

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 30 June 2016, starting at 6.30pm  
Present: Councillor S Bibby (Chairman)

Councillors:

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

In attendance: Director of Community Services, Head of Planning Services, Solicitor and Principal Planning Officer.

Also in attendance: Councillor J Alcock and K Hind.

### 104 APOLOGIES

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

### 105 MINUTES

The minutes of the meeting held on 19 May 2016 were approved as a correct record and signed by the Chairman.

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

Councillor R Swarbrick declared an interest in planning application numbers 3/2015/0136/P and 3/2016/0243/P and Councillor J Rogerson declared an interest in planning application number 3/2016/0192/P.

### 107 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2015/0615/P GRID REF: SD 373549 436514  
ERECTION OF TWO DETACHED DWELLINGS WITH DETACHED GARAGES.  
LAND ADJACENT 17 BROOKES LANE WHALLEY BB7 9RG

GRANTED subject to the imposition of the following condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from 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.

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

- BOLT/02 Dwg 02 Rev B: Proposed Site Plan
- BOLT/02 Dwg 03: Plot 01 Proposed Plans and Elevations
- BOLT/02 Dwg 04: Plot 02 Proposed Plans and Elevations

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

1. Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict 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 Policy DMG1 of the Ribble Valley Core Strategy.

2. Notwithstanding the submitted details, prior to the commencement of the development, details at a scale of not less than 1:20 including materials and colour/finish of all proposed boundary treatments, walling and gates to be erected within the development shall have been submitted to and approved by the Local Planning Authority prior to their installation. 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.

3. Notwithstanding the submitted details, prior to the commencement of the development, full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strict in accordance with the approved details.

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

4. Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to

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

REASON: To ensure the development is adequately drained and to prevent the increased risk of flooding, both on and off site in accordance with Policy DME6 Ribble Valley Core Strategy.

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 the development is adequately drained and to prevent the increased risk of flooding, both on and off site in accordance with Policy DME6 Ribble Valley Core Strategy.

6. Notwithstanding the submitted details, prior to the commencement of the development, full details of the proposed landscaping shall be submitted to and approved in writing by the Local Planning Authority.

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

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

REASON: To protect trees and hedges on and adjacent to the site and to ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

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

curtilage of the dwellings hereby approved unless planning permission has first been granted by the Local Planning Authority.

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

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

REASON: To ensure to ensure that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

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

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

2. APPLICATION REF: 3/2016/0192/P                      GRID REF: SD 360198 442927  
THE ERECTION OF A TIMBER FRAMED AGRICULTURAL SHEEP BUILDING  
AT HANDLESTEADS FARM, COLLIN HILL LANE, CHIPPING, PR3 2WQ

GRANTED subject to the imposition of the following condition(s):

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

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

2. The permission shall relate to the development as shown on drawing ref 'Proposed Elevations, Layout, Block Plan & O.S.Map' dated Feb.2016.

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

3. The external facing materials, detailed on the approved plans, shall be used and no others substituted.

REASON: To ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and EN2 of the Ribble Valley Core Strategy.

4. The building hereby permitted shall be used for agricultural purposes only (as defined in Section 336(1) of the Town and Country Planning Act 1990); in

conjunction with the remainder of the holding. It shall be removed and the site reinstated to its original condition if at any time it ceases to be used for this purpose.

REASON: To ensure that the building is used solely for agricultural purposes connected with the working of the holding.

#### INFORMATIVE(S)

1. The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 and The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA).

The Environment Agency must be informed of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before the structure is brought into use. Further guidance is available on the Environment Agency website and the applicant will need to complete WQE3: New or improved agricultural structures form which can be obtained from the Environment Agency.

Only clean surface water from roofs and paved areas should be discharged to any surface water soakaway.

(Councillor Rogerson returned to the meeting.)

3. APPLICATION REF: 3/2016/0354/P                      GRID REF: SD 374129 442357  
KITCHEN AND SUN ROOM EXTENSION TO SIDES AT THE BEECHES,  
WADDINGTON ROAD, CLITHEROE

WITHDRAWN FROM THE AGENDA.

4. APPLICATION REF: 3/2016/0367/P                      GRID REF: SD 383077 448731  
ERECTION OF TWO DETACHED DWELLINGS. LAND AT BENTLEA ROAD  
GISBURN

The Head of Planning Services reported on two additional letters of objection.

GRANTED subject to the imposition of the following condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from 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.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:
  - REED/12 Dwg 03 Rev B: Proposed Site Plan
  - REED/12 Dwg 04 Rev B: Proposed Site Sections
  - REED/12 Dwg 05 Rev B: Proposed Site Sections 2
  - REED/12 Dwg 06 Rev A:Plot 01 Plans & Elevations (Plot 02 Mirrored)

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

3. Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict 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 DMG2 of the Ribble Valley Core Strategy.

4. Notwithstanding the submitted details, prior to the commencement of the development, details at a scale of not less than 1:20 including materials and colour/finish of all proposed boundary treatments, walling, retaining walls, stiles and gates to be erected within the development shall have been submitted to and approved by the Local Planning Authority prior to their installation. For the avoidance of doubt the submitted details shall also provide a methodology for the repair/enhancement and details of any proposed alterations/works to the existing dry stone wall to the northern extents of the site fronting Bentlea Road. 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 DMG2 of the Ribble Valley Core Strategy.

5. Notwithstanding the submitted details, prior to the commencement of the development, full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strict in 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 DMG2 of the Ribble Valley Core Strategy.

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

installation. 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 does not undermine the character and appearance of the area in accordance with Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

7. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards 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 in accordance with the approved details.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution and to ensure the development is adequately drained in accordance with Policy DME6 Ribble Valley Core Strategy.

8. Foul and surface water shall be drained on separate systems unless otherwise agreed in writing by the Local Planning Authority.

REASON: To secure proper drainage, to manage the risk of flooding and pollution and to ensure the development is adequately drained and to prevent the increased risk of flooding, both on and off site in accordance with Policy DME6 Ribble Valley Core Strategy.

9. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
  - A. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
  - B. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, 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.

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

REASON: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development in accordance with Policy DME6 Ribble Valley Core Strategy.

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

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

REASON: To protect trees and hedges on and adjacent to the site and to ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

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

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area or be of detriment to nearby residential amenities in accordance with Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

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



REASON: To ensure to ensure that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle in accordance with Policies DMG1, DMG2 and DMG3 of the Ribble Valley Core Strategy.

13. No part of the development shall be used for vehicular purposes before the visibility splays measuring 2.0 metres by 25metres 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 Bentlea 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 street junction or site access in the interest of highway safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

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

(Councillor Swarbrick declared an interest in the next item of business and left the meeting.)

5. APPLICATION REF: 3/2015/0136 (LBC) GRID REF: SD 369585 443183  
INTERNAL ALTERATIONS TO FORM ADDITIONAL LETTING BEDROOMS  
AND ADMINISTRATION OFFICE AT THE RED PUMP INN, CLITHEROE  
ROAD, BASHALL EAVES, CLITHEROE

The Head of Planning Services reported upon additional information received from the applicant which now meant a recommendation for approval.

GRANTED subject to the imposition of the following condition:

1. This permission shall relate to floor plans received on the 9/04/15. The remaining internal bedroom door shall match the recently erected bedrooms doors.

REASON : For avoidance of doubt and in the interest of visual amenity.

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

(Councillor Swarbrick returned to the meeting.)

(Councillor Swarbrick declared an interest in the next item of business and left the meeting.)

6. APPLICATION REF: 3/2016/0243/P GRID REF: SD 370369 443568  
CHANGE OF USE FROM CLASS D1 TO A MIXED USE WITHIN CLASS D1  
AND D2 TO ALLOW USE AS A WEDDING VENUE FOR UP TO 40 DAYS PER  
YEAR AT THE OUTBARN, CLOUGH BOTTOM, BASHALL EAVES

The Head of Planning Services reported on two additional letters of support, a petition of 25 names and upon the proportionate increase in the number of weddings over the last 2 years.

Committee are MINDED TO APPROVE and the application delegated to officers to agree appropriate conditions.

(Mr Backhouse spoke in favour of the above application.)  
(Councillor Alcock was given permission to speak on the above application.)  
(Councillor Swarbrick returned to the meeting.)

7. APPLICATION REF: 3/2016/0366/P GRID REF: SD 374510 437386  
SINGLE STOREY EXTENSION TO FREEMASONS KITCHEN AND CHANGE  
OF USE OF 4 AND 6 VICARAGE FOLD FROM 2 DWELLINGS TO 4 LETTING  
BEDROOMS AT FREEMASONS ARMS, VICARAGE FOLD, WISWELL

The Head of Planning Services reported upon correspondence from the Parish Council and a letter received with regard to Councillor Robert Thompson.)

REFUSED for the following reason(s):

1. The proposal is harmful to the character and appearance of Wiswell Conservation Area because the extension is incongruous in design and siting, results in the loss of important historic walling and yard enclosure and obscures important architectural elements of the terrace of Buildings of Townscape Merit (2-6 Vicarage Fold). This is contrary to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy and the National Planning Policy Framework Paragraph 17 (conserve heritage assets in a manner appropriate to their significance), Paragraph 60 (reinforce local distinctiveness), Paragraph 131 (development sustaining and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness), Paragraph 132 (great weight to conservation) and Paragraph 137 (new development should enhance or better reveal significance).
2. The proposal would be of detriment to the amenities of surrounding residential properties and would be contrary to Policy DMG 1 of the Ribble Valley Core Strategy.

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

8. APPLICATION REF: 3/2016/0438/P GRID REF: SD 361161 437252  
ERECTION OF 2 NO. DETACHED DWELLINGS. DILWORTH COACH HOUSE  
41 DILWORTH LANE, LONGRIDGE PR3 3ST

The Head of Planning Services reported upon three additional letters of objection and one letter of support.

REFUSED for the following reason(s):

1. The proposals, by virtue of their scale, orientation and proximity to neighbouring boundaries would be of detriment to the residential amenities of neighbouring occupiers in that approval of the development would result in an unsympathetic, over-bearing and over-dominant impact, contrary to Policy DMG1 of the Ribble Valley Core Strategy.
2. The proposal is considered contrary to Policies DMG1, DME1, DME2 and DME3 of the Ribble Valley Core Strategy insofar that the proposed development would be of significant detriment to Trees on site that are protected by Tree Preservation Orders that are considered to be of high landscape visual amenity value. It is further considered that the proposal is contrary to DMG1 of the Ribble Valley Core Strategy insofar that the presence of significant tree canopy coverage, in close proximity to proposed primary habitable room windows, is likely to be of detriment to the residential amenities of future occupiers.

INFORMATIVE(S):

1. For the avoidance of doubt this decision notice relates to and shall be read in conjunction with drawing number(s):

BTC873-TCP: Tree Constraints Plan  
4892-P01 C: Proposed Site Plan, Floorplans & Elevations  
4892-P02: Proposed Sections  
H2119/01: Proposed Access

(Mr Booth spoke in favour of the above application.)  
(Councillor K Hind was given permission to speak on the above application.)

109 PLANNING APPLICATION STATISTIC REPORT

APPLICATIONS DETERMINED – 14/4/16 -14/6/16

<u>Approved with conditions</u>	<u>Approved with no conditions</u>	<u>Applications Refused</u>	<u>Total Applications determined</u>	<u>Applications determined by Committee</u>
116	28	39	214	6

(This list does not include prior determinations, split decisions, observations to other Local Planning Authorities and other less frequent application types).

To assist the Members, below are two links to the Council's web page in relation to

1. Weekly received list –  
[https://www.ribblevalley.gov.uk/downloads/download/7156/planning\\_application\\_weekly\\_lists](https://www.ribblevalley.gov.uk/downloads/download/7156/planning_application_weekly_lists)
2. Weekly determined list –  
[https://www.ribblevalley.gov.uk/downloads/download/7157/weekly\\_lists\\_of\\_planning\\_application\\_decisions](https://www.ribblevalley.gov.uk/downloads/download/7157/weekly_lists_of_planning_application_decisions)

110 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2015/0495/P	Land at Worthalls Fm Westfield Avenue Read	11/2/15	5	With Planning

111 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2016/0247/P	Single storey extension to rear incorporating reception area, additional surgery and WC	89 King Street Whalley
3/2016/0258/P	Extension of curtilage and erection of building incorporating one domestic double garage, garden store, tack room and two private stables	Horrocks Barn Knowles Brow Stonyhurst
3/2016/0233/P	Proposed conversion of a traditional farm building into a private dwelling and the demolition and rebuilding of an existing farmhouse	Fletcher Fold Farm Osbaldeston Lane Osbaldeston
3/2016/0359/P	Prior approval for a proposed change of use of agricultural building to dwelling house and for associated operational development for the conversion of an agricultural building to three, three bed dwellings with access, parking and garages	Horton Grange Farm Horton
3/2016/0320/P	Prior approval for a proposed change of use of agricultural building to a dwelling house (Class 3) and for associated operational development	Low Laithe Barn Gisburn road Newsholme
3/2016/0276/P	Two surface water attenuation balancing ponds pursuant to outline planning permission 3/2013/0137	Land east of Clitheroe Road Whalley
3/2016/0069/P	Demolition of former nursery and erection of new retail and office building with car parking	7 Accrington Road Whalley
3/2016/0411/P	Proposed single storey bedroom/bathroom rear extension and ramped access and handrail to front extension	33 Riverlea Gardens Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0621/P	Extension to existing cattle housing – phase 2 of 2	Bolton Fold Farm Alston Lane, Longridge

112 APPEALS UPDATE

<b>Application No</b>	<b>Date Received/ Appeal Start Date</b>	<b>Site Address</b>	<b>Type of Appeal Procedure</b>	<b>Date of Inquiry/ Hearing if applicable</b>	<b>Progress</b>
3/2014/0697R	29/06/15	Land adj Clitheroe Road West Bradford	WR		Awaiting Decision
3/2014/0846R	12/08/15	Land at 23-25 Old Row Barrow	Hearing	18/11/15 20/01/16 11/05/16 07/09/16	Adjourned until 07/09/16
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			Appeal rejected by PINS – no further action to be taken
3/2015/0385 R	29/01/16	Land east of Clitheroe Road Whalley	WR		Awaiting Decision
3/2015/0886 R	18/03/16	Barraclough Cottage Whalley Road Pendleton	WR		Awaiting Decision
3/2015/0647 R	16/02/16	Pinfold Farm Barn, Preston Rd, Ribchester	WR		Awaiting Decision
3/2015/0910 U	02/03/16	Primrose House Primrose Rd Clitheroe	HH		Awaiting Decision
3/2016/0050 R	22/02/16	Land adj Newton Village Hall, Main St, Newton	WR		Awaiting Decision
3/2015/0978 R	14/03/16	Hetton House, Eastham Street, Clitheroe	HH		Appeal Allowed 03/05/16

<b>Application No</b>	<b>Date Received/ Appeal Start Date</b>	<b>Site Address</b>	<b>Type of Appeal Procedure</b>	<b>Date of Inquiry/ Hearing if applicable</b>	<b>Progress</b>
3/2015/0492 R	Awaiting start date from PINS	Longridge C of E Primary School, Berry Lane Longridge			Rejected by PINS as information not sent by applicant within their time limit.
3/2015/0873 R	05/04/16	The Paddocks Stoneygate Lane Knowle Green	WR		Awaiting Decision
3/2016/0095 R	20/04/16	Mayfield Ribchester Road Clayton le Dale	WR		Awaiting Decision
3/2015/0571 R	16/03/16	Four Acres Pendleton Road Wiswell	WR		Appeal Allowed 13/05/16
3/2015/0159 C	13/05/16	Former Golf Driving Range Upbrooks Lincoln Way Clitheroe	WR		Statement due 17/06/16
3/2015/0074 R	13/05/16	Land adj Petre Arms, Langho	WR		Statement due 17/06/16
3/2016/0172 R	16/05/16	Stydd Garden Centre Ribchester (Shed 2 - education)	WR		Statement due 20/06/16
3/2016/0174 R	16/05/16	Stydd Garden Centre Ribchester (Shed 1 – deli)	WR		Statement due 20/06/16
3/2016/0022 R	21/04/16	1 & 2 Abbeycroft, The Sands Whalley	WR		Statement Due 01/08/16
3/2016/0086 R	03/05/16	22 Simonstone Lane Simonstone	HH		Awaiting Decision
3/2016/0091 R	13/05/16	Great Mitton Hall, Mitton Road, Mitton	WR		Statement due 17/06/16
3/2015/0605 R	03/05/16	Little Snodworth Farm Snodworth Road, Langho	WR		Awaiting Decision

<b>Application No</b>	<b>Date Received/ Appeal Start Date</b>	<b>Site Address</b>	<b>Type of Appeal Procedure</b>	<b>Date of Inquiry/ Hearing if applicable</b>	<b>Progress</b>
3/2016/0114 R	20/05/16	Blue Trees Copster Green BB1 9EP	HH		Awaiting Decision
3/2015/0959 Approved with Conditions 3/2016/0125 R	13/06/16	Lambing Clough Barn, Lambing Clough Lane, Hurst Green BB7 9QN	WR		Statement due 18/07/16
3/2016/0009 R	Awaiting start date from PINS	Salisbury Cottage, Newton in Bowland, BB7 3DZ	WR (to be confirmed)		
3/2016/0019 R	14/06/16	Broadhead Farm, Moorfield Avenue Ramsgreave BB1 9BZ	WR		Statement due 19/07/16
3/2016/0241 R	Awaiting start date from PINS	Field Barn Old Langho Road Langho BB6 8AW	Submitted as HH appeal, but officer feels that it is not householder development. (Stable outside residential curtilage)		

#### 113 HOUSING LAND AVAILABILITY

The Chief Executive submitted a report providing Members with key information on the results of the most recent housing land availability survey April 2016 which had a base date of 31 March 2016. The next survey was scheduled to take place at the end of September 2016.

RESOLVED: That the report be noted.

#### 114 NEW GOVERNMENT POLICY/SECTION 106 AGREEMENTS

The Director of Community Services submitted a report updating Members on the impact of the recent High Court challenge in relation to affordable housing contributions in respect of Section 106 contributions for small-scale development which follows the Order of the Court of Appeal dated 13 May 2016 which gave legal effect to the policy set out in the written Ministerial Statement of 28 November 2014.

It was clear that the change in guidance and the previous restriction on the number of pooled Section 106 Agreements would have an impact on the ability to resource affordable housing within the borough. It will potentially have significant

financial implications and also impact upon the assessment of the planning balance of any planning application if it is no longer possible to insist on an element of affordable housing within a developed proposal or request contributions for infrastructure schemes such as education and recreation improvements.

RESOLVED: Committee noted the report and the impact of the High Court decision in relation to the impact this would have on the deliverability of affordable housing.

115 APPEALS

3/2015/0571/P – extension to existing building to create cattery and stables, construction of a ménage, a midden and access arrangements at Four Acres, Pendleton Road, Wiswell – appeal allowed with conditions.

116 REPORTS OF REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.37pm.

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