director of Resources submitted a report providing Members with an update on the current areas of high risk for the Council as identified on the Risk Register. At the present time there was only one red risk included on the register which related to waste management and was regarding the indicated ending of cost sharing in March 2018 and the loss of £430,000 per annum to support the service.

The Head of Financial Services reported that the planning appeals risk had now been downgrade from red 7 to amber 5 as the likelihood for any applications for costs had been reduced and the current financial impact had also been reduced. Both these areas were regularly considered by the Community Services Committee and the Planning and Development Committee.

The Chairman raised two issues that might be considered as red risks in the future subject to how their financial aspects become apparent over time. These related to flooding and business rate relief and appeals. The Director of Resources gave a brief update on these two issues and informed Committee that they were being considered by both the Budget Working Group and Policy and Finance Committee.

RESOLVED: That the report be noted.

The meeting closed at 7.20pm.

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

## Minutes of Health & Housing Committee

Meeting Date: Thursday, 31 March 2016, starting at 6.30pm  
Present: Councillor S Hore (Chairman)

Councillors:

S Bibby	K Hind
S Brunskill	R Newmark
P Elms	R Sherras
L Graves	J White

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

### 667 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors P Dobson, M Fenton, R Hargreaves, J Holgate, M Robinson.

### 668 MINUTES

The minutes of the meeting held on 21 January 2016 were approved as a correct record and signed by the Chairman.

### 669 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

### 670 PUBLIC PARTICIPATION

There was no public participation.

### 671 HOUSING DELIVERY PLAN 2016/2018

The Chief Executive submitted a report requesting Committee's approval of the Housing Delivery Plan setting out the key aims and objectives of the strategic housing service for the next 2 years. The plan period was limited to 2 years due to the speed of current changes in housing delivery. The plan had been prepared to identify strategic housing demands and requirements, to consider evidential requirements to support delivery of various projects, to promote better and warmer housing provision, and to address specialist housing needs in the borough including older households, homelessness and accommodation for vulnerable people.

Committee were informed that the funding for support to people with housing needs, including sheltered housing and accommodation for people with learning disabilities, came to a figure approaching £500,000 across the borough. This is due to finish March 2017. The new Housing Officer post currently being advertised would include elements of support and signposting where appropriate.

RESOLVED: That Committee approve the actions and to monitor progress against delivery of the Action Plan.

#### 672 ADDRESSING HOUSING NEEDS – STARTER HOMES

The Chief Executive submitted a report to inform Committee of Starter Homes as an affordable product, but evidencing how this tenure does not address affordable housing needs in the borough. The proposals in the Housing and Planning Bill differ from the Council's Addressing Housing Needs policy requirement for discount sales to be 30% from open market value in Clitheroe and Longridge and 40% across the remainder of the borough, to be maintained in perpetuity and for buyers with a local connection. The proposal in the Bill is for a minimum of 20% discount, with no requirement for local connection, and a restriction not to sell or let the property at its open market value for 5 years following the initial sale.

Developers had already sought to achieve the affordable homes element of schemes by the use of Starter Homes in accordance with the Bill, seeking 20% discounted sales. It was reported that currently no developer had gone against the Council's policy for shared ownership/rent for affordable housing, and in default of that being achieved to provide for discount sales at 30% or 40% with local connection and in perpetuity.

There was discussion about the consultation document issued by the Department for Communities and Local Government in March 2016, due for response by 18 May 2016. Concern was raised that refusal to accept Starter Homes with a 20% discount, for 5 years and with no local connection, as part of an affordable housing offer, in conflict with developing central policy, could be open to challenge. Issues were also raised about exceptions to the proposed scheme, including provision for prospective buyers leaving the armed forces.

RESOLVED: That

1. Committee agree that until Government Regulations are finalised on the Starter Homes Scheme, the existing Affordable Housing Policy of Ribble Valley Borough Council will continue;
2. the Strategic Housing Working Group respond to the consultation paper.

#### 673 REGISTERING AS A REGISTERED PROVIDER

The Chief Executive submitted a report, proposing that Ribble Valley Borough Council proceed to register as a provider of affordable housing with the Department for Community and Local Government. Further investigation had taken place into the merits of registration, which could assist in addressing issues where other registered providers had failed to find buyers, meaning that they could no longer support the provision of affordable housing on development sites.

Resources for investment in the scheme would be through income from commuted sums of the affordable housing contribution from the site. The initial capital outlay plus on-costs would be recouped on first sale of the property. There had been positive reports on the use of this process from other authorities in Lancashire and Yorkshire.

There was discussion about maintenance obligations, which would rest with the occupiers for shared ownership properties and with the Council for rental properties. The Council would seek minimum space standards and quality of build before taking on a property. There was the possibility that developers might gift houses to Ribble Valley Borough Council to meet affordable housing obligations, rather than paying commuted sums for a site.

RESOLVED: That Committee approve that Ribble Valley Borough Council proceed to register as a registered provider of affordable housing.

674 CAPITAL PROGRAMME 2016/17

The Director of Resources submitted a report for Committee's information on the schemes which had been approved for inclusion in the Capital Programme for this Committee for the 2016/17 financial year. This included 3 schemes which total £523,220 (including £175,000 for Clitheroe market improvements where the final plans were to be confirmed). Responsible officers would complete and update capital monitoring sheets for each scheme, which would be reported quarterly to Members to give an indication of progress. This was particularly important for the disabled facilities grants.

Committee were pleased to note the increase in disabled facilities grants allocation from £161,000 budgeted to £273,220.

RESOLVED: That the report be noted.

675 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

676 EXCLUSION OF PRESS AND PUBLIC

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

677 GENERAL REPORT – GRANTS

The Chief Executive submitted details of 5 disabled facilities grants and 3 boiler replacement grants. It was reported that 44 household applications had been made for flood resilience grants of which 6 had so far been approved, and that 5 business applications had been received of which 2 had been approved and 1 completed and payment made. Events had been held to publicise these grants, and it was hoped that owners of all eligible properties would apply.

RESOLVED: That the report be noted.

678           AFFORDABLE HOUSING UPDATE

The Chief Executive submitted a report for Committee's information on affordable housing schemes in the borough. The minutes of the Strategic Housing Working Group of the 22 February 2016 were also included.

RESOLVED: That the report be noted.

The meeting closed at 8pm.

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



## Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 5 April 2016, starting at 6.30pm  
Present: Councillor S Hirst (Chairman)

Councillors:

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

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

Also in attendance: Councillor N Walsh.

Not in attendance: Councillor R Hargreaves.

### 679 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor D T Smith.

### 680 MINUTES

The minutes of the meetings held on 26 January 2016 and 9 February 2016 were approved as a correct record and signed by the Chairman.

### 681 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillors S Hore, G Mirfin, M Robinson, J Rogerson and I Sayers all declared an interest in item 5 – Voluntary Grants 2016/17.

### 682 PUBLIC PARTICIPATION

Kath Lord-Green from the organisation Ribble FM, addressed the Committee regarding the application for a grant under the Voluntary Grant Scheme.

(Councillors Hore, Mirfin, Robinson, Rogerson and Sayers declared an interest in the next item of business and left the meeting. Councillor Ged Mirfin spoke on the item before leaving the meeting.)

### 683 VOLUNTARY ORGANISATION GRANTS 2016/17

Committee considered the allocation of voluntary organisation grants for 2016/17 as proposed by a working group of this Committee. The Council had received 21 applications requesting support totalling £149,956. The applications as submitted exceeded the funding available which was £105,410. After careful

consideration of all the grant applications received the working group had recommended grant allocations as shown in Annex 2 to the report.

Members asked specific questions with regard to several of the applications made.

RESOLVED: That Committee approve the allocation of grants as proposed by the Voluntary Grants Working Group as set below out totalling £95,300.

Organisation Name	Recommended Grant for 2016/17 £
Bowland Pennine Mountain Rescue Team	0
Carers Link Lancashire	£2,000
Chipping Show	£500
Crossroads Care - Ribble Valley	£15,000
Gisburn Festival Hall	Refer to recreation grant scheme
Goosnargh & Longridge Agricultural Show	£500
Hodder Valley Agricultural & Horticultural Society	£500
Home Start - Pendle and Ribble Valley	£3,000
Lancashire Wildlife Trust	0
Lancashire's Best Kept Village Competition	£500
Little Green Bus	£6,000
Longridge Field Day Events	£500
Revitalise Respite Holidays	0
Ribble FM	0
Ribble Valley Breast Friends	0
Ribble Valley Citizens Advice Bureau	£60,000
Ribble Valley Shopmobility and Information Centre	£5,300
Rotary Club of Clitheroe - Clitheroe Community Bonfire and Fireworks Display	£750
The Foundation for Ribble Valley Families	0
Whalley Pickwick Festival	£750
Yorkshire Dales Millennium Trust	0
<b>Total</b>	<b>£95,300</b>

(Councillors Hore, Mirfin, Robinson, Rogerson and Sayers returned to the meeting.)

## TREASURY MANAGEMENT STRATEGY

The Director of Resources submitted a report seeking Committee's approval of the Council's Treasury Management Strategy for 2016/17 financial year.

She reminded Members that local authorities were required to report on specific elements of their treasury management activities; these were included treasury management strategy or in the treasury management policies and practices. The Treasury Management Strategy covered the following areas:

- The current treasury position;
- A review of the proposals for interest rates.
- The Council's Borrowing and Debt Strategy.
- The Council's Investment Strategy.
- Capital Programme Financing Strategy.
- Limits on treasury management activities and Prudential indicators.
- Current debt portfolio position.
- Annual Investment Strategy.

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

## TREASURY MANAGEMENT POLICIES AND PRACTICES 2016/17

The Director of Resources submitted a report asking Committee to review, approve and adopt the Treasury Management Policy Statement and Practices for 2016/17.

The Treasury Management Policies and Practices document governs the way we manage our investments; it is reviewed on an annual basis to comply with the Chartered Institute of Public Finance and Accountancy (CIPFA) Code. The Code identifies 12 areas where statements of treasury management practices should be developed to implement the full requirements of the Code.

The Council's treasury management practices (TMP's) set out the manner in which the Council will seek to achieve its treasury management policies and objectives and how it will manage and control those activities.

RESOLVED: That

1. Committee formally adopt the Treasury Management Policies and Practices document as attached to the report, incorporating:

- Treasury management key principles;
- Treasury Management Policy Statement;
- Treasury Management Clauses;
- Treasury Management Practices and Schedules; and

\*\*\* 2. recommend to Council the Treasury Management Policies and Practices 2016/17. \*\*\*

686 LOCAL TAXATION WRITE-OFFS

The Director of Resources sought Committee's approval to write-off certain Council Tax and National Non-Domestic Rates debts.

RESOLVED: That Committee agree to the writing-off of £76.66 Council Tax, £3,669.09 of NNDR debts and £180 costs, where it has not been possible to collect the amounts due.

687 DRAFT CYCLE OF MEETINGS 2016/17

The Chief Executive submitted a report requesting Committee's consideration of the proposed meeting cycle for Committees for the municipal year 2016/17. Members were informed that consideration had been given to various issues that had resulted in the summer cycle being condensed as far as possible; the meeting dates being arranged around the Easter holidays as well as round the Referendum date.

RESOLVED: That the draft meeting cycle as submitted be approved for ratification at the annual meeting on 10 May 2016 (Appendix A to these minutes.)

688 AMENDMENTS TO THE COUNCIL'S CONSTITUTION

The Chief Executive submitted a report for Members to consider proposed changes to the Council's Constitution. The Council's Constitution was very much a living document which had been divided into parts that were accessible on the Council's website. The proposed amendments included the deletion of all reference to service plans in the individual Committee's Terms of Reference; an amendment to the Delegation Scheme to include Heads of Service in the decision-making process for disciplinary hearings. It was also noted that it would be necessary to amend the constitution should the Council proceed to join the proposed Lancashire Combined Authority.

Supporting documents would be amended to reflect the proposed amendments.

\*\*\* RESOLVED: That Committee recommend the suggested changes to Council for approval. \*\*\*

689 UPDATE ON FINANCIAL IMPACT OF DECEMBER FLOODS

The Director of Resources submitted a report for Committee's information with an update on the financial impact for the Council of the December floods. The different elements of expenditure relating to the floods were detailed for Committee's information. She explained that under the Bellwin scheme the Council had now submitted its claim for emergency recovery expenditure which totalled £62,967 of which £50,803 could be claimed back from the Government after taking into consideration our Bellwin threshold. A total of £119,000 had been paid to 238 households in the borough under the Flood Grant of £500 to each household scheme; this expenditure had been funded by the Government through a Section 31 Grant in full via Lancashire County Council.

The Director of Resources also highlighted the Council Tax and Business Rate Relief schemes which would continue for some time but which was also

refundable from the Government under the Section 31 Grant Scheme. Property Resilience Grants of up to £5,000 per flooded property for households and businesses were also available and were being administered by the Council and were currently being processed. This expenditure would be funded by the Government through Section 31 Grant via Lancashire County Council as the lead flood authority.

RESOLVED: That the report be noted.

690 REVENUES AND BENEFITS GENERAL REPORT

Committee considered a report which covered the following:

- 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.

691 BUDGET WORKING GROUP MINUTES

Committee received the minutes of the Budget Working Group meeting held on 21 January 2016.

RESOLVED: That the report be noted.

692 PERCEPTION SURVEY 2015

The Director of Resources submitted a report informing Committee of the results of the Perception Survey 2015. Corporately there were some very encouraging results and an opportunity now to make the most of the data available and a chance to link the findings to our decision-making processes and strategy planning.

RESOLVED: That the report be noted.

693 CAPITAL PROGRAMME 2016/17

The Director of Resources submitted a report informing Members of the schemes which had been approved for inclusion in the Capital Programme for this Committee for the 2016/17 financial year. For this Committee there was one scheme approved for the 2016/17 Capital Programme; the ICT infrastructure refresh (storage area network and also network and server replacement) totalling £100,000.

RESOLVED: That the report be noted.

694 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There no reports from Representatives on Outside Bodies.

695 EXCLUSION OF PRESS AND PUBLIC

That by virtue of the next items of business being exempt information under Category 1 of the Local Government Act of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

696 LOCAL TAXATION WRITE-OFFS

Committee considered a report asking them to approve the writing off of Council Tax debts of £3,309.57 and £220 costs where it had not been possible to collect the amount due.

RESOLVED: That Committee approve the writing off of this sum.

697 REFERENCE FROM COMMITTEE – ESTABLISHMENT CHANGES IN THE REGENERATION AND HOUSING SECTION

The Director of Resources submitted a report asking Committee to consider request from Personnel Committee to agree to the approval of net additional revenue budget of £9,870 to allow the changes to the establishment in respect of:

- the regrading of the part-time Housing Officer post from Scale 5 to Scale 4;
- the deletion of the part-time Community Development Officer post at Scale SO2;
- the creation of a full-time Partnership Officer post at Scale SO1.

These changes result in the need for a net increase to the Council's revenue budget of £9,870 based on salary costs at the top of the relevant pay scales. It was intended to use an earmarked reserve balance of performance reward grant to assist in funding the new full-time Partnership Officer post once the fixed term part-time post had come to an end.

RESOLVED: That Committee

1. approve the request for the additional revenue budget of £9,870 based on appointments at the top of the relevant pay scales; and
2. approve the use of the uncommitted performance reward grant earmarked reserve to initially assist in funding the new full-time Partnership Officer post in the short term.

The meeting closed at 7.20pm.

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

## APPENDIX A

### Ribble Valley Borough Council Meeting Cycle 2016/17 (10 May 2016 – 9 May 2017)

MEETINGS	Day	TIME	1ST CYCLE 2016	2ND CYCLE 2016	3RD CYCLE 2016	4TH CYCLE 2017	5TH CYCLE 2017
Community Services	Tues	6.30pm	17 May	23 Aug	11 Oct	10 Jan	14 March
Planning and Development	Thurs	6.30pm	19 May	21 July & 18 Aug	13 Oct	12 Jan	16 March
Personnel	Wed	6.30pm	25 May	31 Aug	19 Oct	18 Jan	22 March
Health & Housing	Thurs	6.30pm	26 May	1 Sept	20 Oct	19 Jan	23 March
Policy & Finance	Tues	6.30pm	7 June	6 Sept	25 Oct	24 Jan & 7 Feb	28 March
Parish Liaison	Thurs	6.30pm	9 June	8 Sept	27 Oct	26 Jan	30 March
Licensing	Tues	6.30pm	14 June	13 Sept	1 Nov	31 Jan	4 April
Planning & Development	Thurs	6.30pm	30 June	15 Sept	10 Nov & 15 Dec	16 Feb	13 April
Accounts & Audit	Wed	6.30pm	29 June	17 Aug	16 Nov		29 March
Full Council	Tues	6.30pm	12 July	27 Sept	13 Dec	28 Feb	25 April

2016

Offices Closed

Spring Bank : 30 May 2016  
 August Bank : 29 August 2016  
 Christmas : 25 - 31 December 2016

Annual Council : 10 May 2016  
 PCC Elections : 5 May 2016  
 EU Referendum : 23 June 2016

2017

Offices Closed

New Year : 2 January 2017  
 Good Friday : 14 April 2017  
 Easter Monday : 17 April 2017  
 May Day : 1 May 2017

County Council Elections : 4 May 2017  
 Annual Council : 9 May 2017

## Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 7 April 2016, starting at 6.30pm  
Present: David Peat (Chairman)

Councillors:

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

Parish Representatives:

S McGregor	Barrow
T Austin	Billington & Langho
H Fortune	Bolton-by-Bowland, Gisburn Forest & Sawley
M Walsh	Bolton-by-Bowland, Gisburn Forest & Sawley
G Cocks	Bowland Forest (Higher)
B Green	Chipping
M Fenton	Clitheroe
R Assheton	Downham
P Entwistle	Grindleton
S Ashcroft	Longridge
R Beacham	Longridge
S Rosthorn	Newsholme & Paythorne
J Bennett	Newton
A Steer	Osbaldeston
E Law-Riding	Ribchester
R A Whittaker	Rimington & Middop
A Haworth	Sabden
J Shorter	Sabden
R Hirst	Simonstone
G Meloy	Simonstone
P Hallett	Thornley-with-Wheatley
J Hilton	Waddington
H D Parker	Waddington
T Perry	West Bradford
M J Highton	Whalley
J Bremner	Wilpshire

In attendance: Head of Regeneration and Housing.

Also in attendance: Alex Silverwood – Agronomist.

698

### APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Borough Councillor I Sayers and from Marshal Scott and from the following Parish Representatives:



E Miller	Bowland Forest (Lower)
H Douglas	Chatburn
P Brown	Chipping
A Schofield	Clayton-le-Dale
P Robinson	Clitheroe
P Hutchinson	Hothersall
P Young	Ramsgreave
A Ormand	Ribchester
P Boyes	Salesbury
J Lawson	Slaidburn
J Brown	Whalley

699 MINUTES

The minutes of the meeting held on 21 January 2016 were approved as a correct record and signed by the Chairman.

700 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

MATTERS ARISING FROM THE MINUTES

a) Minute 580

The Head of Regeneration and Housing reported that, whilst there had been consideration to a further meeting of the Committee to consider a response to the consultation on bus services, an intervening scheme had been introduced by Lancashire County Council. Where problem areas had been identified, Lancashire County Council officers have been requested to look at provision at least of skeleton services and to report back to their working group. There had also been confusion about which services had been stopped, as some commercial companies are now running services which had been believed to have been terminated. He reported that the most suitable contact at Lancashire County Council is Ashley Weir.

The Head of Regeneration and Housing also drew attention to the review currently taking place with regard to Lancashire County Council serviced properties, such as libraries, youth centres and childrens' centres. The cabinet of Lancashire County Council will consider a report on the issues in May 2016, and he encouraged Members to view possible changes with an open mind. It was agreed to invite Mel Ormesher, the newly appointed Head of Asset Management at Lancashire County Council, to the June meeting of the Committee.

701 JAPANESE KNOTWEED CONTROL

The Chairman introduced Alex Silverwood, an Agronomist, who also carried out work to address problems with Japanese Knotweed. He gave a presentation on the history of Japanese Knotweed in Britain, the steps taken to control its proliferation, and the offences associated with its planting and distribution. He explained the identifying features of the plant, the extent of the spread of the impact of each plant, and the potential damage that can arise, both physical in

terms of buildings and other constructions and financial in respect of property values and ability to borrow. The recommended means of treatment is by herbicide on site, with several applications over the 3 years which the rhizomes take to biodegrade. If left untreated, the plant can lie dormant for 20 years.

Committee agreed that it would be helpful if this presentation could be circulated by email to the Parish Councils.

Members then asked a number of questions and helpful replies were provided. Herbicidal and biological destruction on site was preferred to physical removal. The plant is spread by distribution of rhizomes or shards of rhizomes, not by distribution of seed. The herbicidal spray is biodegradable, but it was recommended to leave that part of the garden for a week before return. Records of reported sitings of Japanese Knotweed are available on the DEFRA website, which includes information submitted by the Ribble Rivers Trust.

RESOLVED: That Committee thank Alex for his informative presentation.

## 702 LOCAL PLAN UPDATE

The Head of Regeneration and Housing reported that the Housing and Economic Plan document, part of the Local Development Plan, was to be considered by the Planning and Development Committee at their meeting on the 14 April 2016. This would be the start of the process to identify new settlement boundaries for the new proposals map. This reflected actual developments and existing planning permissions, and the settlements where there is still a requirement to meet Core Strategy figures. A similar exercise was being conducted for employment sites.

If approved by Planning and Development Committee, a consolidated consultation document would be prepared, hopefully by the end of May 2016. It was important to proceed with the process, in order to complete the Local Development Framework, and it was intended to focus on key issues to enable an up to date proposals map to be prepared. He explained that current information about housing numbers was available in Appendix 4 to the Committee report.

## 703 TRANSFORMING LOCAL HEALTH SERVICES

The Head of Regeneration and Housing reported on significant changes taking place at Lancashire Health and Wellbeing Board, although some of these were awaiting ratification or decision. Whilst certain aspects are being drawn together throughout the County, which includes Blackburn with Darwen and Blackpool, at certain levels there are more local issues, such as CCGs, where Ribble Valley falls under more than one body. It was important to ensure that Ribble Valley issues are properly addressed at all times, particularly where there was an element of cross-border co-ordination required. Whilst more urban areas of the County have their own serious issues, problems of a rural nature including isolation and access to services needed to be highlighted and addressed.

There had been a gap between development plans and strategic health planning in the past. There was discussion as to how the health resources could access Section 106 payments.

## MATTERS BROUGHT FORWARD BY PARISH COUNCILS

(a) Impact on Collections and Recycling of the Closure of the Farrington Waste Disposal Site

In response to a query from Sabden Parish Council, the Head of Regeneration and Housing reported that the implications of the closure were currently being reviewed. It was anticipated that from July 2016, food waste would be required to be placed in burgundy bins, with green bins being used for green waste only. Information was being prepared to publicise the changes.

(b) Community Infrastructure Levy

In response to a query from Longridge Town Council, the Head of Regeneration and Housing explained that information from infrastructure providers, such as Lancashire County Council and the NHS, had not been available to incorporate a charging levy at the time of the Core Strategy. In practice, it was most likely that Ribble Valley Borough Council would look to progress the Community Infrastructure Levy programme alongside the Local Plan Review in 2 or 3 years' time.

(c) The Condition of Roads, including Potholes and Blocked Gullies

Wilpshire Parish Council reported on issues of reported faults of blocked gullies and potholes, which had been reported to Lancashire County Council and not repaired. This issue went back before the substantial increase in problems of this type after floods in December 2015. It had taken over 2 months for an inadequate repair to be carried out to one particular pothole.

The Head of Regeneration and Housing referred to the severe weather activity update issued by Lancashire County Council in March 2016, which had been received by the Parish Councils, and to the reporting procedures to Lancashire County Council.

It was accepted that there could be an issue with effective execution of repairs, even if the initial response from Lancashire County Council had been fairly prompt. The Head of Regeneration and Housing would let the Head of Engineering Services at Ribble Valley Borough Council know of the comments expressed.

## DECEMBER FLOODING

The Chairman expressed the thanks of the Parish Council Liaison Committee to the officers of Ribble Valley Borough Council for their work in response to the floods in December 2015, affecting Whalley, Billington, Ribchester and other areas.

The meeting closed at 7.55pm.

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

## Minutes of Licensing Committee

Meeting Date: Tuesday, 12 April 2016, starting at 6.30pm  
Present: Councillor J Alcock (Chairman)

Councillors:

I Brown	S Hind
S Brunskill	J Holgate
M Fenton	S Knox
G Geldard	J White
R Hargreaves	

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

### 706 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Atkinson, P Elms, S Hirst, G Scott.

### 707 MINUTES

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

Committee received the minutes of the meetings of the Licensing Sub-Committees held on 3 and 23 November 2015, 9 December 2015, 22 January 2016 and 1 February 2016.

### 708 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

### PUBLIC PARTICIPATION

There was no public participation.

### 709 REVIEW OF CONVICTIONS POLICY FOR PRIVATE HIRE AND HACKNEY CARRIAGE LICENCES

The Chief Executive submitted a report on the review of the Council's convictions policy for private hire and hackney carriage licences. The Council's Solicitor explained that the Council is required to assess whether an applicant for a private hire or hackney carriage driver's or operator's licence is a fit and proper person to hold such a licence. One aspect of the assessment is the record of the previous convictions of the applicant, and consideration of that record against the approved policy of the Council. The current policy had been adopted in 2007. It was considered that the policy required updating and revision, and to be more comprehensive. The Police had also requested that the authorities across the region should adopt similar policies.

A draft policy was submitted to Committee for approval, prior to being the subject of consultation. The proposed policy was more prescriptive as to what motoring offences would be considered major or minor and the appropriate consequences; made more detailed provision with regard to offences of violence and indecency, particularly involving children or vulnerable people; included offences under the legislation relevant to private hire and hackney carriage licence holders; referred to the Disclosure and Barring Service, rather than to the Criminal Records Bureau; and provided more guidance on how to approach the issue of convictions in the overall assessment of whether an applicant was a fit and proper person.

RESOLVED: That Committee

1. approve the draft statement of policy and guidelines on relevant convictions for hackney carriage and private hire licensing;
2. authorise the Head of Legal and Democratic Services to consult all the relevant licence holders and interested parties on the terms of the draft Statement of Policy.

#### 710 POLICY AND PROCEDURE FOR FILM CLASSIFICATION

The Chief Executive submitted a report seeking Committee's approval for adoption of a policy on film classification, and thereafter to delegate authority for decision-making to the Licensing Sub-Committee. The Licensing Act 2003 requires every premises licence authorising exhibition of films to be subject to a condition restricting admission to the film in accordance with any age restrictions made either by a film classification body or by the licensing authority. Almost all major theatrical film releases in the UK will have been classified by the British Board of Film Classification.

Where a film has not been classified by the BBFC, it is the responsibility of the licensing authority to determine the age restriction requirement. A request had been received for classification of a documentary film which was not classified by the BBFC to be shown at premises in the Ribble Valley. This was not yet a formal application.

A draft policy was put forward for consideration by Committee and, subject to approval, to be the subject of consultation.

RESOLVED: That Committee

1. approve the draft policy for determining film classifications;
2. authorise the Head of Legal and Democratic Services to consult for 8 weeks on the terms of the draft policy.

#### 711 REFORMS TO THE LICENSING ACT 2003

The Chief Executive submitted a report for Committee's information on proposed reforms to the Licensing Act 2003, which had been introduced in the Policing and

Crime Bill which was currently before Parliament. This would amend the definition of alcohol to include powdered alcohol and vaporised alcohol; amend the summary review process with regard to interim steps in the review process and any appeal; give licensing authorities power to revoke or suspend a personal licence when a person is convicted of a relevant offence; extend the list of relevant offences; and remove the requirement for revision of guidance under Section 182 of the Licensing Act to be laid before and approved by Parliament.

The Government had also announced relaxation of the licensing laws on the weekend of the Queen's 90<sup>th</sup> birthday (subject to consultation) to enable premises licenced to trade until 11pm to be allowed to open until 1am on Saturday, 11 June 2016 and 1am on Sunday, 12 June 2016.

RESOLVED: That the report be noted.

712 RIBBLE VALLEY SAFETY ADVISORY GROUP

Committee received the minutes from the meeting of the Ribble Valley Safety Advisory Group dated 4 February 2016.

713 EXCLUSION OF PRESS AND PUBLIC

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

714 UPDATE ON LICENSING APPEALS

The Chief Executive submitted a report for Committee's information on the progress and outcome of appeals lodged at the Magistrates Court against Licensing Sub-Committee decisions on 3 November 2015, 23 November 2015 and 9 December 2015.

RESOLVED: That the report be noted.

The meeting closed at 6.44pm

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

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 14 April 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
S Knox	R Thompson

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

Also in attendance: Councillor J Alcock, N Walsh and G Scott (arrived 7.15pm).

### 715 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor J Rogerson and L Graves.

### 716 MINUTES

The minutes of the meeting held on 17 March 2016 were approved as a correct record and signed by the Chairman.

### 717 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

### 718 PUBLIC PARTICIPATION

There was no public participation.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2015/0903/P (GRID REF: SD) 374095 442174)  
APPLICATION FOR APPROVAL OF RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOLLOWING PLANNING PERMISSION 3/2011/0892 APPROVED ON APPEAL AT LAND OFF MILTON AVENUE, CLITHEROE

GRANT planning permission subject to the conditions below, defer and delegate the issuing of the decision to the Director of Community services upon receipt of acceptable house designs and completion of the deed of variation in respect of the legal agreement (Unilateral Undertaking):

### *Drawings and details*

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

N.B: Drawing Numbers TBC following receipt of revised plans

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

### *Materials and Landscaping*

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

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

3. Prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation of the dwellings hereby approved shall have been submitted to and approved by the Local Planning Authority.

For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles and materials. The development shall be carried out in strict accordance with the approved details.

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

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

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

5. Prior to the commencement of the development details of the design and position of the external meter boxes shall be submitted to and agreed in writing by the Local planning Authority, for the avoidance of doubt the details



shall indicate that no meter boxes will be located on the primary elevations of the proposed dwellings or on locations that that are afforded a high level of visibility upon the streetscene. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

6. Prior to the commencement of the development, precise details of the dedicated refuse collection points shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the development allows for the adequate provision for the storage and collection of domestic waste in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

7. Prior to the commencement of the development details of refuse/enclosed cycle storage provision for plots 10–13 and 16-19 Planning Layout (PL16) shall have been submitted to and approved by the Local Planning Authority. The approved details shall be implemented as part of the development and be made available for use prior to the aforementioned plots being first occupied.

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

#### *Trees and Ecology*

8. No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites for that phase have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such

dwelling/building is first brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

9. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all the existing trees and hedging shown on drawing Planning Layout (PL16) (except those shown to be removed on the approved plan), shall have been enclosed with temporary protective fencing in accordance with BS5837:2012 [Trees in Relation to Demolition, Design & Construction]. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To ensure that existing trees are adequately protected during construction in the interests of the visual amenity of the area in accordance with Policy DME1 of the Ribble Valley Core Strategy.

#### *Highways*

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

REASON: To prevent stones and mud being carried onto the public highway to the detriment of road safety in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

11. The new estate road for the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound before any development takes place within the site and shall be further extend before any development commences fronting the new access road.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

12. No part of the development shall be commenced until the visibility splays measuring 2.4 metres by 25 metres in both directions to be provided, measured along the centre line of the proposed new road from the continuation of the nearer edge of the existing carriageway of Milton Avenue, to the satisfaction of the Local Planning Authority. The land within these splays shall be maintained thereafter, free from obstructions such as walls,

fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.

REASON: To ensure adequate visibility at the street junction or site access is provided in the interest of highway safety for both construction vehicles and future occupiers in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

13. The car parking and manoeuvring scheme to be marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter and for communal use only no spaces reserved for individual dwellings.

REASON: To allow for the effective use of the parking areas in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order), all garages hereby permitted shall be maintained as such and shall not be converted to or used as additional living accommodation that would preclude its ability to accommodate parked motor vehicles unless a further planning permission has first been granted in respect thereof.

REASON: To allow for the effective use of the parking areas in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

15. Prior to the start of the development, a joint survey shall be carried out between the developer and the planning authority (in conjunction with the highway authority) to determine the condition of Milton Avenue. A similar survey shall be carried out every six months and the final inspection within one months of the completion of the last house, and the developer shall make good any damage to Milton Avenue to return it to the pre-construction situation as required.

REASON: To maintain the construction of Milton Avenue in the interest of highway safety in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

16. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

REASON: To ensure the highway is retained to an acceptable standard in the interest of highway safety in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

#### INFORMATIVES

1. The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer.
2. The highway is not to an adoptable layout and will remain private. It is advised the carriageway construction is based on the Lancashire County Council Specification for estate roads 2011 edition. Further information and advice can be found at [www.lancashire.gov.uk](http://www.lancashire.gov.uk) and search for "construction of estate roads".

2. APPLICATION NO: 3/2016/0079/P (GRID REF: SD374791 437678)  
EXTENSION TO EXISTING BUILDING TO CREATE A CATTERY AND STABLES, CONSTRUCTION OF MANEGE, MIDDEN AND ACCESS ARRANGEMENTS. RESUBMISSION OF PLANNING APPLICATION 3/2015/0571 AT FOUR ACRES, PENDLETON ROAD, WISWELL

GRANTED subject to the following conditions:

#### *Time Limits*

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

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

#### *Drawings and Details*

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

Location Plan (1:1250)  
AVS – 02 – 01 Rev B  
AVS – 02 – 02 Rev B (amended plan received 02/03/16)  
AVS – 02 – 03 (amended plan received 24/03/16)  
BTC840-TCP

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

### *Drainage*

3. No development shall take place until detail of the drainage system for the proposed manège have been submitted to and approved in writing by the Local Planning Authority. The manege shall be constructed in accordance with the approved details before being first brought into use.  
REASON: To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

### *Materials and landscaping*

4. Notwithstanding any description of materials in the application no above ground works shall be commenced until samples or full details of the materials to be used on the cattery/stable building and the surface of the manège have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and only the materials so approved shall be used, in accordance with any terms of such approval.

REASON: In order to secure a satisfactory appearance in the interests of maintaining the openness and visual amenity of the open countryside in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

5. Notwithstanding the details submitted on Drawing Number AVS – 02 -02 REV B, within 3 months of development first taking place details of the position, height, design, materials and finish to be used in the construction of all boundary treatments around and within the site shall be submitted to and approved in writing by the Local Planning Authority. The duly approved boundary treatments shall be constructed in full accordance with the approved details before the any part of the development hereby approved is first brought into use and shall be retained thereafter.

REASON: In order to secure a satisfactory appearance in the interests of maintaining the openness and visual amenity of the open countryside in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. Notwithstanding the landscaping details submitted on Drawing Number AVS – 02 -02 REV B, within three months of development first taking place, details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees and shrubs. The scheme of planting, as approved, shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted.

REASON: In order to preserve the openness and visual amenity of the open countryside and to ensure a sympathetic relationship with the surrounding landscape in accordance with the requirements of Ribble Valley core Strategy Policies DME1 and DME2 and the NPPF.

#### *Lighting*

7. No external lighting shall be installed on the building, within the manege or elsewhere on the site unless details of any such lighting have first been submitted to and approved in writing by the Local Planning Authority prior to its installation. The approved details shall thereafter be fully implemented.

REASON: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising in accordance with the Ribble Valley Core Strategy Policy DMG1.

#### *Highways*

8. Prior to commencement of any development, visibility splays measuring 2.4 metres by 33 metres in both directions shall to be provided, measured along the centre line of the access road from the continuation of the nearer edge of the existing carriageway of Pendleton Road, to the satisfaction of the Local Planning Authority. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.

REASON: To ensure adequate visibility at the site access/entrance in the interest of highway safety in accordance with Ribble Valley Core Strategy Policy DMG3.

9. Notwithstanding the details submitted on Drawing Number AVS – 02 -02 REV B, the cattery, stables and manège hereby approved shall not be brought into use until all car parking areas, vehicle manoeuvring areas and hardstanding areas within the site have been constructed in accordance with a specification which has first been submitted to and approved in writing by the Local Planning Authority, the duly approved parking, manoeuvring and hardsurfacing areas shall be retained as such thereafter.

REASON: In order to ensure an appropriate treatment to the external surfaces of hardstanding areas within the site in the interests of road safety and to preserve the openness and visual amenity of the open countryside in accordance with the requirements of Ribble Valley Core Strategy Policies DMG1, DMG3 and DME2, and the NPPF.

#### *Amenity*

10. The manège hereby approved shall only be used by horses housed within the stable building hereby approved by this permission, and shall not be used as a separate commercial business.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

11. The manège hereby approved shall only be used between the hours of 08:00 – 19:00 on any day.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

12. The cattery hereby approved shall not be open to the public/customers, except between the hours of 08:00 – 10:00 and 16:00 – 18:00 Monday to Friday, between 08:00 – 10:30 on Saturday and by appointment only on Sunday between the hours of 09:00 – 17:00.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

13. The cat balconies shall only be operation between the hours of 09:00 – 18:00 on any day, and no access to these balconies will be allowed outside of these hours.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

14. Within three months of the commencement of development on site, a detailed noise mitigation scheme, including specifications of the noise insulation measures, window details and cavity walls, shall be submitted for the written approval of the Local Planning Authority. The duly approved noise mitigation scheme shall be implemented in full prior to the cattery use hereby approved commencing, and retained as such thereafter.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

15. Prior to the building hereby approved being first brought into use, a detailed management plan for the storage and disposal of manure/waste shall be submitted to and approved in writing by the LPA. The use of the building shall thereafter be carried out in strict accordance with the details contained within the duly approved management plan.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

*Trees and ecology*

16. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all the existing trees shown on drawing BTC840-TCP (except those shown to be removed on the approved plan), shall have been enclosed with temporary protective fencing in accordance with BS5837:2012 [Trees in Relation to Demolition, Design & Construction]. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To ensure that existing trees are adequately protected during construction in the interests of the visual amenity of the area in accordance with Policy DME1 of the Ribble Valley Core Strategy.

17. No development shall take place until details of the provision of five artificial swallow bird nesting boxes have been submitted to, and approved in writing by the Local Planning Authority. The details of the exact siting of the bird boxes shall be submitted on a site plan and the boxes shall be installed in accordance with the agreed details within two months of the building being first brought into use, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and protected species in accordance with Section 9 of the NPPF, and Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

3. APPLICATION NO: 3/2015/0794/P (GRID REF: SD373296 436010)  
DEMOLITION OF EXISTING INDUSTRIAL UNITS AND CONSTRUCTION OF A  
PAY AND DISPLAY CAR PARK AT ABBEY WORKS, KING STREET,  
WHALLEY

WITHDRAWN

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 informed Committee of several modifications that have been made to the conditions.



GRANTED subject to the following conditions:

*Time Limit*

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

REASON: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

*Plans and Further Details*

2. The approval relates to drawing numbers:

<b>Dwg No</b>	<b>Drawing Title</b>	<b>Rev</b>
14/59 00	Location Plan	A
14/59 Ex 0	Existing Site Plan	A
14/59 Ex 1	1823 Spinning Mill - Existing Ground Floor Plan	B
14/59 Ex 2	1823 Spinning Mill - Existing First Floor Plan	B
14/59 Ex 3	1823 Spinning Mill - Existing Second Floor Plan	B
14/59 Ex 4	1823 Spinning Mill - Existing Third Floor Plan	B
14/59 Ex 5	New Mill - Existing Ground Floor Plan	B
14/59 Ex 6	New Mill - Existing First Floor Plan	B
14/59 Ex 7	New Mill - Existing Second Floor Plan	B
14/59 Ex 8	New Mill - Existing Third Floor Plan	B
14/59 Ex 9	Weaving Shed - Existing Ground Floor Plan	B
14/59 Ex 10	Weaving Shed - Existing Roof Plan	B
14/59 Ex 20	1823 Spinning Mill - Existing Elevations 1/2	B
14/59 Ex 21	1823 Spinning Mill - Existing Elevations 1/2	B
14/59 Ex 22	New Mill - Existing Elevations 1/2	B
14/59 Ex 23	New Mill - Existing Elevations 2/2	B
14/59 Ex 24	Weaving Shed - Existing Elevations 1/1	B
14/59 PH01	Phasing Plan	A
14/59 PL 1	Overall Site Plan	E
14/59 PL 2	Gate House	B
14/59 PL 3	Boundaries	C
14/59 PL 10	1823 Spinning Mill - Proposed Ground Floor Plan	B
14/59 PL 11	1823 Spinning Mill - Proposed First Floor Plan	B
14/59 PL 12	1823 Spinning Mill - Proposed Second Floor Plan	B
14/59 PL 13	1823 Spinning Mill - Proposed Third Floor Plan	B
14/59 PL 14	1823 Spinning Mill - Proposed Roof Plan	B
14/59 PL 15	1823 Spinning Mill - Ground Floor Demolition Alteration and Drainage Plan	B
14/59 PL 16	1823 Spinning Mill - First Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 17	1823 Spinning Mill - Second Demolition, Alteration and Drainage Plan	B
14/59 PL 18	1823 Spinning Mill - Partition / Lining Details	B
14/59 PL 20	New Mill - Proposed Ground Floor Plan	D

14/59 PL 21	New Mill - Proposed First Floor Plan	
14/59 PL 22	New Mill - Proposed Second Floor Plan	B
14/59 PL 23	New Mill - Proposed Third Floor Plan	B
14/59 PL 24	New Mill – Proposed Roof Plan	B
14/59 PL 25	New Mill - Ground Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 26	New Mill - First Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 27	New Mill - Second Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 28	New Mill – Third Floor Demolition Alteration and Drainage Plan	B
14/59 PL 30	Weaving Shed - Proposed Ground Floor Plan	C
14/59 PL 31	Weaving Shed - Proposed First Floor Plan	C
14/59 PL 32	Weaving Shed - Proposed Second Floor Plan	B
14/59 PL 33	Weaving Sheds - Ground Floor Demolition and Alterations Plan	B
14/59 PL 34	Weaving Sheds - First Floor Demolition and Alterations Plan	B
14/59 PL 100	1823 Spinning Mill - Proposed Elevations 1/2	C
14/59 PL 101	1823 Spinning Mill - Proposed Elevations 2/2	C
14/59 PL 200	New Mill - Proposed Elevations 1/3	B
14/59 PL 201	New Mill - Proposed Elevations 2/3	B
14/59 PL 202	New Mill - Proposed Elevations 3/3	D
14/59 PL 300	Weaving Shed - Proposed Elevations 1 of 2	

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

3. Details of the design, specification, fixing and finish, including sections at a scale of not less than 1:20, of extract vents, means of extract, air conditioning, ventilation or any other associated externally mounted/ located plant shall have been submitted to and approved in writing by the local planning authority prior to their use within the development.

The development shall be carried out in strict accordance with the approved details prior to the use hereby approved becoming operative 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 in accordance with Policies DMG1 and DME3 of the Core Strategy Adopted Version.

4. Notwithstanding the submitted details, prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation shall have been submitted to and approved by the Local Planning Authority.

For the avoidance of doubt the section details shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles/systems and materials. The

development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Policies DMG1 and DME3 of the Core Strategy Adopted Version.

#### *Detailed Design*

5. Precise specifications or samples of all external surfaces including any replacement materials and surfacing materials of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved details shall be implemented as part of the 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 DME4 of the Core Strategy Adopted Version.

#### *Refuse & Waste*

6. Prior to the commencement of development plans and particulars showing the provision to be made for the storage and disposal of refuse and recycling receptacles, shall be submitted to and approved in writing by the Local Planning Authority. Such provision as is agreed shall be implemented concurrently with the development and thereafter retained. No part of the development shall be occupied until the agreed provision is completed and made available for use.

REASON: In order that the Council may be satisfied that adequate provision for the storage and collection of waste will be provided on site in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

#### *Deliveries*

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

REASON: To manage conflicts between customers and deliveries/servicing of the units and to safeguard the living conditions of occupiers of nearby dwellings and in order to protect the amenities of the occupiers of nearby properties and in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

### *Phasing*

8. The development hereby permitted shall be carried out in accordance with the approved Phasing Programme (shown on drawing no. 14/59/PH01 Revision A). Development shall occur in a sequential manner as proposed in the Phasing Programme, unless otherwise agreed in writing by the local planning authority.

REASON: In order to secure the programming and phasing of, and an orderly pattern to, the development.

9. Development of Phase 1 of the development shall be undertaken in accordance with the approved 'Phase 1 Construction Method Statement'. Each subsequent phase of the development shall be undertaken in accordance with a construction method statement, which shall have first been submitted to, and approved in writing by, the local planning authority.

REASON: In order to satisfy the Local Planning Authority that construction works can be adequately controlled and the effects mitigated.

### *Highways*

10. No part of the new development hereby approved shall be occupied or opened for trading until a scheme for the construction of the site access and the off-site works of highway improvement has been approved in writing by the Local Planning Authority and such approved works have been implemented in full, or in accordance with a timetable agreed in writing by the local planning authority.

REASON: In order that the any necessary highway improvement works have been implemented prior to the development being brought into use, so as to avoid adverse effects on highway safety.

11. Prior to the use of the service access on Woone Lane, a scheme for ensuring safe access and egress to the public highway shall be submitted to and agreed in writing by the local planning authority. No deliveries in relation to the approved development shall take place unless and until a service yard and deliveries management plan for the site has been submitted to and approved in writing by the local planning authority. The agreed scheme shall be implemented and maintained whilst the use remains in operation. Other than in the case of an emergency, the accesses on Woone Lane and Greenacre shall not be used for servicing during the hours of 0830 – 0900 and 1500-1545 on weekdays during school term time.

REASON: In order to ensure safe operation of the service access to the site, and to avoid adverse effects on highway safety, in particular potential conflict between users of the service access and other road users and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version.

12. The car parking identified on the approved plans shall be appropriately surfaced or paved in accordance with a scheme which shall first have been submitted to, and approved by, the local planning authority. The approved scheme which shall include details of manoeuvring area shall be implemented and the spaces available for use before the development hereby approved is first brought into use.

REASON: To ensure adequate car parking is available prior to the development coming into use and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version.

13. A Framework Travel Plan including a strategy and timetable for implementation of the requirements of the approved 'Framework Travel Plan' shall be submitted to and approved in writing by, the Local Planning Authority within 6 months of this consent with each individual element of the scheme brought on line and operating within 3 months of the operator opening for business. The strategy shall include details of the provision of staff car parking, as well as the method of implementation and monitoring including a timetable. The agreed strategy shall be implemented in accordance with these agreed details unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of road safety and reducing vehicular traffic to the development and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version.

14. Full details of the Woone Lane personnel doors and service yard gates shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been implemented.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version.

#### *Drainage*

15. The development hereby permitted shall only be carried out in accordance with the recommendations within Flood Risk Assessment (FRA) 2015-028-REV C. The mitigation measures shall be fully implemented prior to the development being first brought into use.

REASON: To prevent flooding elsewhere and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

16. The scheme for dealing with foul and surface water drainage identified in Flood Risk Assessment (FRA) 2015-028-REV C shall be completed prior to the new development being first brought into use.

REASON: To ensure a satisfactory method of dealing with drainage from the development site and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

17. Prior to each phase of development approved by this planning permission, a scheme for dealing with the risks associated with contamination of the site shall be submitted to, and approved in writing by, the local planning authority. Such schemes shall include:
1. A preliminary risk assessment which has identified
    - all previous uses;
    - potential contaminants associated with those uses;
    - a conceptual model of the site indicating sources, pathways and receptors; and
    - potentially unacceptable risks arising from contamination at the site.
  2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
  3. The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

A completed validation report, detailing all remediation works carried out for each phase of development, shall be submitted and approved by the Local Planning Authority prior to the particular phase of development being brought into use.

REASON: In order to protect the health of the occupants of the new development and in order to prevent contamination of the controlled waters and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

18. No development shall commence until details of the design, implementation, maintenance and management of a formal surface water drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include, as a minimum:
- a) Demonstration that surface water run-off will not exceed pre-development run-off rates and volumes. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

- b) Information about the design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;
- c) Details of any mitigation measures to manage surface water
- d) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- e) Overland flow routes and flood water exceedance routes, both on and off site. For the avoidance of doubt, overland flow routes and flood water exceedance routes must be directed away from properties and critical infrastructure, and surface water from the development site must be contained within the red line boundary.
- f) A timetable for implementation;
- g) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;

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

REASON: To ensure that the proposed development can be adequately drained. To ensure that there is no flood risk on or off the site resulting from the proposed development. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible body/bodies for the sustainable drainage system.

19. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:
- a) the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
  - b) arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
    - i. on-going inspections relating to performance and asset condition assessments.
    - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets

- or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c) means of access for maintenance and easements where applicable.

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

REASON: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development; to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

### *Amenity*

20. Prior to the proposed development being brought into use, all remedial works to limit noise from the site shall be carried out, in accordance with the Noise Assessment by Miller Goodall dated January 2015.

REASON: To safeguard the amenity of neighbouring properties from noise and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

21. All fixed plant and equipment used within the development should be designed to give a rating level (as defined in BS4142:2014) no greater than 5dB above the night time  $L_{AF90(5min)}$  or the daytime  $L_{AF90(1\text{ hour})}$  whichever is the most appropriate, when measured 4 metres from the nearest residential properties. The plant noise emission limits shall not exceed:-

- Day: 48 dB LAeq
- Night: 33 dB LAeq

Within one month of the use hereby approved being operational an assessment (including tonal assessment) of the operational noise levels shall be submitted to the Local Planning Authority with recommendations and a program of works and timings to comply with the above limits and attenuate any specific tones as identified. The approved recommendations shall be carried out within the approved timescale.

REASON: To protect the amenities of occupiers of nearby properties from noise and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

### *External Lighting*

22. Notwithstanding the submitted plans no building shall be occupied until details of all artificial lighting (including building mounted external lighting) has



been submitted, the details of which shall include the location of application type, location of lighting, the light direction and intensity.

REASON: In the interests of the amenities of the area, to minimise light pollution and to safeguard adjacent residential amenity and to comply with Policies DMG1 and DME4 of the core strategy adopted version.

23. Prior to commencement of development a detailed lighting specification, including luminance levels, for the glazing to the weaving shed shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the submitted details shall demonstrate how the illuminance of the glazed area will be minimised during nocturnal hours and shall include the accurate modelling of potential light spill. The scheme shall be implemented in accordance with the details so approved and retained thereafter unless agreed otherwise in writing with the Local Planning Authority.

REASON: In the interests of the amenities of the area, to minimise light pollution and to safeguard adjacent residential amenity and to comply with Policies DMG1 and DME4 of the Ribble Valley Core Strategy Adopted Version.

#### *Materials*

24. Full details of the floor surfaces, street furniture which shall include details of cycle rails and lighting columns to be erected within the site shall be submitted to and approved in writing by the Local Planning Authority prior to use in the development. Development shall only proceed in accordance with the approved details.

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 DME4 of the Ribble Valley Core Strategy Adopted Version.

25. Notwithstanding any details provided with the application, details of the glazing system and roof construction to the weaving shed shall be submitted to and approved in writing by the Local Planning Authority prior to construction. Only those approved details shall form part of the proposed development.

REASON: To ensure that the appearance of the development is appropriate to the character of the building and setting of the area and comply with Policies DMG1 and DME4 of the Ribble Valley Core Strategy adopted version.

26. Full details of the positioning and appearance of plant, ventilation grilles, ducts and pipework, rainwater goods on the building shall be submitted to and approved in writing by the Local Planning Authority prior to their

installation. Only those approved details shall form part of the proposed development.

REASON: To ensure that the appearance of the development is appropriate to the character of the building and the setting of the area and comply with Policies DMG1 and DME4 of the Ribble Valley Core Strategy adopted version.

27. Precise specifications or samples of all external surfaces including any replacement materials and surfacing materials of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved details shall be implemented as part of the 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 DME4 of the Core Strategy Adopted Version.

**Note:** Comprehensive definitions of Framework Travel Plan, Full Travel Plan and required components of a Travel Plan are available from Lancashire County Council's Business Travel Plan web pages. Practical support and assistance with Travel Planning can also be accessed via these pages.

<http://www.lancashire.gov.uk/corporate/web/?siteid=6698&pageid=42669&e=e>

**3/2015/0944 Listed Building Consent should be granted subject to the following conditions:**

1. The works hereby permitted must be begun not later than the expiration of 3 years beginning with the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works hereby permitted shall be carried out in accordance with the following approved plans:-

<b>Dwg No</b>	<b>Drawing Title</b>	<b>Rev</b>
14/59 00	Location Plan	A
14/59 Ex 0	Existing Site Plan	A
14/59 Ex 1	1823 Spinning Mill - Existing Ground Floor Plan	B
14/59 Ex 2	1823 Spinning Mill - Existing First Floor Plan	B
14/59 Ex 3	1823 Spinning Mill - Existing Second Floor Plan	B
14/59 Ex 4	1823 Spinning Mill - Existing Third Floor Plan	B
14/59 Ex 5	New Mill - Existing Ground Floor Plan	B
14/59 Ex 6	New Mill - Existing First Floor Plan	B
14/59 Ex 7	New Mill - Existing Second Floor Plan	B
14/59 Ex 8	New Mill - Existing Third Floor Plan	B
14/59 Ex 9	Weaving Shed - Existing Ground Floor Plan	B
14/59 Ex 10	Weaving Shed - Existing Roof Plan	B

14/59 Ex 20	1823 Spinning Mill - Existing Elevations 1/2	B
14/59 Ex 21	1823 Spinning Mill - Existing Elevations 1/2	B
14/59 Ex 22	New Mill - Existing Elevations 1/2	B
14/59 Ex 23	New Mill - Existing Elevations 2/2	B
14/59 Ex 24	Weaving Shed - Existing Elevations 1/1	B
14/59 PL 1	Overall Site Plan	F
14/59 PL 2	Gate House	B
14/59 PL 3	Boundaries	C
14/59 PL 10	1823 Spinning Mill - Proposed Ground Floor Plan	B
14/59 PL 11	1823 Spinning Mill - Proposed First Floor Plan	B
14/59 PL 12	1823 Spinning Mill - Proposed Second Floor Plan	B
14/59 PL 13	1823 Spinning Mill - Proposed Third Floor Plan	B
14/59 PL 14	1823 Spinning Mill - Proposed Roof Plan	B
14/59 PL 15	1823 Spinning Mill - Ground Floor Demolition Alteration and Drainage Plan	B
14/59 PL 16	1823 Spinning Mill - First Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 17	1823 Spinning Mill - Second Demolition, Alteration and Drainage Plan	B
14/59 PL 18	1823 Spinning Mill - Partition / Lining Details	B
14/59 PL 20	New Mill - Proposed Ground Floor Plan	D
14/59 PL 21	New Mill - Proposed First Floor Plan	C
14/59 PL 22	New Mill - Proposed Second Floor Plan	B
14/59 PL 23	New Mill - Proposed Third Floor Plan	B
14/59 PL 24	New Mill – Proposed Roof Plan	B
14/59 PL 25	New Mill - Ground Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 26	New Mill - First Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 27	New Mill - Second Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 28	New Mill – Third Floor Demolition Alteration and Drainage Plan	B
14/59 PL 30	Weaving Shed - Proposed Ground Floor Plan	C
14/59 PL 31	Weaving Shed - Proposed First Floor Plan	C
14/59 PL 32	Weaving Shed - Proposed Second Floor Plan	B
14/59 PL 33	Weaving Sheds - Ground Floor Demolition and Alterations Plan	B
14/59 PL 34	Weaving Sheds - First Floor Demolition and Alterations Plan	B
14/59 PL 100	1823 Spinning Mill - Proposed Elevations 1/2	C
14/59 PL 101	1823 Spinning Mill - Proposed Elevations 2/2	C
14/59 PL 200	New Mill - Proposed Elevations 1/3	B
14/59 PL 201	New Mill - Proposed Elevations 2/3	B
14/59 PL 202	New Mill - Proposed Elevations 3/3	D
14/59 PL 300	Weaving Shed - Proposed Elevations 1 of 2	

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

3. Notwithstanding any details provided with the application, details of the glazing system and roof construction to the weaving shed shall be submitted to and approved in writing by the Local Planning Authority prior to construction. Only those approved details shall form part of the proposed development.

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 Policies DMG1 and DME3 of the Core Strategy Adopted Version.

4. Notwithstanding the submitted details, prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation shall have been submitted to and approved by the Local Planning Authority.

For the avoidance of doubt the section details shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles/systems and materials. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Policies DMG1 and DME3 of the Core Strategy Adopted Version.

5. Details of the design, specification, fixing and finish, including sections at a scale of not less than 1:20, of extract vents, means of extract, air conditioning, ventilation or any other associated externally mounted/ located plant shall have been submitted to and approved in writing by the local planning authority prior to their use within the development.”

The development shall be carried out in strict accordance with the approved details prior to the use hereby approved becoming operative unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that the appearance of the development is appropriate to the character of the listed building and comply with Policies DMG1 and DME4 of the Ribble Valley Core Strategy adopted version.

6. Precise specifications or samples of all external surfaces including any replacement materials and surfacing materials of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved details shall be implemented as part of the 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 DME4 of the Core Strategy Adopted Version.

7. Within 12 months of the proposed development first being brought into use, a programme and method statement for the restoration of the redundant ‘cross-compound horizontal engine’ shall be submitted to the local planning

authority for approval. Such works shall be implemented in accordance with the approved programme.

REASON: To help to secure the appropriate conservation of the redundant engine within the development site and to ensure the satisfactory conservation of this part of the heritage asset within the context of the wider redevelopment and comply with Policies DMG1 and DME4 of the Ribble Valley Core Strategy adopted version.

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

6. APPLICATION NO: 3/2016/0149 (GRID REF: SD 368419 437964)  
PROPOSED NEW DWELLING WITH VEHICULAR ACCESS FROM AVENUE ROAD AND PDESTRIAN ACCESS FROM THE DENE, HURST GREEN

REFUSED for the following reasons:

1. The proposal is considered contrary to Key Statements DS1, DS2 and policies DMG2, DMG3 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation of a new dwelling in the defined open countryside without sufficient justification which would cause harm to the development strategy for the borough. It is further considered that the approval of this application would lead to perpetuating an unsustainable pattern of development in a location that does not benefit from adequate walkable access to local services or facilities, placing further reliance on the private motor-vehicle contrary to the presumption in favour of sustainable development.
2. The proposal, by virtue of its scale, external appearance and level and extent of development proposed, would result in an incongruous form of development that fails to respond positively to or enhance the immediate context, being of detriment to the visual amenity and character of the area and of detriment to the character and appearance of the Hurst Green Conservation Area, contrary to Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.
3. The proposal is considered contrary to Key Statement EN4 of the Ribble Valley Core Strategy in that applicant has failed to demonstrate that impact of the development would be suitably mitigated and result in a net enhancement of biodiversity. It is further considered that the proposal is contrary to Policies DME2 and DME3 of the Ribble Valley Core Strategy insofar that the submitted supporting information fails to demonstrate, take account of or assess the potential impacts upon trees and hedgerow or the potential for negative impacts upon species of conservation concern.
4. The proposed development would create a harmful precedent for the acceptance of other similar unjustified proposals, without sufficient justification, which cumulatively would have an adverse impact on the

implementation of the Development Strategy for the Borough leading to unsustainable patterns of development, contrary to the interests of the proper planning of the area in accordance with core principles and policies of the National Planning Policy Framework.

(Mr Hitchen spoke in favour of the above application. Councillor J Alcock was given permission to speak on the above application).

719 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:

720 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 & Lancashire County Council
3/2015/0495	Land at Worthalls Farm, Westfield Avenue, Read	11/2/15	5	With Planning

721 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2016/0034	Erection of one new dwelling-house	Land adj 2 Harewood Avenue Simonstone
3/2016/0070	Replacement of existing catering unit and replacement of existing toilet	Woody's Café Layby adj Sawley Grange A59, Sawley
3/2016/0102	Application for consent to display an advertisement sign	Woody's Café Layby adj Sawley Grange A59, Sawley
3/2016/0139	Removal of condition 2 (arena use) of planning permission 3/2005/0158	Alston Lane Arena Alston Lane, Longridge

722

## 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>
3/2014/0697 R	29/06/15	Land adj Clitheroe Road, West Bradford	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 until 11/05/16
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
3/2014/1025 R	18/11/15	Rattenclough Farm, Wesley Street, Sabden	WR		Awaiting Decision
3/2015/0578 R	24/11/15	Oakfield Longsight Rd Clayton le Dale	WR		Appeal Dismissed 17/03/2016
3/2015/0211 R	30/11/15	Land between 52 and 54 Knowsley Road Wilpshire	WR		Appeal Dismissed 07/03/16
3/2015/0734 U	Awaiting start date from PINS. Agent has deliberately made the appeal invalid to use as a threat (see email from Miss Robinson)	New Hall Barn Blackburn Road Ribchester			
3/2015/0898 R	5/02/2016	Corner Way Church Lane Mellor	HH		Appeal Dismissed 21/03/16
3/2015/0594 R	26/01/16	4 Southport Barn Cottages, Sawley	HH		Part Dismissed Part Allowed 24/03/16
3/2015/0385 R	29/01/16	Land east of Clitheroe Road, Whalley	WR		Awaiting Decision
3/2015/0749 R	03/02/16	Lane Ends Cottage, Huntingdon Hall Lane, Ribchester	HH		Appeal Withdrawn 7/3/2016

<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>
3/2015/0886 R	18/03/16	Barraclough Cottage, Whalley Road, Pendleton	WR		Statement due 22/04/16
3/2015/0647 R	16/02/16	Pinfold Farm Barn, Preston Rd, Ribchester	WR		Statement due 22/03/16
3/2015/0910 U	02/03/16	Primrose House, Primrose Rd, Clitheroe	HH		Statement due 06/04/16
3/2016/0050 R	22/02/16	Land adj Newton Village Hall, Main St, Newton	WR		Statement due 28 March 2016
3/2015/0978 R	14/03/16	Hetton House, Eastham Street, Clitheroe	HH		Awaiting Decision
3/2015/0492 R	Awaiting start date from PINS	Longridge C of E Primary School, Berry Lane, Longridge			
3/2015/0873 R	Awaiting start date from PINS	The Paddocks Stoneygate Lane Knowle Green			
3/2016/0095 R	Awaiting start date from PINS	Mayfield Ribchester Road Clayton le Dale			
3/2015/0571 R	16/03/16	Four Acres Pendleton Road Wiswell	WR		Statement due 20/04/16
3/2015/0159 C	Awaiting start date from PINS	Former Golf Driving Range Upbrooks Lincoln Way Clitheroe			

723

#### LOCAL DEVELOPMENT PLAN – HOUSING AND ECONOMIC DPD

The Chief Executive submitted a report asking Committee to confirm proposed options for new housing and employment allocations, draft settlement and retail centre boundaries, other associated designations and to agree measures to progress the DPD. The Head of Regeneration and Housing informed Committee that having adopted the Core Strategy, the Council needs to address the delivery of the previously identified Housing and Economic Development Plan document, bringing forward proposals for specific land allocations needed to implement the



adopted Core Strategy. The next stage also facilitates the update of the proposals map reflecting the provisions of the Core Strategy and providing policy designations and constraints for development management purposes. The timetable in the LDF is based on each of the stages progressing smoothly, however it is the first key stage of public consultation (Regulation 18) that would provide a full measure of the range of issues and matters to be addressed and more importantly would identify the level of work involved to move forward.

The consultation stage and stakeholder engagement also provides an important opportunity to ensure that any gaps or further issues can be identified and either addressed or if more appropriate, left to a later plan review.

He reminded Committee that much of the necessary housing and employment land had been identified through the planning application process and that as such, fewer new sites needed to be identified to meet residual requirements. It would be important to reflect any significant changes where new development is approved to ensure residuals are reflected accurately, especially locations where approvals have addressed substantively the requirements and fewer additional sites are needed. The approach to the plan would focus on a number of key elements that would facilitate delivery of the Local Development Framework. The main areas of focus are on updating

- Settlement boundaries
- Identifying options for land for residual housing and employment requirements
- Establishing main retail/town centre boundaries for Clitheroe, Longridge and Whalley
- The designation of existing open spaces and in parallel updating the proposals map to reflect existing designations and constraints (such as AONB and Conservation Areas and environment designations) and existing commitments for housing and employment development that delivers the development strategy of the Core Strategy.

He reiterated that the plan needs to focus upon those areas where there is a residual requirement which should be reflected in the call for sites process. This was an opportunity to enable stakeholders to put forward sites to meet the requirement and was an important part of the process. However, it would mean effectively discounting for the purposes of the plan other locations that were put forward. These would however be held on file to use for any future wider update of the strategic housing land assessments.

The proposed settlement boundaries had been established following detailed resurvey of all the boundaries and a topic paper setting out the process was available. These would be published as part of the consultation documents. Similarly, a topic paper detailing the approach to the open space designations had also been prepared and would be published as part of the consultation.

The Council had employed consultants to review the retail and town centre issues; this review had raised no issues at significance but did undertake to define boundaries for the retail centres to implement the Core Strategy policies.

Separate papers were in the process of being prepared setting out the current position for housing and employment land matters. To inform the options for housing sites that could potentially be allocated for development, it had been decided to use the existing SHLAA information and the call for site process to establish form which allocations can be selected and tested further. Employment land options were based upon anticipated schemes that meet the development strategy and criteria of the Core Strategy reflecting current market interests. The Head of Regeneration and Housing did emphasise that in preparing options at this stage, it would not infer any commitment on the part of the Council to allocate or grant planning permission for any site which would still need to progress through due process. Members were invited to consider the proposed site options to be included in the issues and options consultation, together with the revised settlement boundaries and other designations. Once endorsed for consultation, officers would compile the information into a consultation format and publish this as part of the Regulation 18 statutory stage, once the formal sustainability appraisal had been undertaken. It was intended that the six week consultation would be commenced by the end of May.

Members asked various questions with regard to settlement boundaries, employment areas and the identification of open spaces.

RESOLVED: That Committee

1. authorise the Chief Executive to update and publish the Local Development Scheme as appropriate and required;
2. endorse the interim settlement boundaries for consultation as set out in the report and the proposed boundaries for Clitheroe, Longridge and Whalley centres as shown in the appendix to the report;
3. agree as options for consultation the proposed housing and employment sites included in the appendices to the report and endorse a focused call for sites exercise as part of the consultation process as set out in the report;
4. authorise the Chief Executive with the agreement of the Development Plan Working Group to update the proposals map as appropriate for the purposes of consultation and to include open space designations in accord with the findings of the evidence base research; and
5. authorise the Chief Executive to prepare the necessary consultation documents including the proposals map and publish the Regulation 18 issues and options stage report for a six week period of consultation following endorsement by the Development Plan Working Group as soon as is practicable.

724

## APPEALS

- a) 3/2015/0211/P – New four bedroom detached dwelling at land between 52 and 54 Knowsley Road, Wilpshire – appeal dismissed.
- b) 3/2015/0578/P – Poultry unit at Oakfield, Longsight Road, Clayton-le-Dale – appeal dismissed.
- c) 3/2015/0898/P – Loft conversion with gable roof extension at Cornerways, Church Lane, Mellor – appeal dismissed.
- d) 3/2015/0594/P – Single storey extension and loft conversion at 4 Southport Barn Cottages, Sawley Road, Sawley:
  - appeal dismissed as it relates to the single storey extension;
  - appeal allowed insofar as it relates to the loft conversion subject to conditions.
- e) Appeal at Lane Ends Cottage, Huntingdon Hall Lane, Dutton – withdrawn.

725

## REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.50pm.

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