

Minutes of Planning and Development Committee

Meeting Date: Thursday, 15 September 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
B Hilton	D Taylor
S Knox	R Thompson

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

251 APOLOGIES

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

252 MINUTES

The minutes of the meeting held on 18 August 2016 were approved as a correct record and signed by the Chairman.

253 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

254 PUBLIC PARTICIPATION

There was no public participation.

255 PLANNING APPLICATIONS

1. APPLICATION REF: 3/2016/0442
GRID REF: SD 377848 444341

CHANGE OF USE OF AGRICULTURAL LAND TO CAR PARK FOR GREENDALE VIEW CAFÉ AT LAND AT TOWNHEAD FARM, DOWNHAM ROAD, CHATBURN

The Head of Planning Services reported two additional letters of support.

APPROVED 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:-

Dwg No	Drawing Title	Rev
2147:01	Location Plan	
	Site Survey	
2147:02	Proposed	C

Highway safety and highway capacity

3. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 6m behind the nearside edge of the carriageway. The gates shall open away from the highway.

REASON: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

4. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 6m into the site shall be appropriately paved in tarmacadam, concrete, block paviments, or other approved materials.

REASON: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

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

REASON: Vehicles reversing to and from the highway are a hazard to other road users, for residents and construction vehicles.

6. No part of the development shall be commenced until the visibility splays measuring 2.4 metres by 60 metres in both directions, measured along the centre line of the proposed new road from the continuation of the nearer edge of the existing carriageway of Downham Road, are provided 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 Quality of Development Policy and Transport Policy in the Local Plan.

7. 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.

REASON: To allow for the effective use of the parking areas.

Materials

8. Notwithstanding the submitted details, precise specifications and samples of all ground surface materials, fencing and any lighting 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 Key Statement EN2 and EN5 and Policies DMG1, DME2 and DME4 of the Ribble Valley Core Strategy.

INFORMATIVES

1. The Borough Council Countryside Officer advises that if construction work needs to take place within the RPA of a protected/retained tree then safe working practices need to be adhered to as can be found within BS: 5837. Root plates need to be protected from traffic movements and parking.

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

2. APPLICATION REF: 3/2016/0328
GRID REF: SD 374024 440878

ERECTION OF 18 DWELLINGS ON LAND TO THE REAR OF PARKER AVENUE, CLITHEROE FOLLOWING THE DEMOLITION OF NO 15 PARKER AVENUE.

The Head of Planning Services gave Members an update on the biodiversity offset for which a figure had been agreed subject to verification.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within 3 months from the date of this decision and to allow for negotiations regarding a

potential contribution towards Biodiversity Impact Offsetting, subject to the following conditions:

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:

- 7038/P/002 Rev: G: Planning Layout
- 7038/P/003 Rev: C: Section AA and Plot 10
- 7038/P/004 Rev: A: Sections BB and CC
- 7038/P/005 Rev: B: Sections DD and EE
- 7038/P/006 Rev: A: Floorplans and Elevations Plot 01
- 7038/P/007 Rev: A: Floorplans and Elevations Plot 02
- 7038/P/008: Floorplans Plots 3 and 4
- 7038/P/009: Elevations Plots 3 and 4
- 7038/P/010 Rev: A : Floorplans Plots 5 and 6
- 7038/P/011 Rev A: Elevations Plots 5 and 6
- 7038/P/012 Rev: A: Floorplans Plot 7
- 7038/P/013 Rev: A: Elevations Plot 7
- 7038/P/014 Rev: A: Floorplans Plots 10, 11 and 12
- 7038/P/015 Rev: A: Floorplans Plots 10, 11 and 12
- 7038/P/019 Rev: A: Floorplans Plots 8 and 9
- 7038/P/020 Rev: A: Elevations Plots 8 and 9
- 7038/P/021 Rev: B: Single Garage Details Plots 1, 4, 10, 11 & 12
- 7038/P/022 Rev: A: Triple Garage Details Plots 2 and 3
- 7038/P/023 Rev: B: Proposed Floor Plans Plot 13
- 7038/P/024 Rev: B: Elevations Plot 13
- 7038/P/025: Floor Plans and Elevations Plots 14 - 16
- 7038/P/026: Floor Plans and Elevations Plots 17 and 18

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 Policy DMG1 of the Ribble Valley Core Strategy.

4. 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.

5. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a scheme for the hard and soft landscaping of the site shall be submitted to and approved in writing by the local planning authority.

The scheme shall be accompanied by a supporting statement that shall demonstrate that the landscaping proposals have incorporated the recommendations/mitigation measures contained within the submitted Ecological Appraisal (Section 6). The detailed landscaping scheme/proposals shall also indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and specifications of all retaining structures (where applicable).

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.

REASON: To ensure the proposal is satisfactorily landscaped, provides adequate ecological mitigation/enhancement and is appropriate to the locality in accordance with Key Statement EN4 and Policies DMG1, DME2 and DME3 of the Ribble Valley Core Strategy.

6. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site including delivery of building materials and excavations for foundations or services, until details of the protection of all trees identified to be retained in the submitted Arboricultural Impact Assessment (March 2016) and Arboricultural Constraints Appraisal (April 2016) have been submitted to and agreed in writing by the Local Planning Authority.

The agreed protection measures shall be implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection monitoring schedule shall be agreed and tree protection measures inspected by the Local Planning Authority before any site works are begun.

The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble. During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

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

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or ecological/biodiversity value are afforded maximum physical protection from the potential adverse effects of development in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

7. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall be submitted on a dwelling/building dependent bird/bat species 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 during the construction of those individual dwellings identified on the submitted plan and be made available for use before each such dwelling is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to reduce the impact of development in accordance with Key Statement EN4 and Policies DME2 and DME3 of the Ribble Valley Core Strategy.

8. 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 include the precise nature and location for the provision of measures to maintain and enhance wildlife movement within and around the site by virtue of the inclusion of suitable sized gaps/corridors at ground level (including details as to which species they intend to accommodate). The development shall be carried out in strict accordance with the approved details.

REASON: To comply with Key Statement EN4 and Policies DMG1, DME2 and DME3 of the Ribble Valley Core Strategy, to ensure a satisfactory standard of appearance in the interests of the visual amenities of the area and to minimise the potential impacts of the development through the inclusion of measures to retain and enhance habitat connectivity for species of importance or conservation concern.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the 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.

10. 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 and that such provision limits the visual impact of the parked motor-vehicle in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

11. No habitable dwelling shall be sited within 10m of the wet well of any foul or surface water pumping station.

REASON: To protect the residential amenities existing/future occupiers and to mitigate the risk of noise, odour or vibration pollution, in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

12. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

- A. Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- B. The drainage strategy should demonstrate that the surface water run-off must not exceed 5 litres per second. No surface water will be permitted to drain directly or indirectly into the public sewer. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- C. Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- D. Flood water exceedance routes, both on and off site;
- E. A timetable for implementation, including phasing as applicable;
- F. Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- G. Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation 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 and to ensure that water quality is not detrimentally impacted by the development proposal in accordance with Policy DME6 of the Ribble Valley Core Strategy.

13. 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 in accordance with Policy DME6 of the Ribble Valley Core Strategy.

- 14. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted statement shall provide details of:
 - A. The location of parking of vehicles of site operatives and visitors
 - B. The location for the loading and unloading of plant and materials
 - C. The location of storage of plant and materials used in constructing the development
 - D. The locations of security hoarding
 - E. The location and nature of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway (For the avoidance of doubt such facilities shall remain in place for the duration of the construction phase of the development) and the timings/frequencies of mechanical sweeping of the adjacent roads/highway
 - F. Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
 - G. The highway routes of plant and material deliveries to and from the site.
 - H. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
 - I. Days and hours of operation for all construction works.

The approved statement shall be adhered to throughout the construction period of the development.

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

15. 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 prior to any further development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site to enable vehicular access for construction vehicles in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

16. No part of the development shall be commenced until all the highway works within the adopted highway have been constructed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

17. Prior to the commencement of the development, including any demolition or site preparation works, a joint survey shall be carried out between the developer and the Highways Authority to determine the current pre-construction condition of Parker Avenue. A similar repeat survey shall be carried out within one months of the completion of the last dwelling hereby approved, the findings of the surveys shall be submitted to and agreed in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall specify any works to be undertaken, and their timings, to make good any damage to Parker Avenue as a result of construction works, to return the highway to the pre-construction situation/condition. The development and any remediation/repair works shall be carried out in strict accordance with the approved details.

REASON: To maintain the safe operation of the immediate highway and to ensure no long-term damage to the highway as a result of the construction phase of the development in accordance with Policies DMG1, DMG3 and Key Statement DMI2 of the Ribble Valley Core Strategy.

18. No development shall be commenced until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed. The Estate Street Phasing

and Completion Plan shall set out dates for entering of the section 38 agreement of the Highways Act 1980 and/or the establishment of a private management and Maintenance Company.

REASON: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential financial security and highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policies DMG1, DMG3 and Key Statement DMI2 of the Ribble Valley Core Strategy.

19. 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 that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policies DMG1, DMG3 and Key Statement DMI2 of the Ribble Valley Core Strategy.

20. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policies DMG1, DMG3 and Key Statement DMI2 of the Ribble Valley Core Strategy.

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

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PLANNING APPLICATION STATISTIC REPORT

APPLICATIONS DETERMINED – 1 August 2016 – 1 September 2016

<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>
98	8	20	150	4

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

257 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 Farm, Westfield Ave, Read	11/2/15	5	Awaiting Signature

258 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/1009/P	Proposed two storey extension and attached garage to existing dwelling	The Hay Moo Mellor Brow, Mellor
3/2016/0319/P	Proposed siting of 13 additional residential caravans with associated landscaping for gypsy families	Acorn Lodge Longsight Road Clayton-le-Dale
3/2016/0464/P	Proposed construction of four all weather pitches/courts	Land to the west of Gleneagles Drive Brockhall Village
3/2016/0727/P	Variation of condition 9 (security lighting and floodlighting) to allow details of lighting to be submitted prior to their use rather than prior to commencement of development	Fort Vale Engineering Calder Vale Park Simonstone

259 APPEALS UPDATE

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Date of Inquiry/ Hearing if applicable</u>	<u>Progress</u>
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
3/2016/0022 R	21/04/16	1 & 2 Abbeycroft, The Sands Whalley	WR		Awaiting Decision
3/2016/0091 3/2016/0132 R	13/05/16	Great Mitton Hall, Mitton Road, Mitton	WR		Appeals Dismissed 19/08/16

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Date of Inquiry/ Hearing if applicable</u>	<u>Progress</u>
3/2015/0605 R	03/05/16	Little Snodworth Farm, Snodworth Road, Langho	WR		Awaiting Decision
3/2016/0114 R	20/05/16	Blue Trees Copster Green BB1 9EP	HH		Appeal Dismissed 10/08/16
3/2015/0959 Approved with Conditions 3/2016/0125 R	13/06/16	Lambing Clough Barn, Lambing Clough Lane, Hurst Green BB7 9QN	WR		Awaiting Decision
3/2016/0009 R	07/07/16	Salisbury Cottage, Newton in Bowland, BB7 3DZ	HH		Appeal Dismissed 23/08/16
3/2016/0019 R	14/06/16	Broadhead Farm, Moorfield Avenue, Ramsgreave BB1 9BZ	WR		Awaiting Decision
3/2016/0241 R	15/06/16	Field Barn, Old Langho Road, Langho BB6 8AW	WR		Procedure changed, statement due 20/09/16
3/2015/0509 R	23/06/16	Land adj Southport House, Sawley Clitheroe BB7 4LE	WR		Awaiting Decision
3/2016/0368 R	17/08/16	Fourwinds 54 Fairfield Drive Clitheroe BB7 2PE	WR		Statement due 21/09/16
3/2016/0393 R	13/07/16	Ellerslie House Ribchester Road Clayton le Dale BB1 9EE	WR		Awaiting Decision
3/2016/0178 R	06/07/16	22 St Peters Close Clayton le Dale BB1 9HH	HH		Appeal Allowed 30/08/16
3/2016/0286 R	12/07/16	Riverside Cottage Sawley Road Sawley BB7 4NH	HH		Awaiting Decision
3/2016/0284 R	12/07/16	Riverside Barn Sawley Road Sawley BB7 4NH	HH		Awaiting Decision
3/2016/0387 R	24/08/16	3 Accrington Road Whalley BB7 9TD	WR		Statement due 28/09/16
3/2016/0145 R	09/08/16	Thorneyholme Whalley Road Barrow BB7 9BA	WR		Statement due 13/09/16

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Date of Inquiry/ Hearing if applicable</u>	<u>Progress</u>
3/2016/0260 R	Awaiting start date from PINS	The Hay Moo Mellor Brow Mellor BB2 7EX	WR (to be confirmed)		
3/2015/0393 R	10/08/16	Land west of Preston Road Longridge (Grimbaldeston Farm)	Inquiry	15/11/16 to 17/11/16 (3 days)	Bespoke timetable Statement of Case due 21/09/16
3/2016/0195 R	24/08/16	The Pippins 248 Preston Road Longridge	WR		Statement due 28/09/16
3/2016/0250 R	Awaiting start date from PINS	Elms House 127 Whalley Road Clitheroe	WR (to be confirmed)		
3/2016/0516 R	Awaiting start date from PINS	Seven Acre Bungalow Acre Lane Longridge	Appellant has used HAS procedure but development involves a curtilage extension. We will ask for WR (to be confirmed)		
3/2016/0333 R	Awaiting start date from PINS	Blue Trees Copster Green	HH (to be confirmed)		

260 REVENUE OUTTURN 2015/2016

The Director of Resources submitted a report for Members' information on the Revenue Outturn for this Committee for the year ended 31 March 2016. The report outlined financial information by cost centre, a comparison with the revised estimate. The overall underspend was a £57,058 on the net cost of services and after allowing for transfers to and from earmarked reserves, this was reduced to an underspend of £35,896. The main variations along with the budget holders comments were included in the report.

RESOLVED: That the report be noted.

261 REVENUE MONITORING 2016/2017

The Director of Resources submitted a report informing Committee of the position for the first four months of this year's revenue budget as far as this Committee was concerned. The comparison between actual and budgeted expenditure shows an overall underspend of £19,641 on the net cost of services. The main reasons for the underspend is the increase in income from planning

applications. However, the situation could fluctuate greatly depending on whether any applications were received for a major development.

RESOLVED: That the report be noted.

262 CAPITAL MONITORING 2016/2017

The Director of Resources submitted a report for Committee's information on the progress on the approved 2016/2017 Planning and Development Committee Capital Programme for the period ending August 2016. There was one scheme for this Committee relating to the introduction of planning portal link to the planning application system and planning system update, totalling £30,200. There had not been any spend on this scheme to date.

RESOLVED: That the report be noted.

263 APPEALS

- a) 3/2016/0114/P – Erection of garage and boundary fence at Blue Trees, Manor Road, Copster Green – appeal dismissed.
- b) 3/2016/0091/P – Proposed conservatory on the south east elevation of a modern extension at Great Mitton Hall, Mitton Road, Mitton – appeal dismissed.
- c) 3/2016/0132/P – Listed building consent for proposed conservatory on the south east elevation of a modern extension at Great Mitton Hall, Mitton Road, Mitton – appeal dismissed.
- d) 3/2015/0009/P – Internal alterations; alteration to 3No windows; new window opening to rear elevation; replacement of existing windows with timber effect UPVC mock sash double glazed units; removal of existing render and partial wall structure to utility room extension to rear and re-clad with stonework to match existing; and existing tarmac driveway to be removed and replaced with new cobbles/stone setts – appeal dismissed.
- e) 3/2016/0178/P – Lounge, kitchen and bathroom extension (including room in roof space and side dormer) and detached 2 car garage at 22 St Peter's Close, Clayton-le-Dale – appeal allowed.

264 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7pm.

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