

Minutes of Planning and Development Committee

Meeting Date: Thursday, 13 October 2016 starting at 6.30pm
Present: Councillor I Sayers (Chairman)

Councillors:

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

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

292 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Bibby, I Brown and R Swarbrick.

293 MINUTES

The minutes of the meeting held on 15 September 2016 were approved as a correct record and signed by the Chairman.

294 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor J Rogerson declared an interest in planning application 3/2016/0710 – Almond Fold Farm, Ribchester Road, Langho.

Councillor R Sherras declared an interest in planning application 3/2016/0762 – Changing Rooms, Back Lane, Rimington.

295 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2016/0672/P
GRID REF: SD) 365531 43212

DEVELOPMENT DESCRIPTION:

ERECTION OF A ROOF OVER CATTLE YARD BETWEEN EXISTING BUILDINGS AT HAWKSHAW FARM, CLAYTON-LE-DALE

GRANTED subject to the following conditions:

Commencement of Development

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 Plans

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 within the submitted application forms and drawings:

Location Plan and Site Boundary (scale 1:5000)

Location Plan (scale 1:1250)

Site Plan

Plan View

Proposed Elevations

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

2. APPLICATION REF: 3/2016/0673/P
GRID REF: SD 365771 432311

DEVELOPMENT DESCRIPTION

ERECTION OF STABLE BLOCK TO ACCOMMODATE SHETLAND PONIES FOR VISITOR ATTRACTION AT HAWKSHAW FARM, CLAYTON-LE-DALE

GRANTED subject to the following conditions:

Commencement of Development

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 Plans

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 within the submitted application forms and drawings:

Location Plan and Site Boundary (scale 1:5000)
Site Plan
Elevation and Plan drawings

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

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

3. APPLICATION REF: 3/2016/0710
GRID REF: SD 368568 435827

DEVELOPMENT DESCRIPTION:

APPLICATION FOR NEW BUILDING FOR LIVERY AND HORSE TREATMENT PURPOSES AT LAND AT ALMOND FOLD FARM RIBCHESTER ROAD LANGHO BB6 8AL

GRANTED subject to the following conditions:

Commencement of Development

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.

Drawings and Plans

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 Why/750/2094/01 (Proposed Plans & Elevations. Existing and Proposed Site Plans) received 26 September 2016 and Why/750/2094/02 (Location Plan) received 27 September 2016.

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

Highways

3. For the avoidance of doubt, permission is granted for the erection of a building to be used to house a maximum of 10 horses for commercial livery and horse treatment purposes only and shall not, at any time, be used in association with any equestrian events or competitions.

REASON: Permission has been granted for a building with a specific use, and any change in this would require further consideration from a highway safety perspective in accordance with Policies DMG1 and DMG3.

4. The parking facilities shown on the plans hereby approved shall be surfaced or paved and made available in accordance with the approved plan prior to the occupation of any of the buildings; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

REASON: In the interest of highway safety and to ensure adequate parking is available within the site and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

Visual Amenity

5. 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 and Key Statement EN2 of the Ribble Valley Core Strategy.

6. The existing unauthorised field shelter shall be demolished and all resultant materials removed from the site before development pursuant to this permission is commenced.

REASON: To safeguard the amenity of the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

7. Details of the alignment, height and appearance of all boundary treatments, fencing, walling, retaining wall structures 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 Policies DMG1 and DMG2 and Key Statement EN2 of the Ribble Valley Core Strategy.

Landscaping

8. Notwithstanding the submitted details, no above ground development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until 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 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 originally planted.

REASON: To ensure the protection of important landscape features and to ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policies DMG1 and DMG2 and Key Statement EN2 of the Ribble Valley Core Strategy.

Drainage

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

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

Residential Amenity

10. No permission is hereby implied or granted for the floodlights that have been affixed to the existing buildings, and no further external lights shall be fitted anywhere within the site unless a further planning permission has first been granted in respect thereof.

REASON: In order that the Local Planning Authority can exercise control over external lighting in the interests of visual amenity and the amenities of nearby residents, and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

11. Prior to the building hereby approved being first brought into use, precise details of the proposed means of management and operation of the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the site shall be operated in strict accordance with the approved details. This shall include details of the following:

management plan for the storage and disposal of manure/waste
details of proposed security measures for the site
details of the management of the site outside of general working hours

The use of the site 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.

INFORMATIVES:

Note: There is a 12ft easement (R805 dated 16/04/1973) that runs through the middle of the proposed development site. It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

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

(Councillor Rogerson returned to the meeting).

4. APPLICATION REF: 3/2016/0762/P
GRID REF: SD 380383 445821

DEVELOPMENT DESCRIPTION:

NEW CHANGING ROOMS AND SPORTS CLUB FACILITY AT THE PLAYING FIELDS, BACK LANE, RIMINGTON BB7 4EN

The Head of Planning Services reported that the Environmental Health Officer had no objections.

GRANTED subject to the following conditions:

Commencement of Development

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 Plans

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

Plan Ref:	Title:	Received On:
	Location Plan WP	
	Proposed Layout and Elevation Plan	16/09/16
	PL-MS118770-0068 REV 0	

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

Amenity

3. Prior to commencement a Construction Method Management Plan shall be submitted to the LPA and approved in writing. 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).

4. The use of the building, other than as changing facilities shall be limited to 120 days in any calendar year. The building shall be closed at 2200 Monday to Thursday and no later than 23.30 Fridays and Saturdays and 1800 hours on Sundays. A register of all events shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request.

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

Materials and Landscaping

5. Prior to the construction of any walls and roofing precise details of all external facing and roofing materials in accordance with details previously specified 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).

Highways

- 6 There shall be no tournaments unless an event management has been submitted to and agreed in writing by the LPA before the commencement of any tournament.

REASON: in the interest of highway capacity and to safeguard residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

7. In the likelihood of football games and cricket matches occurring on the same day there shall be a minimum of 1.5 hours between games.

REASON: in the interest of highway capacity and to safeguard residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy

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

5. APPLICATION REF: 3/2016/0748/P
GRID REF: SD 376541 444006

DEVELOPMENT DESCRIPTION:

VARIATION OF CONDITION 02 (SUBSTITUTION OF HOUSE TYPES/DESIGNS FOR PLOTS 1, 2, 3, 4, 5, 7, 8, 9 & 10, INCLUDING REPOSITIONING OF PLOTS 3, 7, 9 & 10, AND ALTERATION TO INTERNAL ACCESS ROAD) AND REMOVAL OF CONDITION 10 (UN-ASSOCIATED CONDITION) OF PLANNING PERMISSION 3/2014/0618 FOR THE ERECTION OF TEN DWELLINGS AT LAND AT CHATBURN OLD ROAD, CHATBURN

The Head of Planning Services made a slight alteration to the wording of the recommendation.

That planning permission be Deferred and Delegated to the Director of Community Services for approval following the satisfactory completion of a deed of variation/legal agreement (substantially in accordance to the related requirements in the report) within 3 months from the date of this Committee meeting or, if this 3 month period be exceeded, then the planning permission be delegated to the Head of Planning Services in conjunction with the Chairman and Vice Chairman of the Planning and Development Committee and subject to the following conditions:

Commencement of Development

- 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 Plans

- 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:

5138 – 09b (Location Plan)
5138 – 08 Rev M
5138 – 10 Rev C

5138 – 11 Rev B
5138 – 12 Rev B
5138 – 13 Rev B
5138 – 30
5138 – 31
5138 – 32 Rev A
5138 – 24 Rev A
5138 – 25 Rev A
5138 – 26 Rev A
5138 – 27 Rev A
5138 – 37
5138 – 38
5138 – 39 Rev A
5138 – 16 Rev C
5138 – 17 Rev B
5138 – 18 Rev C
5138 – 19 Rev B
5138 – 20 Rev C
5138 – 21 Rev B

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

External Materials

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

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

Ecology and Landscaping

4. No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites 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, unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

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

Drainage

6. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To prevent the increased risk of flooding, both on and off site. In accordance with Policies EN2, EN4, DME2 and DME3 Ribble Valley Core Strategy.

7. Notwithstanding the details shown on the submitted plans, the proposed driveway/hard surfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.

REASON: In the interests of Highway Safety and to prevent flooding. In accordance with Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy.

Highways

8. No part of development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority for that phase. The approved Statement shall be adhered to throughout the construction period and shall provide for:
- The parking of vehicles of site operatives and visitors;
 - Loading and unloading of plant material;
 - Storage of plant materials used in the construction of development;
 - The erection and maintenance of security hoardings;
 - Wheel washing facilities;
 - A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
 - Details of the storage of potential ground and water contaminants
 - A scheme for protecting trees;
 - A scheme for recycling/disposing of waste resulting from construction work; and
 - A scheme to control noise during the construction phase.

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

9. The new estate road shall be constructed in accordance with the Lancashire county Council specification for Construction of Estate Roads to at least a base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Renewable energy

10. No development shall take place until a scheme to secure at least 10% of the energy requirements of the development hereby permitted from renewable or low carbon energy sources, with a timetable for implementation, has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved scheme and retained thereafter at all times in accordance with the approved scheme. Any solar panels installed as part of this scheme shall be removed after a period of 25 years from the date of electricity first being generated.

REASON: To allow the energy needs of the development to be partially generated on site to reduce reliance on the grid in accordance with Key Statements EN2 and EN3 and Policies DMG1 and DME5 of the Ribble Valley Core Strategy and the National Planning Policy Framework.

Off-site highway works

11. Prior to commencement of development precise details of the junction improvements at Ribble lane and Chatburn Old Road shall be submitted to and approved in writing by the Local Planning Authority. No part of the development hereby approved shall be occupied until the junction improvements have been implemented in full.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).The applicant is advised that this should relate to plans D1350-04 Rev C submitted under 3/2011/0025.

12. No part of the development approved by this permission shall be occupied until a scheme for the off-site highway works, including timescales for implementation for each phase, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

REASON: In the interests of highway safety and to mitigate the impacts of the development in accordance with Policies EN2, DMG1, DMI2 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

Amenity

13. This permission shall comply with the Noise Assessment report dated 23/05/14 and in particular the mitigation measures in Paragraph 11.1.1 and these shall be carried and remain in that manner prior to occupation of any of the dwellings hereby approved.

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

14. Notwithstanding the details shown on the submitted plan in relation to boundary treatment and fencing, further details shall be submitted and approved in writing by the Local Planning Authority. In relation to the frontage development, notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015 no fencing above 1m shall be erected without prior consent from the Local Planning Authority.

REASON: In the interests of visual amenity and to comply with Policy DMG1 of the Core Strategy Adopted Version.

INFORMATIVE: This permission should be read in conjunction with the Section 106 Agreement signed and dated (??? – date to be added).

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PLANNING APPLICATION STATISTIC REPORT

APPLICATIONS DETERMINED – 31 August to 30 September 2016

<u>Applications Received</u>	<u>Approved with Conditions</u>	<u>Approved with no Conditions</u>	<u>Applications Refused</u>	<u>Total Applications Determined</u>	<u>Application Determined by Committee</u>
86	79	10	13	109	1

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

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SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2016/0328	15 Parker Avenue Clitheroe	15/9/16	18	With Legal

<u>Plan No</u>	<u>Location</u>	<u>Date to Committe</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwelling</u>	<u>Progress</u>
3/2015/0495	Land at Worthalls Farm Westfield Ave Read	11/2/15	30 weeks	15	Decision 9/9/16

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APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2016/0361/P	Outline application for change of use from ban to holiday let accommodation adjacent to farmhouse	Barrow Gardens Farm Whalley Road Barrow
3/2016/0731/P	Proposed works to the front and rear of the property. Lifting the existing roof to allow dormers/dormer windows to front and rear of the property to allow bedrooms to be moved upstairs	11 St Mary's Drive Langho
3/2016/0733/P	Proposed erection of canopy over external area and fenestration alterations. Cladding of external walls using matt aluminium	Speed Parlour Chatburn Road Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2016/0758/P	Prior to notification of agricultural or forestry development proposed building (under Schedule 2 part 6 of the Town and Country General Permitted Development Order 2015) for erection of agricultural unit for housing of livestock and supplies	The Browns Farm Higher Road Longridge
3/2016/0795/P	Non material amendment to planning permission 3/2013/0747 to remove footpaths marked on drawing FPL-01-Footpath	Nab Rise Whalley Road Billington

300 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	07/09/16	Awaiting Decision
3/2016/0022 R	21/04/16	1 & 2 Abbeycroft The Sands, Whalley	WR		Awaiting Decision
3/2015/0605 R	03/05/16	Little Snodworth Farm Snodworth Road Langho	WR		Awaiting Decision
3/2015/0959 Approved with Conditions 3/2016/0125 R	13/06/16	Lambing Clough Barn Lambing Clough Lane Hurst Green	WR		Appeal Allowed Costs Allowed 27/09/16
3/2016/0019 R	14/06/16	Broadhead Farm Moorfield Avenue Ramsgreave	WR		Appeal Dismissed 01/09/16
3/2016/0241 R	15/06/16	Field Barn Old Langho Road Langho	WR		Awaiting Decision
3/2015/0509 R	23/06/16	Land adj Southport House Sawley	WR		Appeal Dismissed 07/09/16
3/2016/0368 R	17/08/16	Fourwinds 54 Fairfield Drive Clitheroe	WR		Awaiting Decision
3/2016/0393 R	13/07/16	Ellerslie House Ribchester Road Clayton le Dale	WR		Awaiting Decision

<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>
3/2016/0286 R	12/07/16	Riverside Cottage Sawley Road, Sawley	HH		Appeal Dismissed 12/09/16
3/2016/0284 R	12/07/16	Riverside Barn Sawley Road, Sawley	HH		Appeal Dismissed 12/09/16
3/2016/0387 R	24/08/16	3 Accrington Road Whalley	WR		Awaiting Decision
3/2016/0145 R	09/08/16	Thorneyholme Whalley Road, Barrow	WR		Awaiting Decision
3/2016/0260 U	09/09/16	The Hay Moo Mellor Brow, Mellor	WR		Statement due 14/10/16
3/2015/0393 R	10/08/16	Land west of Preston Road Longridge (Grimbaldeston Farm)	Inquiry	03/05/17 to 05/05/17 (3 days)	Bespoke timetable
3/2016/0195 R	24/08/16	The Pippins 248 Preston Road Longridge	WR		Awaiting Decision
3/2016/0250 R	09/09/16	Elms House 127 Whalley Road Clitheroe	WR		Statement due 14/10/16
3/2016/0516 R	Awaiting start date from PINS	Seven Acre Bungalow Forty 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)		
3/2016/0459 R	Awaiting start date from PINS	10 Pendle Drive Whalley	HH (to be confirmed)		
3/2016/0655 R	Awaiting start date from PINS	29 Warwick Drive Clitheroe	HH (to be confirmed)		

301 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Committee's approval on proposals to increase the Committee's fees and charges with effect from 1 April 2017. These proposals were the first stage in the review of this Committee's budget for the forthcoming 2017/2018 financial year. The Council's latest budget

forecast allows for a 1.5% increase in the level of income raised from fees and charges and this review aims to increase budgeted income for 2017/2018 by this amount as a minimum. Planning application fees are currently set by the Department of Communities and Local Government and the pre-application fees are set by the relevant planning authority.

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

A review of the main building control fees and charges were considered by this committee in August 2016 and were to take effect from 1 September 2016. A further review of these charges which will take effect from 1 April 2017, will be considered at a later date. This is to comply with the Building (Local Authority Charges) Regulations 2010, which states that the charges should be based on achieving a full cost recovery. Work on the forecasting of costs for this service for 2017/2018 was currently being carried out and would form the statutory basis for setting the building control fees and charges for next year.

The proposals set out for increase in the current charges estimated an extra income of £3,900 which equated to an overall increase of 10.12%. This was mainly due to a proposal from the planning service to fix the fees and charges until March 2019 and also to introduce some new charges.

The introduction of new charges included:

- large scale major developments – up to two meetings;
- additional meetings for householders and all other developments;
- discharge of conditions meetings; and
- Prior notification – telecommunications and all enquiries.

RESOLVED: That Committee approve

1. the introduction of the proposed new charges as set out in the report; and
2. the level of fees and charges to be levied for this Committee for 2017/2018 as outlined in Annex 1 to the report for implementation with effect from 1 April 2017.

302 COUNTRYSIDE MANAGEMENT FUNDING

The Director of Community Services submitted a report informing Committee of the Council's significant and important contribution to countryside management in the Ribble Valley and the Forest of Bowland Area of Outstanding Natural Beauty. The report also provided details of the grants made in 2015/2016 and 2016/2017 and set out details to strengthen countryside funding procedures.

Over the years, the Council has implemented and maintained a number of policies and initiatives designed to protect and enhance the countryside. Within the countryside budget, the Council supports a number of conservation organisations and agencies enabling it to meet its obligations with regard to

protection and enhancement of the countryside. The Council also supports a number of schemes designed to protect, restore and enhance the environmental quality of the area.

The conservation organisations and agencies receiving support from the Council form part of a wider partnership delivering outcomes identified in the Forest of Bowland Management Plan and the Lancashire Biodiversity Action Plan.

Parish Councils and community groups have also benefitted from partnership funding through initiatives such as Green Partnership Environmental Grant and Support for Parish Lengthsman for those Parish Councils participating in the original Parish Lengthsman Scheme.

It was proposed to strengthen the application process to ensure a consistent approach in dealing with requests and applications for countryside funding. It was also proposed that there be a review of the Parish Lengthsman Scheme and that an annual report would be submitted to this committee giving details of the grants made each year. This would include a formal application process which would require all current funding partners and any future conservation bodies to complete and return a countryside funding application form. Following the review of the Parish Lengthsman Scheme, Parish Councils would be notified and invited to apply.

RESOLVED: That Committee note the Ribble Valley Borough Council's significant and key contributions to the protection, enhancement and management of the countryside and approve the actions identified in the report.

303 CAPITAL MONITORING 2016/2017

The Director of Resources submitted a report for Committee's information on the progress of the approved Planning and Development Committee 2016/2017 Capital Programme for the period to the end of September 2016. There had been no spend on the introduction of planning portal linked to the planning application system and planning systems update scheme to date, as officers were awaiting confirmation from the software supplier of when the initial on-site assessment for the scheme was to be carried out.

RESOLVED: That the report be noted.

304 REVENUE MONITORING 2016/2017

The Director of Resources submitted a report informing Committee of the position for the first five months of this year's revenue budget as far as this Committee was concerned. The report outlined by cost centre comparison between actual expenditure and the original estimates for the period to the end of September 2016. The main variances were highlighted along with the budget holder's comments.

RESOLVED: That the report be noted.

305 PLANNING APPLICATIONS STATISTICS REPORT

The Director of Community Services submitted a report for Committee's information on the key statistics in relation to determination of planning applications from 1 October 2015 to 30 June 2016. He highlighted to Members the improvement in the first quarter figures of 2016/2017.

RESOLVED: That the report be noted.

306 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

307 APPEALS

- a) 3/216/0019/P – Demolition of farm buildings and erection of four detached dwellings with associated garages and gardens at Broadhead Farm, Moorfield Avenue, Ramsgreave – appeal dismissed.
- b) 3/2015/0509/P – Demolition of existing redundant poultry sheds and construction of new detached dwelling at land adjacent to Southport House, Sawley – appeal dismissed.
- c) 3/2016/0286/P – Replacement of wood windows with sash PCVu at Riverside Cottage Sawley Road, Sawley – appeal dismissed.
- d) 3/2016/0284/P – Replacement of Wood Windows with sash PVCu at Riverside Cottage Sawley Road, Sawley – appeal dismissed.
- e) 3/2016/0125/P – Change of use of Agricultural Building to a Dwelling House (Class C3) and for Associated Operational Development (Class Q) at Lambing Clough Barn, Lambing Clough Lane, Hurst Green – appeal allowed with conditions.
- f) 3/2016/0125/P – Award of Costs at Lambing Clough Barn, Lambing Clough Lane, Hurst Green – award of costs allowed.
- g) 3/2014/0697/P – Proposed 11 Residential Units at land adjacent to Clitheroe Road, West Bradford – appeal dismissed.

The meeting closed at 7.20pm.

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