



Ribble Valley Borough Council

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Members of the Council are hereby summoned to attend a meeting of the Council to be held in the **TOWN HALL, CHURCH STREET, CLITHEROE** on **TUESDAY, 28 FEBRUARY 2016** at **6.30PM**.

CHIEF EXECUTIVE
20 February 2017

BUSINESS

Part I – items of business to be discussed in public

1. Apologies for absence.
2. Declarations of interest.
3. Public participation session.
4. To confirm the minutes of the meeting of **Council** held on **13 December 2016**.
5. Mayoral Communications.
6. Long Service Award.
7. Revenue Budget 2017/2018 and Capital Programme 2017/2022 and Setting the Council Tax for 2017/2018 – report of Director of Resources to follow.
8. Statutory Budget Consultation with Business Rate Payers – report of Director of Resources to follow.
9. Leader's Report and Question Time.
10. To receive and consider, where appropriate, the minutes of the following Committee meetings now circulated (items marked *** are referred to Council for decision).

Minutes of Meeting of the Council

Meeting Date: Tuesday, 13 December 2016, starting at 6.30pm
Present: Councillor R Bennett (Chairman)

Councillors:

| | |
|--------------|--------------|
| P Ainsworth | K Hind |
| J E Alcock | S Hind |
| S Atkinson | S A Hirst |
| S Bibby | S Hore |
| A Brown | G Mirfin |
| I Brown | R Newmark |
| S Brunskill | M Robinson |
| P M Dobson | J Rogerson |
| P Dowson | I Sayers |
| P Elms | G Scott |
| R J Elms | R E Sherras |
| M Fenton | R Swarbrick |
| M French | D Taylor |
| G Geldard | R J Thompson |
| R Hargreaves | N C Walsh |
| T Hill | J White |
| B Hilton | |

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

406 PRAYERS

The Mayor's Chaplain, the Reverend Carmyllie, opened the meeting with prayers.

407 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Carefoot, L Graves, J Holgate, A M Knox, S Knox and D T Smith.

408 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

409 PUBLIC PARTICIPATION

There was no public participation.

410 COUNCIL MINUTES

The minutes of the meeting held on 27 September 2016 were approved as a correct record and signed by the Chairman.

411 MAYORAL COMMUNICATIONS

The Deputy Mayor began by passing on the Council's best wishes to the Mayor for a speedy recovery and was pleased to report that she was now home. He then highlighted a number of events that he had attended since the last meeting including prize giving ceremonies, events to mark Remembrance Day and most recently the Whalley Pickwick Night.

412 LEADER'S SPEECH

The Leader reflected on the challenges and uncertainty that the Council continued to face not least of which was ongoing financial pressures. He was grateful for the many years of careful and cautious conduct of the Council's financial affairs which had left it in a good position to deal with future challenges.

The Leader went on to refer to two key issues of uncertainty that had demanded much attention during the course of the current year. The first of these was the proposals for the development of Clitheroe Market site and he welcomed the public consultation exercise that the Council had recently undertaken.

Secondly the Leader reflected on the works that had been ongoing in relation to Combined Authority discussions. He reported that he would soon be attending the final meeting for this year of the Shadow Combined Authority and would report back to the Combined Authority Working Group early in the New Year to review developments and thereafter make arrangements for a review seminar for all Members of the Council on the developing position.

Finally the Leader wished everyone a happy and peaceful Christmas.

413 LEADER'S QUESTION TIME

The Leader of the Opposition, Councillor A Knox, had submitted a written question in advance asking how much Business Rate the Council had failed to collect in the last 5 years.

The Leader reported that the Council had written off a total of £526,917 in Business Rates over the last 5 years, primarily as a result of insolvency and bankruptcy. However the Leader reminded Members that on average the Council collected 98% of the amount of Business Rates due in a year and continued to collect the balance until all recovery options had been exhausted. He reported that ultimately the Council's total collection rate was approximately 99%.

414 NOTICE OF MOTION

A Notice of Motion was posed by Councillor Ken Hind that:

"Ribble Valley Borough Council notes the importance of the Clitheroe Market Development to the borough and the need for widespread consultation on

proposals for the market, parking and additional buildings constructed on the site, and resolves:

1. to increase the size of the working group appointed by Policy and Finance Committee by 4 additional Members to 10;
2. the new Members to be 3 Conservatives and 1 Liberal Democrat;
3. the 3 new Conservative Members to be nominated by the Leader of the Council and the 1 Liberal Democrat Member to be nominated by the Leader of the Opposition;
4. the working group to decide how they wish:
 - (a) to supervise the consultation carried out by Infusion;
 - (b) how they wish to consult the public, all interested parties and the nominated approved contractor; and
 - (c) how they wish to carry out their task.”

The Notice of Motion was seconded by Councillor Ian Brown and was then debated.

RESOLVED: That the Notice of Motion be carried.

415 COMMITTEE MINUTES

- (i) Community Committee – 27 September 2016

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

- (ii) Planning and Development Committee – 13 August 2016

RESOLVED: That the minutes of the above meeting be received

- (iii) Personnel Committee – 19 October 2016

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

- (iv) Health and Housing Committee – 20 October 2016

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

- (v) Policy and Finance Committee – 25 October 2016

RESOLVED: That the minutes of the above meeting be received with the exception of Minute numbers 342 and 345.

MINUTE 342 – LOCAL COUNCIL TAX SUPPORT SCHEME 2017/18

RESOLVED: That the Local Council Tax Support Scheme for 2017/18 be approved.

MINUTE 345 – REVIEW OF FINANCIAL REGULATIONS AND CONTRACT PROCEDURE RULES

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

(vi) Parish Council Liaison Committee – 27 October 2016

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

(vii) Licensing Committee – 1 November 2016

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

(viii) Planning and Development Committee – 10 November 2016

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

(ix) Emergency Committee – 16 November 2016

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

(x) Accounts and Audit Committee – 17 November 2016

RESOLVED: That the minutes of the above meeting be received with the exception of Minute number 401.

MINUTE 401 – EXTERNAL AUDITOR APPOINTMENT 2018/19 ONWARDS

RESOLVED: That the Council accepts the invitation to opt in to the sector-led option for the appointment of External Auditors for 5 years, commencing 1 April 2018 from Public Sector Audit Appointments.

The meeting closed at 7.17pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 15 December 2016 at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

| | |
|------------|-------------|
| A Brown | I Sayers |
| I Brown | R Sherras |
| S Carefoot | R Swarbrick |
| L Graves | D Taylor |
| B Hilton | R Thompson |
| J Rogerson | |

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

Also in attendance: Councillor M Robinson.

416 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Atkinson, M French and S Knox.

417 MINUTES

The minutes of the meeting held on 10 November 2016 were approved as a correct record and signed by the Chairman.

418 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor R Swarbrick declared an interest in planning applications 3/2015/0756 - Bridge Hey Wood Caravan Park, Whalley Road, Read and 3/2015/0880 - Land at Aspinall Farm, Old Langho.

Councillor I Sayers declared an interest in planning application 3/2016/0840 - Stydd Gardens, Stoneygate Lane, Ribchester.

419 PUBLIC PARTICIPATION

There was no public participation.

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

(Councillor R Swarbrick declared an interest in the next two items of business and left the meeting)

1. APPLICATION REF: 3/2015/0756
GRID REF: SD 375947 434058

ERECTION OF MANAGER'S DWELLING WITH RECEPTION AND STORAGE FACILITIES, CREATION OF ACCESS FROM EXISTING TRACK AND LANDSCAPING WORK. BRIDGE HEY WOOD CARAVAN PARK WHALLEY ROAD READ BB12 7RR

APPROVED 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:

Proposed Site Plan: HAN01/Dwg 02
Proposed Floor Plan & Elevation: HAN01/Dwg 03
Proposed Sections 1: HAN01/Dwg 04
Proposed Sections 2: HAN01/Dwg 07
Proposed Sections 3: HAN01/Dwg 08
Proposed Sections 4: HAN01/Dwg 09

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

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

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

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

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

5. 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 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.

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

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

6. The car parking arrangements (including Reception Parking Bays) as indicated on drawing HAN01/Dwg 02 shall be marked out and surfaced in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority, the development shall be carried out in strict accordance with the approved details and the parking provision shall be made available for use prior to first occupation of the dwelling hereby approved and prior to the office/reception area being first brought into use.

REASON: To ensure adequate parking provision is provided on site in accordance with Policies DMG1, DMG3 and Key Statement DMI2 of the Ribble Valley Core Strategy.

7. The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly working, or last working at Bridge Heywood Caravan Park including, as the case may be, a widow or widower of such a person, and to any resident dependant.

REASON: To comply with the terms of the application and because permission would not normally be granted for a dwelling in this location for general residential occupation, and to comply with the requirements of Key Statement DS1 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy.

8. This permission shall relate to the Unilateral Undertaking dated 7th November 2016 which contains a clause requiring that prior to the practical completion or residential occupation of the proposed development, the existing owner's caravan shall cease to be used for residential purposes and thereafter be used solely for holiday use.

REASON: To comply with the terms of the application and because permission would not normally be granted for the creation of an additional dwelling in this location for general residential occupation, and to comply with the requirements of Key Statement DS1 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy.

9. The ground floor rooms annotated as "workshop", "store", "reception/waiting", "lobby/utility" and "office" on drawing number HAN01/Dwg 03 shall only be used for commercial purposes associated with the business functions undertaken at Bridge Heywood Caravan Park. These rooms shall not be used for any other purposes (including any residential use) unless a further planning permission has first been granted in respect thereof.

REASON: As part of the justification for the proposed building relates to facilitating improvements to the operation of the existing business and to comply with Key Statement DS1 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy.

2. APPLICATION REF: 3/2015/0880/P
GRID REF: SD 369992 435924

CHANGE OF USE OF AGRICULTURAL LAND TO ALLOW EXTENSION TO LODGE PARK AND THE ERECTION OF AN ADDITIONAL 12 LODGES AND INFORMAL RECREATIONAL AREA AND FOOTPATH ON LAND AT ASPINALL FARM, OLD LANGHO, BLACKBURN, LANCASHIRE

APPROVED subject to the following conditions:

Commencement of Development

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.

Drawings and Plans

2. The permission shall relate to the development as shown on Plan Reference No's SIMPS/01B Dwg 2B received on 17 October 2016.

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

Landscape and Ecology

3. The development hereby permitted shall not be commenced until further details of the proposed landscaping scheme, including wherever possible the retention of existing trees, has 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, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform, the types and details of all fencing and protection and details on their maintenance.

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 in perpetuity 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 Policy DMG1 of the Ribble Valley Core Strategy.

4. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the habitat survey and report submitted with the application dated October 2015.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

5. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees identified in the tree survey dated October 2015 shall be protected in accordance with the BS5837 [Trees in Relation to Construction]. The root protection zone shall be 12 x the DBH (unless otherwise agreed in writing with the LPA), and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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

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

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value is afforded maximum physical protection from the adverse effects of development and to comply with Policy DME1 of the Ribble Valley Core Strategy.

Highway

6. The proposed footway path and informal recreational area shown on drawing SIMPS/01/2B shall be completed to the satisfaction of the Local Planning Authority before any of the lodges, the subject of this application, are occupied.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy and in the interests of highway safety.

Amenity

7. The mobile homes/lodges hereby permitted,
 - a. shall be occupied for holiday purposes only,
 - b. shall not be occupied as a person's sole, or main place or residence, and
 - c. the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans/log cabins/chalets on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

REASON: To comply with the terms of the application, to ensure that the units are used as holiday accommodation only, and not used for unauthorised permanent residential occupation. To comply with Policy DMG2 of the Ribble Valley Core Strategy.

8. Prior to occupation of any of the lodges the subject of this application, warden's accommodation and reception shall be submitted to and agreed by the Local Planning Authority and fully implemented.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

Visual

9. Before the development hereby permitted is commenced, details of any external lighting, including details of the location and height of columns and the intensity of lighting, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and operated in accordance with the approved details.

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

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

(Councillor R Swarbrick returned to the meeting)

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

3. APPLICATION REF: 3/2016/0840
GRID REF: SD 365223 435944

RETENTION OF UNAUTHORISED BUILDINGS AND SHEDS, INCLUDING
RETAIL SHEDS, STORES AND DOG KENNEL AT STYDD GARDEN CENTRE,
STONEYGATE LANE, RIBCHESTER

APPROVED subject to the following conditions:

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

Location plan (scale 1:1250)
CAL 2015 100 002 Rev C (amended plan received 04/11/16)
CAL 2015 100 004
CAL 2015 100 006

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

2. The retail units hereby approved shall only be open for trade or business between the hours of 10:00 – 17:00 Tuesday to Sunday inclusive, and between the hours of 10:00 - 17:00 on Bank Holidays.

REASON: In order to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

3. There shall be no deliveries or collections to/from the units hereby approved except between the hours of 10:00 – 17:00 Tuesday to Sunday inclusive, and between the hours of 10:00 - 17:00 on Bank Holidays.

REASON: In order to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. Within three months of the date of this approval, details of the foul drainage scheme shall have been submitted for the written approval of the Local Planning Authority. The duly approved scheme shall be implemented in full within six months of the date of the details being agreed by the Local Planning Authority, and shall be maintained and managed as agreed thereafter.

REASON: To ensure satisfactory means of foul drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

(Councillor I Sayers returned to the meeting)

4. APPLICATION REF: 3/2016/0848
GRID REF: SD 373982 438177

PROPOSED ERECTION OF TWO DRIVE-THROUGH RESTAURANT UNITS AND TWO FOOD UNITS WITH ASSOCIATED CAR PARKING AND LANDSCAPING WORKS AT BARROW BUSINESS VILLAGE, HEY ROAD, BARROW.

APPROVED subject to the following conditions:

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

REASON: To comply with the requirements of 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:

1379 7b (amended plan received 03/11/16)
1379 8b (amended plan received 03/11/16)
1379 9b (amended plan received 03/11/16)
1379 10b (amended plan received 29/11/16)
1379 116b (amended plan received 29/11/16)
3465 01 Rev D (amended plan received 30/11/16)
Barrow Brook Business Park v1.2 (amended plan received 29/11/16)
19446AA-SK001 Rev D (amended plan received 30/11/16)

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

3. Unless otherwise agreed in writing with the Local Planning Authority, the external surfaces of the units hereby approved shall be constructed, and retained as such thereafter, in complete accordance with the materials detailed on drawing numbers:

1379 7b (amended plan received 03/11/16)
1379 8b (amended plan received 03/11/16)
1379 9b (amended plan received 03/11/16)

REASON: In order to ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and area in the

interests of visual amenity in accordance with the requirements of Core Strategy Key Statement EN/2 and Policy DMG1, and the National Planning Policy Framework.

4. Prior to the first use or occupation of each unit of the development hereby permitted, full details/specifications of any plant machinery, including the extraction system, refrigeration units, air conditioning units (including details of their position, appearance, noise levels and model numbers used) shall have been submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed in complete accordance with the approved details prior to the units being brought into use and used whenever odours are being produced, and all filters/equipment should be retained as agreed thereafter and maintained to ensure optimum operation.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

5. Noise from the extraction, refrigeration, air conditioning systems, or any similar plant machinery, shall not exceed 40 dB(A) leq 5 minutes between the hours of 07:00 – 23:00 and 35 dB(A) leq 5 minutes between the hours of 23:00 – 07:00, when measured 1m from the façade of noise sensitive premises.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. Within three months of the commencement of development of development, details of the construction and design of any external refuse recycling/bin stores shall be submitted to and approved in writing by the Local Planning Authority. The duly approved facilities shall be made available for use before each unit hereby approved is first brought into use and retained thereafter.

REASON: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and in the interest of visual amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

7. Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at Ribble Valley Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A Report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme

shall be implemented prior to further development works taking place and prior to occupation of the development.

Should no adverse ground conditions be encountered during site works and/or development, a Verification Statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building(s), which confirms that no adverse ground conditions were found.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site in accordance with Policies DMG1 and DME6 of the Core Strategy.

8. Notwithstanding the requirements of condition 2 of this approval, within 3 months of development first taking place, full details of the siting, height, design, materials and finish to be used in the construction of all boundary treatments to the site shall be submitted to and approved in writing by the Local Planning Authority. The duly approved boundary treatments shall be constructed in full accordance with the approved details before any of the units hereby approved are first brought into use and shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity in accordance with the requirements of Core Strategy Key Statement EN/2 and Policy DMG1, and the National Planning Policy Framework.

9. Notwithstanding the submitted details, no development shall commence or be undertaken on site until full details of the proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) have been 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 proposed development responds appropriately to the topography of the site and is appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

10. The areas for access and the car park, along with all other hardstanding areas, including the pedestrian crossing points, shown on the approved plans (1379 11b - amended plan received 29/11/16) shall be constructed and marked out in full accordance with the details shown concurrently with the construction of the units hereby permitted and shall be made available for use before any of the units are first occupied and retained as such thereafter.

REASON: In the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

11. Notwithstanding the requirements of condition 2 of this approval, no external lighting shall be installed on the buildings or elsewhere on the site without the

prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Only the duly approved lighting shall be installed on the buildings hereby approved.

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

12. Within three months of commencement of development, full details of the number, location and coverage of all external CCTV cameras on the site shall have been submitted for the written approval of the Local Planning Authority. The development shall take place in accordance with the approved details, and the approved CCTV cameras shall be in place and in operation before any of the units hereby approved are first brought into use and shall be retained thereafter.

REASON: In the interest of public safety and to ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

13. There shall be no deliveries or collections to/from the new units hereby approved except between the following hours:
06:00 – 20:00 Monday to Friday;
07:30 – 18:00 Saturday; and
09:30 – 17:00 Sunday and Bank Holidays.

REASON: In order to protect the residential amenities of the occupiers of the nearby properties and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

14. Unless otherwise agreed in writing by the Local Planning Authority, for the duration of the construction works, no building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

REASON: In order to protect the amenities of existing residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

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

REASON: To prevent stones and mud being carried onto the public highway to the detriment of road safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

16. A Traffic Management Plan for the construction works, to be approved in writing by the planning department before any works begin on site and to include:-

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials used in the construction of the development;
- Storage of such plant and materials;
- Wheel washing facilities;
- 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)
- Routes to be used by vehicles carrying plant and materials to and from the site;
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

REASON: To protect existing road users in the interest of highway safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

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

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

18. The site shall be drained via separate systems for the disposal of foul and surface water.

REASON: To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with Policy DME6 of the Ribble Valley Core Strategy.

19. 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. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 5 l/s.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy DME6 of the Ribble Valley Core Strategy, and national guidance contained within the NPPF and NPPG.

20. 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 plan.

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 of the Ribble Valley Core Strategy, and national guidance contained within the NPPF and NPPG.

21. The development hereby approved shall be carried out in complete accordance with the mitigation measures and ecological enhancements as detailed/recommended within Section 6 of the submitted Ecological Appraisal titled "*Barrow Brook Business Village, Clitheroe – Project Ref:ECO-5023*".

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.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the units hereby approved shall only be used for A3 use classes (food units) and shall have no permitted change to any other use as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), without the prior written approval of the Local Planning Authority.

REASON: To ensure that the units are solely used as food units (A3), as any other retail uses may not be considered acceptable due to the impact upon the vitality and viability of the Clitheroe Town Centre in accordance with Key Statements DS2 and EC2 of the Ribble Valley Core Strategy, as well as guidance within the National Planning Policy Framework.

INFORMATIVES

1. The buildings should have an intruder alarm fitted that is linked to an Alarm Receiving Centre. This facility is necessary for a police deployment on two confirmed alarm activations.
2. This development should incorporate the principles of Secured by Design, with particular regard to the physical security measures. External doors should be certified to PAS 24:2012 (minimum) security standard to reduce the risk of intruder access and glazing in windows and doors should be 6.8mm laminated with any opening lights being fitted with restrictors.
3. Internal doors leading to staff only areas should have access control measures installed to reduce the risk of sneak in burglaries and also to delay movement around the building should intruder access be gained.
4. Fast food restaurants often attract groups of youths and frequent incidents of problematic behaviour are reported to the police. Comprehensive CCTV coverage of internal and external areas including the car park, will help to deter these problems and also provide evidence of behaviour and identity should an incident arise. This data should be stored for a 30 day period before being destroyed if not required. Further advice is available if required.
5. Natural surveillance should be increased as much as possible within the design in order to allow views across external areas to deter crime and anti-social behaviour. Landscaping should be maintained at low levels so areas of concealment are not created which would increase the vulnerability to crime and ASB.
6. Sufficient external bins must be provided for the disposal of customers litter. Complaints are often reported to the police regarding issues over littering relating to drive thru' restaurants and the repeated problems this causes nearby residents.

(Councillor M Robinson was given permission to speak on the above application)

(Mr Walton spoke in favour of the above application)

5. APPLICATION REF: 3/2016/0882
GRID REF: SD 374233 440967

TWO NEW THREE-BEDROOM DETACHED HOUSES (RESUBMISSION OF 3/2016/0257) ON VACANT LAND ADJACENT TO PARK STREET PLAY AREA, PARK STREET, CLITHEROE

The Head of Planning Services confirmed details of amended plans.

APPROVED 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. 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:

Location Plan (scale 1:1250)
407/3/1 E (amended plan received 10/11/16)
407/3/2 C (amended plan received 8/12/16)
407/3/3 (amended plan received 10/11/16)

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

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

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

4. Prior to commencement of development on site, a scheme shall be submitted to and approved in writing by the Local Planning Authority (including a timetable for implementation) to secure at least 10% of the energy supply of the development hereby permitted from renewable or low carbon energy sources or a scheme that demonstrates that alternative measures will achieve at least 10% less energy consumption than similar development constructed in accordance with the current Building Regulations Standards. The approved scheme/details shall be implemented as part of the development as approved and retained as operational thereafter.

REASON: In order to encourage renewable energy and to comply with Key Statement EN3 and Policies DMG1 and DME5 of the Ribble Valley Core Strategy.

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

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

6. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any trees, hedges and shrubs. The duly approved landscaping scheme shall be carried out within 12 months of either dwellinghouse first being occupied and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON: In order to achieve a satisfactory level of landscaping and provision of adequate off-road parking facilities for the dwellinghouse in the interests of visual amenity and highway safety in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the dwellings hereby approved, including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of 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 development and locality, and to protect any adjacent trees, in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

8. Unless otherwise agreed in writing by the Local Planning Authority, no building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours

Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

REASON: In order to protect the amenities of existing residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

9. Unless otherwise agreed in writing with the Local Planning Authority, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until all the existing trees (shown on drawing 407/3/1 E) directly adjacent to the site, have been enclosed with temporary protective fencing in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To protect the existing trees in the interest of visual amenity in accordance with Policies DMG1 and DME2 of the Ribble Valley Core Strategy.

10. The first floor window in the north facing rear elevation of Unit 1 hereby approved (shown as a bathroom on approved drawing 407/3/2 C), shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed. The duly installed windows shall be retained as such thereafter.

REASON: To safeguard the privacy of occupiers of neighbouring dwellings and to ensure satisfactory levels of amenity for adjoining residents in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

11. The site shall be drained via separate systems for the disposal of foul and surface water.

REASON: To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with Policy DME6 of the Ribble Valley Core Strategy.

12. Prior to the commencement of any development on site, full details and specifications of the surfacing for the new access road (from Park Street leading to the dwellings hereby approved) shall have been submitted to and approved in writing by the Local Planning Authority. The new access road shall be constructed in complete accordance with the duly approved details prior to any building work commencing on the dwellings hereby approved, and the access road shall be retained as agreed thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interest of highway safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

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

REASON; To prevent stones and mud being carried onto the public highway to the detriment of road safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

14. Notwithstanding the requirements of condition 6 of this permission, the car parking and manoeuvring areas shall be laid out in accordance with the approved plan (407/3/1 E) before each dwelling to which the car parking and manoeuvring area relates, is first brought into use and shall be permanently maintained as such thereafter.

REASON: To allow for the effective use of the parking areas in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

(Mr Pye spoke in favour of the above application)

(Councillor M Robinson was given permission to speak on the above application)

6. APPLICATION REF: 3/2016/0973
GRID REF: SD 375046 450262

DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING (INCLUDING RE-DEFINING DOMESTIC CURTILAGE, GROUND WORKS AND PROVISION OF SUSTAINABLE DRAINAGE SYSTEM) AT BAMBERS BUNGALOW, SMALDEN LANE, LANE ENDS, BOLTON-BY-BOWLAND.

The Head of Planning Services confirmed details of amended plans.

APPROVED 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. 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:

1849/3.1B – Site Location Plan
1849/3.2C – Block Plan for House
1849/3.11E – Site Plan showing Footprints of Existing, Approved and Proposed layouts
1849/3.12C – Comparative Sections thro' Site
01A – Masterplan
02A – Site Layout
07 – Section A-A
D-01 C – Drainage Scheme
1849/3.6A – South Elevation
1849/3.9B – East Elevation
1849/3.8A – North Elevation
1849/3.7A – West Elevation
1849/3.4C – Ground Floor Layout
1849/3.5B – First Floor Layout
1849/3.10B – Roof Plan

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

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, samples or full details of all materials to be used on the external surfaces of the dwelling hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to their use on site. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

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 Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

4. Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall only be carried out in accordance with the Flood Risk Assessment (FRA) (Ref: DH161017) and the mitigation measures detailed within the FRA. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: In order to reduce the risk of flooding in accordance with Policy DME6 of the Ribble Valley Core Strategy and the National Planning Policy Framework.

5. Notwithstanding the requirements of conditions 2 and 4 of this permission, prior to the commencement of any development, full details of the foul and surface water drainage schemes, including full details and cross sections of the proposed attenuation pond, shall be submitted to and approved in writing

by the Local Planning Authority. The replacement dwelling shall not be occupied until the approved foul and surface drainage scheme has been completed in accordance with the approved details. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure satisfactory means of foul and surface water drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

6. Notwithstanding the submitted details, prior to the replacement dwelling hereby approved being occupied, details at a scale of not less than 1:20 of any proposed boundary walling, gates and fencing shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

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

7. Within 12 months of the replacement dwelling hereby approved being first occupied, the proposed landscaping scheme and tree planting shall have been carried out in accordance with details shown on approved drawing numbers: 01A and 02A, and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON: In order to achieve a satisfactory level of landscaping in the interests of visual amenity in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

8. Unless otherwise agreed in writing with the Local Planning Authority, the trees and hedges shall be retained on site as shown on drawing numbers: 01A and 02A, and no development shall take place until all the existing trees within, or directly adjacent, to the site (except those shown to be removed on the approved plans), have been enclosed with temporary protective fencing in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To protect trees of landscape and visual amenity value on or adjacent to the site or those likely to be affected by the proposed development in accordance with Key Statement DME2 and Policies DMG1 and DME1 of the Ribble Valley Core Strategy.

9. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird breeding season (March -

August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird breeding season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

REASON: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Ribble Valley Core Strategy Policy DME3 and the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

10. No above ground works 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 / 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 identify the nature and type of the nesting boxes/artificial roosting sites and the locations(s) or wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into the dwelling, or elsewhere within the site, during the construction stage of the development and made available for use before the dwelling hereby approved is first 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 reduce the impact of development in accordance with Policies DMG1 and EN4 of the Ribble Valley Core Strategy.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the replacement dwelling hereby approved, including any development within the curtilage, as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of 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 development and locality in accordance with the requirements of Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

12. Notwithstanding the provisions of Classes A, B, E, F, G, H and I of Schedule 2 Part 14 of the Town and Country Planning (General Permitted

Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no renewable energy sources shall be attached to the new dwelling or placed within the curtilage of the dwelling, except those shown on the approved plans, 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 development and locality and the amenities of nearby residents in accordance with Key Statement EN2 and Policies DMG1, DME2 and DMH4 of the Ribble Valley Core Strategy.

13. Unless otherwise agreed in writing by the Local Planning Authority, no building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

REASON: In order to protect the amenities of existing residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

14. No external lighting shall be installed on the replacement dwelling hereby approved, or elsewhere within the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Only the duly approved lighting shall be installed on the buildings hereby approved.

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

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

REASON: To prevent stones and mud being carried onto the public highway to the detriment of road safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

16. The residential curtilage of the replacement dwelling hereby approved shall be restricted to that shown on approved drawing number 1849/3.11E.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality in accordance with the requirements of Policies DMG1 and DME2 of the Ribble Valley Core Strategy.

INFORMATIVE

If any evidence of bats is found at any time during works then works should cease immediately and advice sought from Natural England or a suitably qualified bat worker.

(Mrs Lynas spoke in favour of the above application)

7. APPLICATION REF: 3/2016/0975
GRID REF: SD 374930 450318

CHANGE OF USE OF LAND FROM AGRICULTURAL TO HOLIDAY ACCOMMODATION INCLUDING FIVE EARTH-BUNDED CAMPING PODS, ERECTION OF ANCILLARY BUILDING AND ENGINEERING OPERATIONS TO FORM PARKING AREA AND DRAINAGE POND ON LAND TO NORTH OF BAMBERS BUNGALOW, SMALDEN LANE, LANE ENDS, BOLTON-BY-BOWLAND.

APPROVED 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. 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:

1849/3.20.1A – Site Location Plan Pods

01A – Masterplan

07 – Section A-A

1849/3.20.7A – Comparative Site Sections through pods

D-01 C – Drainage Scheme

1849/3.20.5A – Earth Pods Elevations

1849/3.20.6A – Family Pod Elevations

1849/3.20.3 – Pods Floor Plan

1849/3.20.4 – Family Pod Floor Plan

1849/3.30.2 – Auxiliary Building Elevations

1849/3.30.1A – Auxiliary Building

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

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, samples or full details of all materials to be used on the external surfaces of the pods and the auxiliary building hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to their use on site. Such details shall include the type, colour and texture of the materials. The development

shall thereafter be implemented in accordance with the duly approved materials.

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 Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

4. Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall only be carried out in accordance with the Flood Risk Assessment (FRA) (Ref: DH161017/GLA) and the mitigation measures detailed within the FRA. The mitigation measures shall be fully implemented prior to any of the pods hereby approved being first brought into use and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: In order to reduce the risk of flooding in accordance with Policy DME6 of the Ribble Valley Core Strategy and the National Planning Policy Framework.

5. Notwithstanding the requirements of conditions 2 and 4 of this permission, prior to the commencement of any development, full details of the foul and surface water drainage schemes, including full details and cross sections of the proposed attenuation pond, shall be submitted to and approved in writing by the Local Planning Authority. The pods hereby approved shall not be brought into use until the approved foul and surface drainage scheme has been completed in accordance with the approved details. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure satisfactory means of foul and surface water drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

6. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, samples or full details of the specification of all glazing to be used on the external surfaces of the pods hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to their use on site. The development shall thereafter be implemented in accordance with the duly approved materials.

REASON: In order that the Local Planning Authority may ensure that the glazing to be used is appropriate to the locality in accordance with Key Statement EN2, and Policies DMG1 and DMH3 of the Ribble Valley Core Strategy

7. Within 12 months of any pod hereby approved being first brought into use, the proposed landscaping scheme and tree planting shall have been carried out in accordance with details shown on approved drawing number 01A, and the

areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON: In order to achieve a satisfactory level of landscaping in the interests of visual amenity in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

8. Unless otherwise agreed in writing with the Local Planning Authority, the trees and hedges shall be retained on site as shown on drawing number 01A, and no development shall take place until all the existing trees within, or directly adjacent to, the site, have been enclosed with temporary protective fencing in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To protect trees of landscape and visual amenity value on or adjacent to the site or those likely to be affected by the proposed development in accordance with Key Statement DME2 and Policies DMG1 and DME1 of the Ribble Valley Core Strategy.

9. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird breeding season (March - August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird breeding season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

REASON: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Ribble Valley Core Strategy Policy DME3 and the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

10. Unless otherwise agreed in writing by the Local Planning Authority, no building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

REASON: In order to protect the amenities of existing residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

11. No external lighting shall be installed on any building or pod hereby approved, or elsewhere within the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Only the duly approved lighting shall be installed on the buildings hereby approved.

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

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

REASON: To prevent stones and mud being carried onto the public highway to the detriment of road safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

13. 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: To prevent vehicles reversing to and from the highway in the interest of highway safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

13. A Traffic Management Plan for the construction works, to be approved in writing by the planning department before any works begin on site and to include:-

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials used in the construction of the development;
- Storage of such plant and materials;
- Wheel washing facilities;
- 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)
- Routes to be used by vehicles carrying plant and materials to and from the site;
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

REASON: To protect existing road users in the interest of highway safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

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

REASON: To maintain the construction of Smalden Lane and Lane End in the interest of highway safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

15. Unless otherwise agreed in writing with the Local Planning Authority, the car parking area for the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least sub base 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 Ribble Valley Core Strategy Policies DMG1 and DMG3.

16. 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: In the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

17. The pods hereby approved shall not be let to or occupied by any one person or group of persons for a continuous period of longer than two months in any one calendar year and in any event shall not be used as a permanent accommodation. A register of all occupants of the accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. The register shall contain the name and address of the principal occupier together with the dates of occupation.

REASON: To ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies DMG1, EC1, DME2, DMB1 and DMB3 of the Ribble Valley Core Strategy.

18. Notwithstanding the provisions The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the pods hereby approved shall only be used as holiday

accommodation and for no other purpose, including any other purpose within Use Class C3.

REASON: For the avoidance of doubt, and to avoid an over-intensive use and to ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies DMG1, EC1, DME2, DMB1 and DMB3 of the Ribble Valley Core Strategy.

19. Unless otherwise agreed in writing with the Local Planning Authority, the use hereby permitted shall be carried out and managed in complete accordance with the details submitted within the management plan titled "Lane Ends – Management Plan (October 2016)".

REASON: In order to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

20. The pods hereby approved shall only be used between the dates of 1st April and 31st October.

REASON: In accordance with Policies EN2, DMG1 and DMB3 of the Ribble Valley Core Strategy, in order to limit occupation of the site and to maintain the scenic beauty of the Forest of Bowland Area of Outstanding Natural Beauty.

21. The pods hereby approved shall only operate as a business in association with the dwelling at Bambers Bungalow (Smalden Lane, Lane Ends BB7 4PH), and shall not be sold off as a separate business. The owner/site manager of the pods hereby approved shall therefore always reside at the dwelling currently known as Bambers Bungalow (or any such alternative name that the property is known as in the future).

REASON: For the avoidance of doubt and to ensure that the pods do not have a detrimental impact upon residential amenity in accordance with Policy DMG1.

INFORMATIVE

The applicant is advised to contact Lancashire Fire Service for safety advice prior commencement of any development on site.

(Mr Lynas spoke in favour of the above application)

8. APPLICATION REF: 3/2016/1033/P
GRID REF: SD 373909 438265

CONSTRUCTION OF 9 LIGHT INDUSTRIAL UNITS (USE CLASS B1) WITH ASSOCIATED PARKING AND LANDSCAPING AT LAND AT BARROW BROOK ENTERPRISE PARK BARROW BB7 9QZ

The Head of Planning Services reported on the objections received from Barrow Parish Council and on discussions with the Highway Authority and developer.

That the application be Deferred and Delegated to the Director of Community Services for approval subject to resolution of drainage details within 3 months of the date of this Committee or if the 3 year period has exceeded delegated to the Head of Planning Services in conjunction with Chair and Vice Chair of Planning and Development Committee subject to appropriate conditions.

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

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

- 2 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:

Location Plan

4664-P02 rev.K – Proposed Floor Plan

4664-P03 rev.C – Proposed Site Plan

4664-P04 rev.C – Proposed Elevations

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

- 3 Notwithstanding the details shown on the approved plans, prior to the commencement of any development revised drawings of the south east elevation of unit 9 and the south west elevation of unit 1 shall have been submitted to and approved in writing by the Local Planning Authority. The elevational drawings should incorporate vertical subdivisions of the horizontal panelling to match the courtyard elevations and the development shall be implemented 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.

Materials

- 4 Notwithstanding any description of materials in the application no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

REASON: In order to ensure 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.

Amenity

- 5 Prior to the first use or occupation of each unit of the development as hereby permitted, a competent person shall have ensured that the rating level of noise emitted from the site shall not have an impact on noise-sensitive premises. The assessment shall have been made in accordance with the current version of British Standard 4142 and the Planning Practice Guidance and confirmation of the findings of the assessment shall have been submitted to, and agreed in writing by, the Local Planning Authority and shall be adhered to thereafter.

If the assessment indicates that noise from the development is likely to affect neighbouring residential or commercial properties then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the unit.

The noise mitigation measures shall be designed so that nuisance will not be caused to the occupiers of neighbouring noise sensitive premises by noise from the development.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

- 6 Prior to the first occupation of any of the units hereby permitted, precise details of the nature of the business of the occupier and the proposed hours of use shall be submitted to and approved in writing by the Local Planning Authority.

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

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

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

- 8 No externally sited fixed plant, machinery or equipment (including ventilation and extraction equipment); or internally sited fixed plant, machinery and equipment (including ventilation and extraction equipment) which communicates directly to the exterior of a building used in connection with the

development shall be fitted without first obtaining planning permission from the Local Planning Authority.

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

- 9 The permitted use shall not take place other than within those buildings identified for the permitted use on the approved plans.

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

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

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

- 11 No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to, and approved in writing by, the Local Planning Authority prior to first occupation/use of the site.

The external lighting shall be installed precisely in accordance with the approved details and thereby retained as such unless otherwise agreed in writing with the Local Planning Authority.

REASON: In order to minimise the possibility of inconvenience to nearby residents in compliance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy Adopted Version.

- 12 There shall be no deliveries or collections to/from the new units hereby approved between the hours of 1900 and 0700 hours, and none at all on Sundays and Bank Holidays.

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

- 13 There shall be no movements of HGV's or forklift trucks, used in connection with the new units hereby approved, within the open areas of the site other than between 07:00-19:00 Monday to Friday, between 08:00-13:00 Saturday and not at all on Sunday and bank Holidays.

REASON: In order to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Ecology

- 14 The development shall be carried out in STRICT accordance with the recommendations outlined in Section 5 of the submitted Extended Phase 1 Habitat Survey & Baseline Ecological Impact Assessment dated July 2016.

REASON: To minimise the impact on ecology in accordance with Policies DMG1 and DME3 of the Core Strategy.

Landscaping

- 15 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees to be retained, as identified in the Arboricultural Impact Assessment dated October 2016, shall be protected in accordance with the BS5837:2012 [Trees in Relation to Demolition, Design & Construction].

The protection zone must cover the entire branch spread of the trees, [the area of the root soil environment from the trunk to the edge of the branch spread] and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development.

- 16 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 incorporate the recommendations of the Habitat Survey & Ecological Impact Assessment and shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved soft landscaping scheme shall be implemented in the first planting season following occupation or use of the development unless otherwise required by the reports above, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously

damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

REASON: In the interests of the amenity of the area and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

Drainage

To be determined following the receipt of acceptable drainage details.

Highways

To be determined following the receipt of representations from the County Surveyor and acceptable highway details.

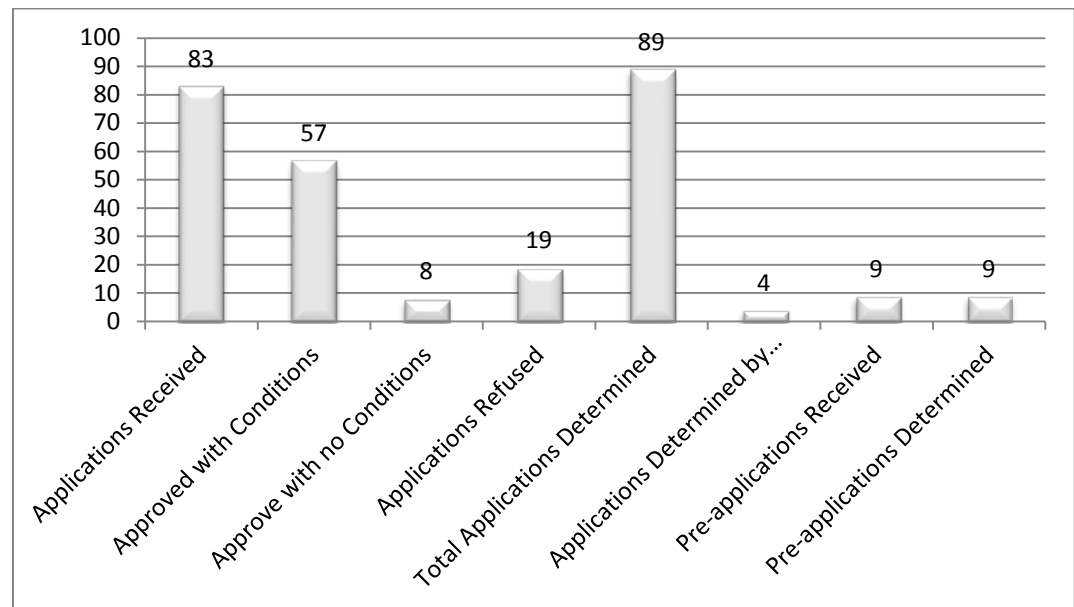
INFORMATIVE

The applicant is advised to consider the creation of a travel plan with the aim to encourage sustainable modes of travel and measures such as car sharing to be part of any such promotion.

(Mr Ratcliffe spoke in favour of the above application)

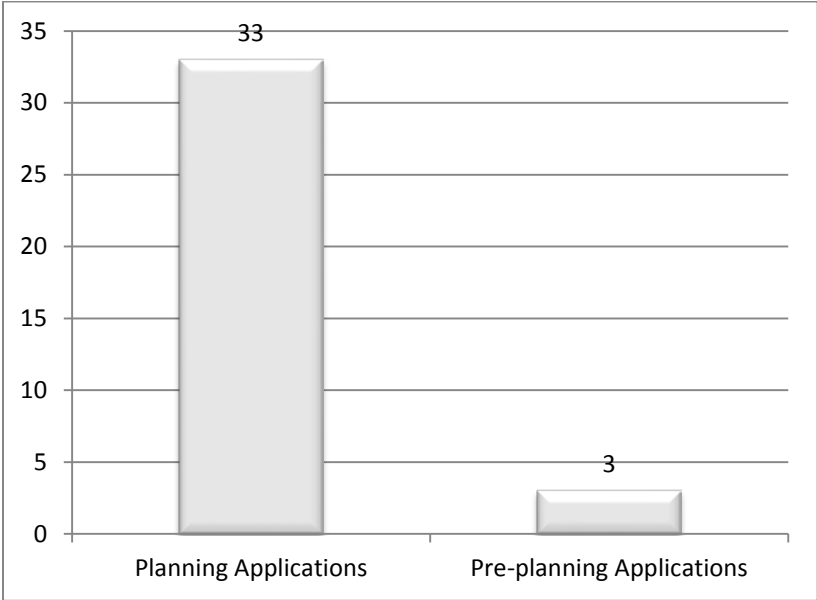
PLANNING APPLICATION STATISTIC REPORT

APPLICATIONS DETERMINED – 30 October – 2 November 2016

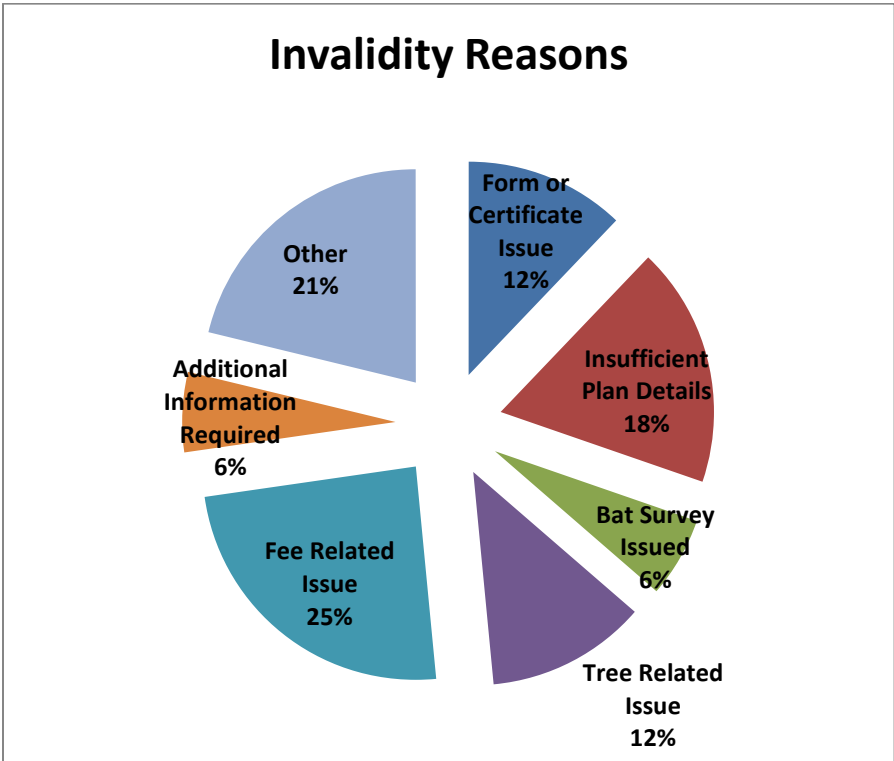


(This list does not include prior determinations, split decisions, observations to other Local Planning Authorities and other less frequent application types).

INVALIDITY REPORT – 1 December 2016



INVALIDITY REASONS – 1 DECEMBER 2016



In relation to submitted applications, between 30-40% of new applications are invalid when submitted. The above pie chart gives a breakdown of the main reasons for applications currently invalid.

Although some applications are quickly made valid (between 2-3 days) in many cases agents/applicants take a considerable time in responding or providing the additional details. In some cases this may be due to the need to commission additional work such as arboricultural reports or bat surveys. It is the intention for future reports to include a breakdown of the length of time in relation to invalid applications.

The Head of Planning Services reported that the checklist of requirements of submission of valid applications would be recirculated to local agents.

421 SECTION 106 APPLICATIONS

| <u>Plan No</u> | <u>Location</u> | <u>Date to Committee</u> | <u>Time from First Going to Committee to Decision</u> | <u>Number of Dwellings</u> | <u>Progress</u> |
|----------------|----------------------------|--------------------------|---|----------------------------|-------------------|
| 3/2016/0328 | 15 Parker Avenue Clitheroe | 15/9/16 | 9 weeks | 18 | Decision 16/11/16 |

422 APPLICATIONS WITHDRAWN

| <u>Plan No</u> | <u>Proposal</u> | <u>Location</u> |
|----------------|---|---|
| 3/2016/0649 | Discharge of conditions 4 (design & detail), 6 (deliveries), 9,10,11,12 and 13 (highways), 16 (contaminated land), 18 and 18 (drainage) and 23 (floor surfaces and street furniture) and part discharge of conditions 3 (air conditioning and ventilation), 21 (external lighting) of planning permission 3/2015/0943 | Holmes Mill Greenacre Street Clitheroe |
| 3/2016/0650 | Discharge of conditions 4 (section details), 5 (air conditioning and ventilation), 6 (materials) and 7 (engine restoration programme) of listed building consent 3/2015/0944 | Holmes Mill Greenacre Street Clitheroe |
| 3/2016/0828 | Two storey extension over existing garage | 16 Knowsley Road West Wilpshire |
| 3/2016/0879 | Certificate of Lawfulness of proposed use for use of existing garage and stables as additional living accommodation at Pinfold Farm | 2 Pinfold Barn Preston Road Ribchester |
| 3/2016/0912 | Change of use to children home for up to 4 children with 2 staff | Holme Farm Cottage Burtholm Lane Chipping |

| <u>Plan No</u> | <u>Proposal</u> | <u>Location</u> |
|----------------|---|---|
| 3/2016/0917 | Installation 12.5mm slim line monopole supporting 4 antennas in a shroud at top of column, 2 equipment cabinets at ground level 1m cabinet and ancillary development thereto including A1. 2m high timber post and rail stock proof fence | Land at Dry Corner Farm Padiham Road Sabden |
| 3/2016/0972 | Removal of Sycamore tree | Blackburn Diocese Clayton House, Walker Office Park, Blackburn |
| 3/2016/1006 | Demolition of existing garage and conservatory and erection of new single storey extension to rear 4.725m, long, 3.625m (max) high, 2.260m to eaves | 21 Pimlico Road Clitheroe |

423 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> |
|---|---|--|---------------------------------|---|---|
| 3/2014/0697 R | 29/06/15 | Land at Clitheroe Road West Bradford | WR | | Costs awarded to RVBC 30/11/2016 |
| 3/2015/0605 R | 03/05/16 | Little Snodworth Farm, Snodworth Road, Langho | WR | | Awaiting Decision |
| 3/2016/0241 R | 15/06/16 | Field Barn, Old Langho Road Langho | WR | | Part allowed (stable) Part dismissed (garage/annex) 04/11/16 |
| 3/2016/0387 R | 24/08/16 | 3 Accrington Road Whalley | WR | | Awaiting Decision |
| 3/2016/0260 U | 09/09/16 | The Hay Moo Mellor Brow Mellor | WR | | Appeal Allowed 08/11/16 |
| 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 | | Appeal Dismissed 21/11/16 |

| <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> |
|---|---|--|---------------------------------|---|---------------------------------|
| 3/2016/0250 R | 09/09/16 | Elms House 127 Whalley Road Clitheroe | WR | | Appeal Dismissed 07/11/16 |
| 3/2016/0516 R | 12/10/16 | Seven Acre Bungalow Forty Acre Lane Longridge | WR | | Statement due 16/11/16 |
| 3/2016/0333 R | 31/10/16 | Blue Trees Copster Green | HH | | Awaiting Decision |
| 3/2016/0459 R | 16/11/16 | 10 Pendle Drive Whalley | HH | | Awaiting Decision |
| 3/2016/0750 R | 17/11/16 | 24 Higher Road Longridge | WR | | Statement due 22/12/16 |
| 3/2016/0279 R | Awaiting start date from PINS | Dove Syke Eaves Hall Lane West Bradford | LB | | |
| 3/2015/0776 R (enf) | Awaiting start date from PINS | Land off Lambing Clough Lane Hurst Green | WR | | |
| 3/2015/0780 R (enf) | Awaiting start date from PINS | Timothy House Farm Whalley Road Hurst Green | WR | | |
| 3/2016/0701 R | 11/11/16 | 77 Inglewhite Road Longridge | HH | | Awaiting Decision |
| 3/2016/0369R | Awaiting start date from PINS | Greengore Farm Hill Lane Hurst Green | WR (to be confirmed) | | |
| 3/2016/0370 R | Awaiting start date from PINS | Greengore Farm Hill Lane Hurst Green | LB (to be confirmed) | | |
| 3/2016/0346 R | Awaiting start date from PINS | 30 Barker Lane Mellor | WR (to be confirmed) | | |

424 BOLTON-BY-BOWLAND AND GISBURN FOREST NEIGHBOURHOOD PLAN SUBMISSION VERSION

The Chief Executive submitted a report updating Committee on the progress of the Bolton by Bowland and Gisburn Forest Neighbourhood Plan. The final version of the plan had been formally submitted and was out for consultation. Following conclusion of that consultation, that document together with any responses to the consultation will be submitted for Examination by an Independent Examiner. If then found to be sound, the next stage would be a local

Referendum. The Council's responsibility is to publish the consultation, receive and collate responses, and thereafter to appoint the Independent Examiner.

The Council has an earmarked fund for neighbourhood planning from which the cost of the Examination and Referendum can be drawn. If the plan progresses to Referendum, application can be made for a grant of £20,000 to replenish the earmarked reserve.

RESOLVED: That

1. note the content of the report and authorise the Chief Executive in consultation with the Chairman to agree modifications to enable the plan to progress and to advise the qualifying body that the plan should continue to Examination at this stage and that the appointment of the Independent Examiner be made; and
2. agree to use the neighbourhood planning earmarked reserve to fund the cost of the Examination and a Referendum if necessary.

425 PROPOSED CONSULTATION RESPONSE TO LONGRIDGE NEIGHBOURHOOD PLAN

The Chief Executive submitted a report updating Committee on the progress of the Longridge Neighbourhood Plan. The Local Neighbourhood Plan Group had prepared an initial version of the plan, for which the local consultation had closed on 28 November 2016. This would produce a revised version for submission as a final plan to Ribble Valley Borough Council to arrange for a formal six week consultation.

RESOLVED: That Committee approve the forthcoming submission of formal comments on the Longridge Neighbourhood Plan and further liaison with the Longridge Neighbourhood Plan Group to help refine the developing plan.

426 LOCAL DEVELOPMENT FRAMEWORK – HOUSING AND ECONOMIC DEVELOPMENT DPD – SUMMARY OF REGULATION 18 CONSULTATION

The Chief Executive submitted a report on the outcome of consultation on the Regulation 18 stage consultation on the Housing and Economic Development DPD and the Draft Proposals Map. A report on the Summary of Representations received had been produced setting out the main issues involved and feedback. Further, the Draft Proposals Map had been produced, and was now available to assist decision making for Development Management purposes. Although not yet a statutory plan, it would have some limited weight and provide clarity to assist determination of applications.

RESOLVED: That Committee agree the publication of the report and agree to adopt the Draft Proposals Map for Development Management purposes.

427 HOUSING LAND AVAILABILITY

The Chief Executive submitted a report for Committee's information on the results of the most recent Housing Land Availability Survey October 2016. The Council would continue to monitor the housing land situation; the next survey is scheduled to take place at the end of March 2017.

RESOLVED: That the report be noted.

428 LOCAL DEVELOPMENT PLAN WORKING GROUP

The minutes of the meeting of the Local Development Plan Working Group held on 9 August 2016 were noted by Committee.

429 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

430 APPEALS

- a) 3/2016/0241/P – Garage/annex building and stable block within the residential curtilage at Field Barn, Old Langho Road, Langho – appeal dismissed for garage/annex building and allowed for stable block.
- b) 3/2016/0250/P – Change of use to three self-contained one bedroom flats at Elms House, 127 Whalley Road, Clitheroe – appeal dismissed.
- c) 3/2016/0260/P – Two storey extension and attached garage to the existing dwelling at The Hey Moo, Mellor Brow, Mellor – appeal allowed.
- d) 3/2016/0260/P – Application for costs relating to The Hay Moo, Mellor Brow, Mellor – costs awarded.
- e) 3/2016/0195/P – Outline planning permission for one detached dwelling with integral garage and a new detached garage to the front of the existing property at The Pippins, 248 Preston Road, Longridge – appeal dismissed.
- f) Application for costs by RVBC against Mrs Middleton relating to refusal of planning permission for 11no residential units at land adjacent to Clitheroe Road, West Bradford – costs awarded to RVBC.

The meeting closed at 7.55pm.

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

Minutes of Community Services Committee

Meeting Date: Tuesday, 10 January 2017, starting at 6.30pm
Present: Councillor R J Thompson (Chairman)

Councillors:

| | |
|------------|-------------|
| J E Alcock | G Mirfin |
| R Bennett | R Newmark |
| A Brown | G Scott |
| S Carefoot | R Swarbrick |
| P Dobson | N Walsh |
| S Hind | J White |
| S Knox | |

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

Also in attendance: Councillor I Sayers.

431 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor M Robinson.

432 MINUTES

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

433 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

434 PUBLIC PARTICIPATION

There was no public participation.

435 PLATFORM GALLERY URGENT WORKS

The Director of Community Services submitted a report informing Members of the works that had been undertaken at the Platform Gallery and the overspend as a result.

After a condition survey earlier last year, it had become apparent that if works were not undertaken before the winter period, the structural integrity of the roof would have been compromised and resulted in the closure of the building.

An unsuccessful application had been made for a capital scheme in 2018/19 but it was decided that the works needed to be done as a matter of urgency. All the rotten timber had been removed from the end of the roof purlins and splice repairs had been carried out. The timber fascia's had also been sanded and repainted.

The works had been completed in-house at an overall cost of £12,011.66. The total budget for repairs for the Platform Gallery was £3,950; this meant that there had been an overspend of the budget by £10,917.78. It was proposed therefore that the repairs revised estimate be increased by £10,920.

RESOLVED: That Committee

1. approve the action taken to carry out urgent repairs; and
2. approve the inclusion of the increased expenditure as part of the revised estimates for this Committee.

436 WHALLEY DOG WASTE TRIAL

The Director of Community Services submitted a report regarding the success of the trial of dog waste collection from litter bins by refuse staff. In September 2015 a trial was initiated of the public using litter bins to deposit their bagged dog waste and then be collected by the Refuse Section as part of their normal rounds. This was not intended to replace the existing system but to complement it. 24 little bins around the Whalley and Barrow area were used for the trial.

Although concerns had originally been expressed about difficulties in cleaning the refuse collection vehicles or the smell from the bins, particularly during summer temperatures, there had been none received. However it was felt that as the trial did not take place over a particularly warm summer it did not give a true representation of the situation and it should be extended for a further period.

RESOLVED: That Committee extend the trial to cover another summer in an attempt to obtain the true implications of the proposal.

437 DISABLED PARKING FREE PARKING ALLOWANCE

The Director of Community Services submitted a report asking Committee to consider changing the amount of free parking provided to disabled drivers on Council car parks.

At the present time all the Council car parks allow free parking without restriction to disabled badge holders whether they are in an allocated disabled space or not. A comparison had been made with other districts which only allow 3 hours free parking which corresponds to the on-street allowance. This had been discussed by the Car Park Working Group and in order to maximise the spaces available to car park users, the proposal was to reduce the allowance to 3 hours with the option to extend with a pay and display ticket.

RESOLVED: That Committee agree to the proposal to change the disabled parking free allowance to 3 hours.

438 ARTS DEVELOPMENT FUNDING SUPPORT AND GRANTS

A report was submitted by the Director of Community Services presenting the recommendations of the Working Group in relation to the allocation of a revised art development support grant.

The purpose of these grants is for Ribble Valley Borough Council to invest in the development of organisations and their projects enhancing the art provision within the Ribble Valley to then support and promote the future culture, health and wellbeing of its community. The process had been developed in a way that encourages organisations to develop their projects to be sustainable and efficient for the future, supporting both new and existing arts providers to develop to their full potential.

Applications had been considered in August 2016 and scored on their merits, however there were a few that required development but were supported by the Arts Development Officer; one of these applications has now been developed and resubmitted for Committee's consideration. The application was from Spring into Phab which would provide opportunities for people who would not normally have the change to participate in an inclusive art project to experience different art forms.

RESOLVED: That Committee endorse the recommendation of the Working Group for a grant of £1,000 to Spring into Phab.

439 REVISED CAPITAL PROGRAMME 2016/2017

The Director of Resources submitted a report seeking Committee's approval of the Revised Capital Programme for the current financial year for this Committee. The original Capital Programme for 2016/17 had been approved by Policy and Finance Committee in February 2016 and since then regular reports had been presented to this Committee on progress with the Capital Programme. The Capital Programme comprises 6 schemes with a total approved budget of £374,500.

She reminded Members that the budget for the refurbishment of Ribblesdale Pool Scheme has been increased by £68,425 including a contingency element following the meeting of the Emergency Committee on 16 November 2016 as a result of changes to the scheme outline. This meant that the total approved budget was £442,625

Each scheme in the Capital Programme had now been discussed with budget holders and revised to reflect their progress and estimated full year expenditure. Following this review there was a revised estimate of £440,955; a reduction of £1,970.

The Director of Resources reported that the expenditure to the end of November 2016 was 87.7% of the revised estimate.

RESOLVED: That Committee approve the Revised Capital Programme for 2016/17 as set out in the report.

440 CAPITAL PROGRAMME REVIEW AND NEW BIDS

The Director of Resources submitted a report recommending the proposed future five year Capital Programme 2017/18 to 2021/22 for this Committee. The report reviews the schemes that were approved in to the Capital Programme in 2016 for the financial years 2017/18 and 2018/19 and also the new bids received from Heads of Service for the period 2019/20 to 2021/22.

With regard to the Capital Programme for 2017/18 to 2018/19 there had been originally 21 schemes approved. One of these schemes included the upgrading of the payment systems for all car park payment machines to be able to accept the new £1 coin and accept chip and pin payments. However the introduction of the new £1 had been brought forward by the Royal Mint to March 2017 so likewise that element of the capital scheme had also been brought forward into 2016/17 financial year at a cost of £6,000. The approved Capital Programme had been amended to reflect this.

With regard to new capital bids for the period 2019/20 to 2021/22 the Heads of Service had been asked to put forward new bids. 18 bids had been submitted and there may be potential external funding towards 2 of them, namely Castle Keep lime repointing works and repairs and new drainage and goals to football pitches.

Committee were asked to consider the new scheme bids and make any amendments they wished to see. The Director of Resources reminded Members that other Committees would also be receiving similar reports for the new scheme bids and that all the bids from Committees would finally be considered alongside each other by the Budget Working Group and Policy and Finance Committee.

Members considered the bids put forward and asked various questions regarding them.

RESOLVED: That Committee

1. approve the future five year programme for 2017/18 to 2021/22 as outlined in the report; and
2. recommend to Policy and Finance Committee the future five year capital programme for this Committee's services as outlined in the report.

441

REVISED REVENUE BUDGET 2016/2017

The Director of Resources submitted a reporting outlining a Revised Revenue Budget for 2016/17 for this Committee. She reminded Members that at this time of year the estimates are revised for the current financial year in order to predict the likely outturn. This also assists in preparing the original estimates for the coming financial year.

The 2016/17 budget had included provision for pay and price increases of 1.5% which had then been settled at 1%. As well as using data on past performance there had been detailed discussions with budget holders and heads of service on past service provision on future plans which played an integral part in the budget setting process.

She informed Committee that the revised budget for 2016/17 was £120,990 lower than the original estimate which is reduced to £79,450 after movements on earmarked reserves. This equated to 1.3% of this Committee's gross expenditure of £9m. A comparison between the original and revised budgets for each cost centre was included for Committee's information and the significant variances were highlighted.

RESOLVED: That Committee agree the Revised Revenue Estimate for 2016/17.

442

ORIGINAL REVENUE BUDGET 2017/2018

The Director of Resources submitted a report asking Committee to agree to the draft Revenue Budget for 2017/18 for this Committee for consideration at Special Policy and Finance Committee.

With regard to the Council's overall financial position, she reminded Members that in September the updated Council's 4 year budget forecast had predicted budget gaps of £265k in 2017/18 and £719k in 2018/19 and £921k in 2019/20. She also informed Members that in October the Council submitted an Efficiency Plan to the Government in order to secure a multi-year finance settlement and this had been successful.

The Government had also announced that there would be significant changes to the New Homes Bonus Scheme which would impact on our allocation; the 2017/18 allocations paid will reduce from 6 years to 5 years; further cut in year allocation for 2017/18 will reduce from £510k to £384k as a result of the new 0.4% growth baseline. The total allocation for next year would now be £1.570k instead of £1.815k and further reductions would be phased in future years.

The Government had also set out the referendum criteria for 2017/18 which allowed a maximum increase in Band D Council Tax for Ribble Valley of £5. From 1 April 2016 we have been a member of the Lancashire Business Rate Pool which means that we will benefit from not having to pay a 50% levy on growth above our business rate baseline. The current estimate of our retained levy will be around £400k.

The Budget Working Group would continue to meet over the coming weeks and would ultimately make recommendations to Special Policy and Finance Committee on 7 February 2017 in order to achieve a balanced budget.

The proposed fees and charges for 2017/18 that had been considered by Committee in October had been incorporated into the service budgets and following a great deal of in-depth service analysis and meetings by the Council's accountants, budget holders, Heads of Service and Management Team, the proposed draft budget was now presented to Members. Estimates had been prepared on current levels of service allowing for pay increases at 1.1% and increases at 1.5% for all other items. The budget for each cost centre within the report was presented individually showing the original estimate, savings, inflation, variations to standard budgeted inflation, unavoidable changes to service costs, support services and capital charges which then culminated in the draft original estimate for 2017/18.

48 cost centres were presented for this Committee and comments given on any large variances.

RESOLVED: That Committee agree the revenue original estimate for 2017/18 and submit this to Policy and Finance Committee subject to any further considerations made by the Budget Working Group.

443 **PREPARATION FOR REFUSE AND RECYCLING COLLECTION SERVICES FROM 2018 (REPORT 3)**

The Director of Community Services submitted a report for Committee's information on the implications for the current refuse and recycling collection services following the withdrawal by Lancashire County Council of costs sharing payments from April 2018 when over £430,000 would be lost. This was the third report of a proposed series of preliminary reports that would be presented to this Committee; each one focussing on a range of options available to this authority that may in part mitigate this loss of income culminating in options to be considered by Members next August.

This particular report outlined options available for changes to refuse collection frequency and/or changes to recycling collection frequencies.

He also informed Members that officers have submitted a joint expression of interest with other Lancashire districts for funded consultancy support through the WRAP (Waste Resources Action Programme) framework for greater consistency in household recycling in England; if the application is successful technical support would be provided during 2017/18. In a verbal update Members were advised that a positive response had been received from WRAP and that discussions are expected to commence soon on the Lancashire District proposals.

He reminded Committee that to date the Council had prided themselves in providing residents with a weekly collection of general waste which would have considerable implications if changed within the review. The report did not

examine in detail the model of each change in frequency option that could be applied to refuse and recycling to the refuse and recycling collection service but gave an overview of the most likely operational implications such changes would present. It was also highlighted that adopting many of the models for change in frequency of collection may require significant capital investment to replace the collection vehicle fleet and/or to provide householders with larger wheeled bins and/or additional containers.

The implications of changing the frequency of collection are complex and as many would require significant capital investment, overall financial benefits would not be immediately evident; however the report does seek to demonstrate that a contribution to the savings required might be found from this area.

RESOLVED: That the report be noted.

444 GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report updating Committee on developments within Engineering, Leisure and Tourism Sections. This included CCTV monitoring, religious and state processions in Ribble Valley, Ribblesdale Pool, Platform Gallery and the various tourism and events.

RESOLVED: That the report be noted.

445 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

446 EXCLUSION OF PRESS AND PUBLIC

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

447 DECISION OF EMERGENCY COMMITTEE – 16 NOVEMBER 2016

The Director of Community Services submitted a report informing Committee on a recent decision of the Emergency Committee with regard to the capital scheme for Ribblesdale Pool refurbishment to allow more extensive works to be carried out. The Emergency Committee had resolved to approve a revised overall budget for the scheme of £277,425 which included a contingency of £20,000. Details were included for Committee's information.

RESOLVED: That the decision of the Emergency Committee be noted.

The meeting closed at 7.30pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 12 January 2017 starting at 6.30pm
Present: Councillor I Sayers (Chairman)

Councillors:

| | |
|------------|-------------|
| S Atkinson | S Knox |
| A Brown | R Sherras |
| I Brown | R Swarbrick |
| S Carefoot | D Taylor |
| B Hilton | R Thompson |

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

Also in attendance: Councillors K Hind, S Hind and N Walsh.

448 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Bibby, M French, L Graves and J Rogerson.

449 MINUTES

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

450 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

451 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2016/0580/P
GRID REF: SD 360283 436019

DEVELOPMENT DESCRIPTION:

PROPOSED RESIDENTIAL DEVELOPMENT TO PROVIDE 34 NO. NEW DWELLINGS AND ASSOCIATED WORKS AT SPOUT FARM, PRESTON ROAD, LONGRIDGE, PR3 3BE

The Head of Planning Services gave an update on Unilateral Undertaking.

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 further work regarding the detailed wording of conditions within 3 months, 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:

- Proposed site layout – Job 2856 Drawing: 014 Rev: D
- House Type 1 – Job: 2856 Drawing: 001
- House Type 2 – Job: 2856 Drawing: 002
- House Type 2 – Job: 2856 Drawing: 003
- House Type 3 – Job: 2856 Drawing: 004
- House Type 4 – Job: 2856 Drawing: 005
- Streetscape of Terrace Block - Job: 2856 Drawing: 006
- Streetscape of Terrace Block - Job: 2856 Drawing: 007
- Streetscape of Terrace Block - Job: 2856 Drawing: 008
- Streetscape of Terrace Block - Job: 2856 Drawing: 009

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

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved 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.

4. Notwithstanding the submitted details, elevational details at a scale of not less than 1:20 and details of the precise location of all proposed refuse storage provision 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 and the approved details which shall be made available for use prior

to first occupation of the dwellings(s) hereby approved and shall be retained for use at all times thereafter.

REASON: In order that the Local Planning Authority may ensure that the development provides adequate provision for the storage of domestic waste and encourages the use of sustainable means of transport in accordance with 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 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.

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

REASON: To comply with Key Statement EN4 and Policies DMG1 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.

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 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 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.

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

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

7. 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 upon the street scene/area in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) there shall not at any time in connection with the development hereby permitted, be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Preston Road to points measured 120m in each direction along the nearer edge of the carriageway of Preston Road, from the centre line of the access.

REASON: To ensure adequate visibility at the street junction or site access. In accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

9. None of the dwellings hereby approved shall be occupied until construction of the site access and the off-site works of highway improvement have been implemented in accordance with a scheme and programme which shall first have been submitted to and approved in writing by the Local Planning Authority.

REASON: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable and have been implemented in accordance with an agreed programme. In accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

10. None of the dwellings hereby approved shall be occupied until full details of the proposed sustainable transport measures have been submitted to and approved in writing. Such measures shall include the following:

- A new (Preston bound) bus stop with raised kerbs and shelter in accordance with LCC standards;

- External sockets to at least 10% of properties for the charging of electric/hybrid vehicles;
- Resident welcome pack for each new property, including a £100 voucher for use at a local bike shop against the purchase of a bicycle and a family bus travel pass valid for a period of 1 month to help to encourage the use of public transport.

REASON: In order to secure sustainable transport measures as part of the development in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

11. 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.

12. Unless otherwise agreed in writing, the new estate road/access between the site and Preston Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any other development occurs at the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative. In accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

13. Prior to the construction of any surface water drainage arrangements, 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 development shall be completed, maintained and managed in accordance with the approved details and in particular no dwelling shall be occupied until the approved scheme is operational.

REASON: In the interests of ensuring a satisfactory means of drainage for the site in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

14. Unless otherwise agreed in writing, only porous material shall be used in the construction or replacement of any hard surfacing within the curtilage of the dwellings.

REASON: In the interests of ensuring a satisfactory means of drainage for the site in accordance with Policy DME6 of the Ribble Valley Core Strategy.

15. Prior to the construction of any foul water drainage arrangements, full details of the foul drainage scheme, together with details of its future management, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed maintained and managed in accordance with the approved details and in particular no building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details.

REASON: In the interests of ensuring a satisfactory means of drainage for the site in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

16. Construction of the dwellings hereby approved shall not commence until a scheme that includes the following components to deal with the risks associated with contamination of the site has been submitted to and approved, in writing, by the local planning authority:

- i) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
- ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- iii) The results of the site investigation and detailed risk assessment referred to in (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Prior to occupation of any of the dwellings hereby approved, a verification plan, demonstrating that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, shall be submitted and approved in writing by the local planning authority.

REASON: To prevent pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

17. 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 programme of mitigation measures and timings, as identified in the 'Extended Phase 1 Habitat Survey and Baseline Ecological Impact Assessment' (Cameron Crook and Associates – June 2016) has been submitted to and approved in writing by the local planning authority.

The agreed mitigation, actions, methods & timings included in the programme of mitigation shall be fully implemented and adhered to during the construction phase of the development and where applicable remain in place for the lifetime of the development.

REASON: In order that the Local Planning Authority may ensure that the development of the site will not undermine the ecological value of the site and its surroundings. In accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

2. APPLICATION REF: 3/2016/0963/P (LBC)
GRID REF: SD 363607 431509

DEVELOPMENT DESCRIPTION:

LISTED BUILDING CONSENT FOR THE CONVERSION OF LISTED BUILDING TO HERITAGE CENTRE AND DEVELOPMENT OF NEW OFFICE BUILDING CRAFT BREWERY, GARAGE AND STABLING WITH ASSOCIATED CAR PARK AND OPERATIONAL DEVELOPMENT AT SYKES HOLT, MYERSCOUGH ROAD, MELLOR BROOK BB2 7LB

RECOMMENDATION: That Listed Building Consent be approved subject to 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:-

15.152 01 D Proposed Site Plan received on 21/12/16
15.152 02 I Ground and First Floor Office Plans received on 21/12/16
15.152.03 Location Plan
15.152 04 Existing Cottage
15.152 05 A Existing Site Plan
15.152 06 A Brewery Elevations
15.152 14 A Brewery Floor Plan
15.152 08 H Proposed Elevations Offices received on 21/12/16
15.152 09 A Stable Block
15.152 10 A Lower Level Layout received on 21/12/16
15.152 11 A Upper Level Layout received on 21/12/16
15.152 13 A Proposed Works to Cottage received on 21/12/16
15.152 17 Perspective 1 of 4
15.152 18 Perspective 2 of 4
15.152 19 Perspective 3 of 4
15.152 20 Perspective 4 of 4
3489 01 B Landscape Masterplan
TPMA1282_100 C Proposed Site Access Arrangement

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

Detailed Design

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

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

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

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and in the interests of highway safety and

comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version..

External Lighting

5. Notwithstanding the submitted plans no building shall be occupied until details of all artificial lighting (including building mounted external lighting) has been submitted, the details of which shall include the location of application type, location of lighting, the light direction and intensity.

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

Materials

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy Adopted Version.

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DME4 of the Core Strategy Adopted Version.

Landscape/wildlife

8. 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 incorporate the recommendations of the Ecology and Woodland management plans where relevant and shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and specifications of all 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.

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

To ensure the proposal is satisfactorily landscaped and in the interests of biodiversity and appropriate to the locality in accordance with Key Statements and Policies DMG1, DME1, DME2, DME3 and DME4 of the Ribble Valley Core Strategy.

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

3. APPLICATION REF: 3/2016/0962/P
GRID REF: SD 363607 431509

DEVELOPMENT DESCRIPTION:

PLANNING PERMISSION FOR THE CONVERSION OF LISTED BUILDING TO HERITAGE CENTRE AND DEVELOPMENT OF NEW OFFICE BUILDING, CRAFT BREWERY, GARAGE AND STABLING WITH ASSOCIATED CAR PARK AND OPERATIONAL DEVELOPMENT AT SYKES HOLT, MYERSCOUGH ROAD, MELLOR BROOK BB2 7LB

The Head of Planning Services reported upon objections received regarding noise and odour and that ongoing negotiations were taking place with both the highways department and Environmental Health Officers. He indicated a change to a number of the conditions as well as additional conditions.

DEFERRED AND DELEGATED to the Director of Community Services for approval subject to the receipt of acceptable drainage advice and further satisfactory details of odour and noise reported to be agreed by the LPA within 3 months from the date of this Committee meeting or subsequently delegated to the Director of Community Services in conjunction with the Chairperson and Vice Chairperson of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions and minor changes to conditions should it be deemed appropriate:

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:-

15.152 01 D Proposed Site Plan received on 21/12/16
15.152 02 I Ground and First Floor Office Plans received on 21/12/16
15.152.03 Location Plan
15.152 04 Existing Cottage
15.152 05 A Existing Site Plan
15.152 06 A Brewery Elevations
15.152 14 A Brewery Floor Plan
15.152 08 H Proposed Elevations Offices received on 21/12/16
15.152 09 A Stable Block
15.152 10 A Lower Level Layout received on 21/12/16
15.152 11 A Upper Level Layout received on 21/12/16
15.152 13 A Proposed Works to Cottage received on 21/12/16
15.152 17 Perspective 1 of 4
15.152 18 Perspective 2 of 4
15.152 19 Perspective 3 of 4
15.152 20 Perspective 4 of 4
3489 01 B Landscape Masterplan
TPMA1282_100 C Proposed Site Access Arrangement

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

Detailed Design

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DME4 of the Core Strategy Adopted Version.

Deliveries

4. The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative. Deliveries shall only take place between the hours of 0800 and 1700 Monday to Friday.

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

Highways

5. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- The parking of vehicles of site operatives and visitors
- The loading and unloading of plant and materials
- The storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding
- Contact details for the site manager
- Details of working hours

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

6. 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: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version as vehicles reversing to and from the highway are a hazard to other road users.

7. The new estate road/access between the site and the A59 Mellor Brook Bypass shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site. Unless otherwise agreed in writing by the Local Planning Authority no part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvements has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

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

access is provided to the site before the development hereby permitted becomes operative.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed access from the continuation of the nearer edge of the carriageway of Mellor Brook Bypass to a point measured 120 - 160m in a westerly direction along the nearer edge of the carriageway of Mellor Brook Bypass, from the centre line of the access and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in consultation with the Highway Authority.

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

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

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

10. The cycling facilities to be provided in accordance with a scheme to be approved by the Local Planning Authority and the cycling facilities to be provided in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

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

11. The motorbike facilities to be provided in accordance with a scheme to be approved by the Local Planning Authority and the motorbike facilities to be provided in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policies DMG1 and DMG3 of the

Ribble Valley Core Strategy adopted version. and to allow for the effective use of the parking areas.

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

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version and to prevent stones and mud being carried onto the public highway to the detriment of road safety.

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

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

14. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 13 has been constructed and completed in accordance with the scheme details.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version..

15. Prior to the first use of the development hereby permitted, a Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. The Business Travel Plan shall be implemented within the timescale set out in the approved plan and will be audited and updated at intervals not greater than 18 months to ensure that the approved Plan is carried out.

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

Drainage

16. The development hereby permitted shall be carried out in accordance with the agreed recommendations within an approved Flood Risk Assessment to

be submitted to the LPA. Any mitigation measures shall be fully implemented prior to the development being first brought into use.

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

17. The scheme for dealing with foul and surface water drainage identified in an approved Flood Risk Assessment submitted to the LPA shall be completed prior to the new development being first brought into use.

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

18. This permission shall relate to the contamination report submitted with application dated November 2016 and shall fully comply with the recommendations contained within the document.

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

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

19. No development unless otherwise agreed by the LPA, shall commence until details of the design, implementation, maintenance and management of a formal surface water drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include, as a minimum:

- a) Demonstration that surface water run-off will not exceed pre-development run-off rates and volumes. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- b) Information about the design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;
- c) Details of any mitigation measures to manage surface water
- d) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);

- e) Overland flow routes and flood water exceedance routes, both on and off site. For the avoidance of doubt, overland flow routes and flood water exceedance routes must be directed away from properties and critical infrastructure, and surface water from the development site must be contained within the red line boundary;
- f) A timetable for implementation;
- g) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates.

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

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

20. No development unless otherwise agreed by the LPA shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:

- a) the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
- b) arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i. on-going inspections relating to performance and asset condition assessments;
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c) means of access for maintenance and easements where applicable.

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

system shall be managed and maintained in accordance with the approved details.

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

Amenity

21. Prior to the proposed development being brought into use a detailed noise and odour report shall be submitted to and approved in writing by the LPA. The development shall operate in strict accordance with the Noise Assessment and Odour report.

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

External Lighting

22. Notwithstanding the submitted plans no building shall be occupied until details of all artificial lighting (including building mounted external lighting) has been submitted, the details of which shall include the location of application type, location of lighting, the light direction and intensity.

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

Materials

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy Adopted Version.

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DME4 of the Core Strategy Adopted Version.

Landscape/ wildlife

- 25 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 the Trees, Ancient Woodland and Biological Heritage Site on and adjacent to the site which are protected have been enclosed by protective Construction Exclusion Zone (CEZ) fencing, in accordance with BS5837 (2012): Trees in Relation to Construction. Before the protective fencing is erected its type and position shall be agreed in writing and implemented in full under the supervision of a qualified Arboriculturalist and Ecologist and in liaison with the Countryside/Tree Officer. A site protection monitoring schedule shall be agreed and site protection measures inspected and approved in writing by the local planning authority before any site works are begun.

The agreed CEZ protection shall remain in place and be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protection areas specified.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development in accordance with Key Statements General Considerations, Protecting Trees and Woodlands and Site and Species Protection and Conservation which are Policies DMG1, DME1 and DME3 of the Ribble Valley Core Strategy.

- 26 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 incorporate the recommendations of the Ecology and Woodland management plans where relevant and shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and specifications of all 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.

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

To ensure the proposal is satisfactorily landscaped and in the interests of biodiversity and appropriate to the locality in accordance with Key Statements and Policies DMG1, DME1, DME2, DME3 and DME4 of the Ribble Valley Core Strategy.

- 27 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 building dependent bird/bat species site plan and include details of the locations and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building 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 buildings during the construction of those buildings identified on the submitted plan and be made available for use before the site is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

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 and Policies DMG1, DME1 and DME3 of the Ribble Valley Core Strategy.

Amenity

28. Within one month of the date of this permission, a noise impact methodology in accordance with details submitted by TNEI in a letter dated 9 January 2017 shall be submitted to the Local Planning Authority with its contents agreed in writing.

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

29. This permission shall relate to a letter dated 12 January 2017 from Rural Solutions which gives a commitment to the fitting of appropriate condensers to the brewery chimney should it be deemed necessary by the Local Planning Authority.

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

30. The brewing process involving the use of the “mash tun and copper” and the use of the chimney to expel steam shall only take place during the hours of 0700-1900 Monday and Friday and the use of the brewery (for non brewing purposes) and the heritage centre shall only take place during the hours of 0700-1700 Monday to Sunday. The offices the subject of this application shall only be used from 0700 to 1900 Monday to Saturday.

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

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

32. 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.

Mr Draper spoke in favour of the above application. Mr Tunstall spoke against the above application.

453 SECTION 106 APPLICATIONS

| <u>Plan No</u> | <u>Location</u> | <u>Date to Committee</u> | <u>Number of Dwellings</u> | <u>Progress</u> |
|----------------|-----------------|--------------------------|----------------------------|-----------------|
| NONE | | | | |

454 APPLICATIONS WITHDRAWN

| <u>Plan No</u> | <u>Proposal</u> | <u>Location</u> |
|----------------|---|---------------------------|
| 3/2016/0870 | Proposed two storey extension to side and rear | 2 Beaufort Close Read |
| 3/2016/0957 | Proposed two storey extension to side, relocation of driveway and detached double garage and workshop to rear | 23 Pendleton Road Wiswell |
| 3/2016/1080 | Application to determine lawful status of existing dropped kerb to front of property | 47 Whalley Road Read |

455 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> |
|---|---|---|---------------------------------|---|-----------------------------|
| 3/2015/0605 R | 03/05/16 | Little Snodworth Fm Snodworth Road Langho | WR | | Awaiting Decision |
| 3/2016/0387 R | 24/08/16 | 3 Accrington Road Whalley | WR | | Appeal Dismissed 19/12/16 |
| 3/2015/0393 R | 10/08/16 | Land west of Preston Road, Longridge (Grimbaldeston Fm) | Inquiry | 03/05/17 to 05/05/17 (3 days) | Bespoke timetable |
| 3/2016/0516 R | 12/10/16 | Seven Acre Bungalow Forty Acre Lane Longridge | WR | | Awaiting Decision |
| 3/2016/0333 R | 31/10/16 | Blue Trees Copster Green | HH | | Appeal Dismissed 06/12/2016 |
| 3/2016/0459 R | 16/11/16 | 10 Pendle Drive Whalley | HH | | Appeal Allowed 19/12/16 |
| 3/2016/0750 R | 17/11/16 | 24 Higher Road Longridge | WR | | Awaiting Decision |
| 3/2016/0279 R | Awaiting start date from PINS | Dove Syke Eaves Hall Lane West Bradford | LB | | |

| <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> |
|---|---|---|---------------------------------|---|-----------------------------|
| 3/2015/0776 R (enf) | Awaiting start date from PINS | Land off Lambing Clough Ln Hurst Green | WR | | |
| 3/2015/0780 R (enf) | Awaiting start date from PINS | Timothy House Farm Whalley Road Hurst Green | WR | | |
| 3/2016/0701 R | 11/11/16 | 77 Inglewhite Road Longridge | HH | | Appeal Dismissed 07/12/2016 |
| 3/2016/0369 R | 30/11/16 | Greengore Farm Hill Lane Hurst Green | WR | | Statement due 04/01/2017 |
| 3/2016/0370 R | 30/11/16 | Greengore Farm Hill Lane Hurst Green | WR | | Statement due 04/01/2017 |
| 3/2016/0346 R | Awaiting start date from PINS | 30 Barker Lane Mellor | WR (to be confirmed) | | |
| 3/2016/0858 R | 13/12/16 | Davis Gate Barn Clitheroe Road Dutton | WR | | Statement due 17/01/16 |
| 3/2016/0833 R | Awaiting start date from PINS | Moorgate Farm Kenyon Lane Dinckley | WR (to be confirmed) | | |

456 DEVELOPER CONTRIBUTIONS

The Director of Community Services submitted a report seeking Committee's approval for the Assessment of Facility Needs and Calculation of Contribution Framework for off-site leisure being formally adopted on future negotiations with developers. The Open Space Working Group had considered the scale of developer contributions to open space and sports development in 2015 and felt that it was important that developers were asked for reasonable sums derived from a calculation based on need to help provide for off-site leisure and recreational provision, to recognise the impact that the rising population will have on the existing provision of facilities and open space in the borough in future years. The approval of this report would provide more weight to the proposed practice advice note when in discussion with developers and at future appeals regarding such contributions.

A method was needed to assess and determine contributions for off-site leisure and open space as it was unlikely that developers would voluntarily offer to provide the contributions that would benefit all sectors of the population in the borough. The practice advice note was included with the report for Members to consider.

RESOLVED: That Committee

1. approved the needs assessment as outlined; and
2. agreed to it being used by officers on the basis for determining contributions when negotiating Section 106 Agreements with developers and that an adjustment for inflation be made annually to the figures included.

457 BT PAYPHONE REMOVAL CONSULTATION

The Chief Executive submitted a report asking Committee to consider the proposed removal of 50 out of the borough's total of 60 payphones by BT and to endorse actions taken to protect the community's interest and to confirm the proposed response. In line with Ofcom's guidance on procedures for the removal of public call boxes, the Council, as the relevant public body, was required to consult on these proposals and subsequently make a decision on whether to consent or object to the proposals on an individual payphone basis. BT also provided a further option for communities to adopt the phone box (without the phone and service) where they would then be responsible for the maintenance of the box. The Council was required to initially consult for a minimum period of 42 days from receipt of BT's notice regarding proposed payphone removal. This consultation was under way with a report also being presented to Parish Council Liaison Committee on 27 October 2016.

A task group had met at the earliest opportunity and helped formulate a draft decision on whether to consent to, object to or adopt each individual payphone. In order to meet the requirements of the regulations within the timeframes, the Chief Executive had submitted a draft decision to the Secretary of State on 13 December 2016 to protect the interest of the Council. This draft decision was subject to further consultation for a period of one month ending on 13 January 2017. Copies of the notice had been published on the Council's website and in the local press.

RESOLVED: That

1. Committee endorse the action taken by the Chief Executive to protect the Council's interest and agree to the proposals made in the first notification; and
2. subject to the receipt of any further consultation responses by the deadline of noon on 13 January 2017 instruct the Chief Executive in consultation with the Chair of this Committee to submit a final notification in accordance with the regulations.

458 REVISED CAPITAL PROGRAMME 2016/2017

The Director of Resources submitted a report seeking Committee's approval of the revised capital programme for the current financial year for this Committee. The original capital programme for 2016/2017 had been approved by Policy and

Finance Committee in February 2016 and since then regular reports had been presented to this Committee on progress with the capital programme. The capital programme comprises one scheme with a total approved budget of £30,200 in respect of the introduction of a planning portal link to the planning application system and a planning system update.

At the end of November 2016 there had been no spend on the scheme, officers were still awaiting confirmation from the software supplier of when the initial on-site assessment for the scheme would be carried out. A scheme implementation timeline would be agreed following this assessment.

RESOLVED: That Committee approve the revised capital programme for 2016/2017 as set out in the report.

459 CAPITAL PROGRAMME REVIEW AND NEW BIDS

The Director of Resources submitted a report recommending the proposed future five year capital programme 2017/2018 to 2021/2022 for this Committee. The report reviewed the schemes that were approved in the capital programme in 2016 for the financial years 2017/2018 and 2018/2019 and also any new bids received from Heads of Service for the period 2019/2020 to 2021/2022. With regard to the capital programme for 2017/2018 to 2018/2019, there had been no schemes approved in the capital programme for this timeframe and as a result there was nothing to discuss or review with Heads of Service or to report to Committee.

With regard to new capital bids for the period 2019/2020 to 2021/2022, the Heads of Service had been asked to put forward new bids. One bid had been submitted falling in the 2019/2020 financial year totalling £14,500.

Committee were asked to consider the new scheme bid and also to put forward any amendments to the bid that they may wish to make at this stage. The Director of Resources reminded Members that other Committee's would also be receiving similar reports for the new scheme bids and that all the bids from Committees would finally be considered alongside each other by the Budget Working Group and Policy and Finance Committee.

RESOLVED: That Committee

1. approve the future five year capital programme for 2017/2018 to 2021/2022 as outlined in the report; and
2. recommend to Policy and Finance Committee the future five year capital programme for this Committee's services as outlined in the report.

460 REVISED REVENUE BUDGET 2016/2017

The Director of Resources submitted a report outlining a revised revenue budget for 2016/2017 for this Committee. She reminded Members that at this time of year, the estimates are revised for the current financial year in order to predict

the likely outturn. This also assists in preparing the original estimates for the forthcoming financial year. The 2016/2017 budget had included provision for pay and increases of 1.5% which had then been settled at 1%. As well as using data on past performance there had been detailed discussions with budget holders and Heads of Service on past service provision on future plans which played an integral part in the budget setting process. She informed Committee that the revised budget for 2016/2017 was £59,700 lower than the original estimate and reduced to £8,740 after movements on earmarked reserves. This equated to 0.6% of this Committee's gross expenditure. A comparison between the original and revised budgets for each cost centre was included for Committee's information and the significant variances were highlighted.

RESOLVED: That Committee agree the revised revenue estimate for 2016/2017.

461 ORIGINAL REVENUE BUDGET 2017/2018

The Director of Resources submitted a report asking Committee to agree to the draft revenue budget for 2017/2018 for this Committee for consideration at Special Policy and Finance Committee. With regard to the Council's overall financial position, she reminded Members that in September, the updated Council's four year budget forecast had predicted budget gaps of £265k in 2017/2018, £719k in 2018/2019 and £921k in 2019/2020. She also informed Members that in October, the Council submitted an efficiency plan to the government in order to secure a multi finance settlement and this had been successful.

The government had also announced that there would be significant changes to the new homes bonus scheme which would impact on our allocation. The 2017/2018 allocations paid will reduce from 6 years to 5 years, the impact of which would reduce our allocation from £510k to £384k as a result of the new 0.4% growth baseline. The total allocation for next year would now be £1,570k instead of 1.815k and further reductions would be phased in future years. The government had also set out the Referendum criteria for 2017/2018 which allowed a maximum increase in band D Council Tax for Ribbles Valley of £5.

From 1 April 2016, we have been a member of the Lancashire Business Rate Poole which means that we will benefit from not having to pay a 50% levy on growth above our business rate baseline. The current estimate of our retained levy will be around £400k.

The Budget Working Group would continue to meet over the next weeks and would ultimately make recommendations to Special Policy and Finance Committee on 7 February 2017 in order to achieve a balanced budget.

The proposed fees and charges for 2017/2018 that had been considered by Committee in October, had been incorporated into the service budgets and following a great deal of in-depth service analysis and meetings by the Council's accountants, budget holders, Heads of Service and management team, the proposed draft budget was now presented to Members. Estimates had been prepared on current levels of service allowing for pay increases at 1.1% and

increases of 1.5% for all other items. The budget for each cost centre within the report was presented individually showing the original estimate, savings, inflation, variations to standard budgeted inflation, unavoidable changes to service costs, support services and capital charges which then culminated in the draft original estimate for 2017/2018.

13 cost centres were presented for this Committee and comments given on any large variances.

RESOLVED: That Committee agree the revenue original estimate for 2017/2018 and submit this to Policy and Finance Committee subject to any further considerations made by the Budget Working Group.

462 APPEALS

- a) 3/2016/0701/P – Ground and first floor extensions to side and rear elevations with porch to front at 77 Inglewhite Road, Longridge – appeal dismissed.
- b) 3/2016/0333 – Resubmission of application ref 3/2016/0114 for the erection of garage and boundary fence at Blue Trees, Manor Road, Copster Green – appeal dismissed.
- c) Enforcement Notice 23 May 2016 – unauthorised erection of walls exceeding 1m in height; 2m in height on locations identified at Wiswell Shay Farm, Wiswell Lane, Whalley – appeal dismissed and notice upheld except on period of compliance requirements.
- d) 3/2016/0387 – demolition of stone boundary wall and creation of a two storey extension to accommodate a ground floor retail space and a first floor one bedroom flat at 1-3 Accrington Road, Whalley – appeal dismissed.
- e) 3/2016/0459 – creation of a balcony over existing extension at 10 Pendle Drive, Whalley – appeal allowed.

The meeting closed at 7.50pm.

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

Minutes of Personnel Committee

Meeting Date: Wednesday, 18 January 2017, starting at 6.30pm
Present: Councillor R J Elms (Chairman)

Councillors:

| | |
|-------------|-----------|
| S Brunskill | S Hore |
| P Dowson | D T Smith |
| G Geldard | D Taylor |

In attendance: Chief Executive, Head of HR, Head of Cultural and Leisure Services (Agenda item 6 Safeguarding Policy), HR Officer x 2.

463 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors P Ainsworth and A Knox.

464 MINUTES

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

465 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

466 PUBLIC PARTICIPATION

There was no public participation.

467 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

468 SAFEGUARDING POLICY

Consideration was given to the written report of the Head of Cultural and Leisure Services asking Members to approve updates to the Council's Safeguarding Children Policy. He advised Members that an abbreviated version was available for staff via the Staff Handbook and this would be updated if the revised Policy was approved.

He explained the relevance of the Policy to Council employees and provided some examples where Safeguarding Policies had been used in other authorities. Members discussed the importance of raising awareness and it was noted that information would be included in the next issue of Ribble Valley News.

RESOLVED: That

1. the revised Safeguarding Children Policy as per Appendix A of the report be approved;

2. the revised Policy be updated in the Staff Handbook; and
3. a series of briefings/training awareness sessions be arranged for staff and Councillors

469 PAY POLICY STATEMENT 2017/18

Consideration was given to the written report of the Head of HR, the purpose of which was to review the Council's Pay Policy Statement in accordance with the Localism Act 2011.

She reminded Members that it was a legal requirement for all public sector organisations to publish their Pay Policy Statement on an annual basis to ensure transparency as to how pay and remuneration was set by the Council. It was noted that different types of remuneration were included eg pensions and that, amongst other items, the Council was required to show differentials between the lowest and highest paid employees.

*** RESOLVED: That the revised Pay Policy Statement for 2017/18 be recommended for approval by Full Council at its meeting on 28 February 2017. ***

470 ANNUAL REVIEW OF UNION FACILITIES AGREEMENT

The Head of HR presented her written report updating Members on the operation of the Union Facilities Agreement over the last 6 months. She explained that the Department for Communities and Local Government (DCLG) had issued a revised transparency code in October 2014 which specified the open data Local Authorities must publish. One category of data was specifically concerned with time spent on union duties. The Council had created a Union Facilities Agreement to monitor such time, which was working well.

In addition the Head of HR advised Members that some monies were being reclaimed from Unison Regional Office for time spent on regional duties by the Branch Secretary.

RESOLVED: That the report be noted.

471 EXCLUSION OF PRESS AND PUBLIC

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

472 PAYMENT OF HONORARIA

Consideration was given to the written report of the Chief Executive requesting that Committee authorise payment of honoraria to three members of staff who had carried out extra duties arising from the absence of a more senior member of staff within the Chief Executive's Department. The Chief Executive explained the background to the staff absence and the implications for the remainder of staff within the team. He explained some of the extra responsibilities that had been undertaken and confirmed the honoraria would recognise the assistance they had given to the Council.

RESOLVED: That Committee agree honoraria payments to three members of staff within the Chief Executive's Department as set out in the report.

473 APPOINTMENTS AND RESIGNATIONS

The HR Officer presented her written report informing Members of any appointments and resignations that had taken place since the last meeting. She guided Members through some of the key appointments and explained some changes to the Establishment.

Attention was drawn to two members of staff who were retiring from the organisation; one of whom had 43.5 years of service.

RESOLVED: That Committee

1. note and approve the decisions taken by CMT as outlined in the report;
2. write letters of thanks to the two members of staff retiring from the authority; and
3. approve the Establishment changes as detailed in Section 4 of the report.

474 ANALYSIS OF EXIT INTERVIEWS

Consideration was given to the written report of the HR Officer providing Members with information relating to staff who had left the authority between 1 January 2016 and 31 December 2016. She explained the intentions of the exit interview process and how the information was obtained and then disseminated to Heads of Service/Managers.

She confirmed that exit interviews were undertaken for all staff leaving the authority with the exception of anyone who had been dismissed. She confirmed that the Council's staff turnover rate remained lower than the national average.

RESOLVED: That the report be noted.

475 UPDATE ON FIXED TERM CONTRACTS

The HR Officer presented her written report updating Members on the number of staff who were currently employed on temporary or fixed term contracts. She explained the reasons for the operation of fixed term contracts, in particular apprenticeships and externally funded posts.

She explained the employment status of those employed on temporary or fixed term contracts and the implications of extending such contracts beyond two years.

RESOLVED: That the report be noted.

476 MEMBER AND STAFF TRAINING

Consideration was given to the written report of the HR Officer reporting details of training courses approved since the last meeting. She explained the

qualification training being undertaken by some members of staff and precautions taken to safeguard the Council's investment.

The examination success of the IT Apprentice was noted.

RESOLVED: That a letter of congratulations be sent to the IT Apprentice on completion of his qualification.

The meeting closed at 7.15pm.

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

Minutes of Health & Housing Committee

Meeting Date: Thursday, 19 January 2017, starting at 6.30pm
Present: Councillor S Hore (Chairman)

Councillors:

| | |
|--------------|------------|
| S Brunskill | B Hilton |
| P Dobson | K Hind |
| P Elms | R Newmark |
| R Elms | M Robinson |
| M Fenton | R Sherras |
| R Hargreaves | J White |

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

477 APOLOGIES

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

478 MINUTES

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

479 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

480 PUBLIC PARTICIPATION

There was no public participation.

481 ENVIRONMENTAL PERMITTING ENFORCEMENT POLICY

The Chief Executive submitted a report on the requirement for potentially polluting industrial activities to operate under the conditions of a permit. This had been introduced by the Environmental Permitting (England and Wales) Regulations 2010 (as amended). Operators of prescribed activities were required to apply to Ribble Valley Borough Council as regulatory authority for the issue of a permit, and thereafter to comply with the conditions of that permit. Operation without a permit or in breach of the conditions of a permit enabled the Council to take steps by way of enforcement, up to and including prosecution.

A Policy had been prepared to provide for consistency and transparency in enforcement.

Members were advised that details of the industries and processes involved could be obtained from the Council's website, and that approximately 25 permits have been issued in the last year.

RESOLVED: That Committee approve the Environmental Permitting Enforcement Policy.

482 DOG WARDEN ENFORCEMENT SERVICE

The Chief Executive submitted a report on proposed changes to the Dog Warden Service, and to introduce a Dog Warden Policy to ensure a consistent and clear Policy for education of dog owners and enforcement of the relevant legislation across the borough. The Policy provided for education of groups (including schools) and individuals, procedures for stray dogs, dog fouling (including the introduction of 10 Dog Watch areas), collections from dog waste bins and dog welfare licensing.

RESOLVED: That Committee

1. approve Ribble Valley Borough Council's Dog Warden Policy for implementation with immediate effect; and
2. reconfirm the continuing priority of the Dog Warden Service for the Environmental Health Service provision.

483 REVISED CAPITAL PROGRAMME 2016-2017

The Director of Resources submitted a report seeking Committee's approval of the Revised Capital Programme for the current financial year for this Committee. The Original Capital Programme for 2016/17 had been approved by Policy and Finance Committee in February 2016 and since then regular reports have been presented to this Committee on progress with the Capital Programme.

The Capital Programme originally comprised three schemes with a total estimated cost of £545,640, after incorporation of increased disabled facility grant funding for 2016/17. The schemes had provided for disabled facilities grants, landlord/tenant grants and Clitheroe Market improvements.

The Capital Programme had been reviewed and revised. This had incorporated moving the Clitheroe Market Improvement Scheme budget of £175,000 to 2017/18 and introducing a new scheme, Affordable Warmth – Capital, with a budget of £15,320. These revisions resulted in a revised estimate of £386,020 for 2016/2017.

Expenditure on the schemes (including commitments) to the end of December 2016 was £192,428. The current underspend of £193,592 against the full year revised estimate was due to lower levels of grant applications received to date when compared to the levels of funding in place for disabled facilities grants, landlord/tenant grants and Affordable Warmth – Capital Schemes.

RESOLVED: That Committee approve the revised capital programme for 2016-2017 as set out in the report.

484 CAPITAL PROGRAMME REVIEW AND NEW BIDS

The Director of Resources submitted a report recommending the proposed future five year Capital Programme for 2017/18 to 2021/2022 for this Committee. The report reviewed the schemes that were approved in the Capital Programme in 2016 for the financial years 2017/18 and 2018/2019, and also any new bids received from Heads of Service for the period 2019/2020 to 2021/2022.

With regard to the Capital Programme for 2017/2018 to 2018/2019, there had been two schemes approved in the Capital Programme for this timeframe totalling £422,000, of which £322,000 was likely to be funded by the Government under the disabled facilities grants scheme (over the 2 years).

With regard to new capital bids for the period 2019/2020 to 2021/2022, the Heads of Service had been asked to put forward new bids. Four bids had been submitted totalling £690,000, of which £483,000 was likely to be funded by the Government for disabled facilities grants (over the 3 years).

Committee were asked to consider the new scheme bids and also to put forward any amendments to the bids that they may wish to make at this stage. The Director of Resources reminded Members that other Committees would also be receiving similar reports for the new scheme bids and that all the bids from the Committee would be finally considered alongside each other by the Budget Working Group and Policy and Finance Committee.

Committee were also reminded that the disabled facilities grants scheme had been included in the proposed capital programme at an indicative value of £161,000 per annum. In practice, the final scheme value each year would be set to match the actual government grant funding received in year.

RESOLVED: That Committee

1. approve the future five year programme for 2017-2018 to 2021-2022 as outlined in the report; and
2. recommend to Policy and Finance Committee the future five year capital programme for this Committee's services as outlined in the report.

485 REVISED REVENUE BUDGET 2016-2017

The Director of Resources submitted a report outlining a Revised Revenue Budget for 2016/2017 for this Committee. She reminded Members that at this time of year, the estimates are revised for the current financial year in order to predict the likely outturn. This also assists in preparing the original estimates for the forthcoming financial year.

The 2016/2017 budget had included provision for pay and increases of 1.5%, which had then been settled at 1%. As well as using data on actual financial

performance to date there had been detailed discussions with budget holders and Heads of Service on past service provision and future plans, which played an integral part in the budget setting process.

She informed Committee that the revised budget net expenditure for 2016/2017 was £830,830 after allowing for movements on earmarked reserves. This was £89,600 lower than the original estimate after allowing for movements on earmarked reserves. This equated to 1.1% of this Committee's gross expenditure budget. A comparison between the original and revised budgets for each cost centre was included for Committee's information and significant changes were highlighted.

RESOLVED: That Committee agree the revised revenue estimate for 2016-2017.

486 ORIGINAL REVENUE BUDGET 2017-2018

The Director of Resources submitted a report asking Committee to agree to the draft Original Revenue Budget for 2017/2018 for this Committee for consideration at Special Policy and Finance Committee.

With regard to the Council's overall financial position, she reminded Members that in September 2016, the updated Council's four year budget forecast had predicted budget gaps of £265,000 in 2017/2018, £719,000 in 2018/2019, and £921,000 in 2019/2020. She also informed Members that in October the Council submitted an efficiency plan to the Government in order to secure a multi-finance settlement and this had been successful.

The Government had also announced that there would be significant changes to the new homes bonus scheme which would impact on our allocation. In 2017/2018 allocations paid will reduce from 6 years to 5 years, the impact of which would reduce our allocation from £510,000 to £384,000 as a result of the new 0.4% growth baseline. The total allocation for next year would now be £1,570,000 instead of £1,815,000, and further reductions would be phased in future years. The Government had also set out the Referendum criteria for 2017/2018 which allowed a maximum increase in Band D Council Tax for Ribbles Valley of £5.

From April 2016 we have been a member of the Lancashire Business Rate Pool, which means that we will benefit from not having to pay a 50% levy on growth above our business rate baseline. The current estimate of our retained levy would be around £400,000.

The Budget Working Group would continue to meet over the next weeks and would ultimately make recommendations to Special Policy and Finance Committee on 7 February 2017 in order to achieve a balanced budget.

The proposed fees and charges for 2017/2018 that had been considered by Committee in October had been incorporated in the service budgets and following a great deal of in-depth service analysis and meetings by the Council's accountants, budget holders, Head of Service and Management Team, the

proposed draft budget was now presented to Members. Estimates had been prepared on current levels of service allowing for pay increases at 1.1% and inflation of 1.5% for all other items. The budget for each of the Committee's cost centres was presented individually, showing the original estimate 2016/2017 starting point, savings, inflation, variation to standard budgeted inflation, unavoidable changes to service costs, support services changes and capital changes, changes which then culminated in the draft original estimate for 2017/2018.

The proposed 2017/2018 original estimate was net expenditure of £926,190 after allowing for movements on earmarked reserves. The net expenditure for this Committee had increased by £5,760 from the 2016/2017 original estimate, after allowing for movements on earmarked reserves. This equated to 0.07% of this Committee's gross expenditure budget.

Committee were informed that there are several risks and uncertainties on the original estimate set for the Joiners Arms temporary accommodation unit, because the detailed plans for the Council taking over the running of the unit from 1 April 2017 are still to be finalised.

RESOLVED: That Committee agree the original revenue estimate for 2017-2018 and submit this to the Special Policy and Finance Committee, subject to any further considerations made by the Budget Working Group.

487 CONSULTATION ON THE CLOSURE OF CALDERSTONES HOSPITAL

The Chief Executive submitted a report, seeking agreement on the approach to be adopted in submission of a response to the NHS consultation on the closure of Calderstones Hospital. A large element of the former hospital had already been closed, with services being provided in the community or closer to the base of Mersey Care NHS Foundation Trust

The consultation sought views on how low and medium secure services for people with a learning disability and/or autistic spectrum disorders should be provided across the North West. The option preferred by the NHS for Calderstones was closure of the Whalley site, with provision of low secure beds across the North West, and care for individuals receiving medium secure care to be provided to a site being developed at Maghull (Merseyside). The other option subject to consultation proposed retention of elements of the Whalley site for provision of low security services with a smaller bed base. The wider issues of future use of the site was not a consideration in the consultation.

RESOLVED: That Committee note the consultation and endorse its consideration by the Health and Wellbeing Partnership and ask the Partnership to formulate a response on behalf of the Council to be submitted by the Chief Executive in consultation with the Chair of this Committee.

488 RIBBLESDALE LOCALITY PARTNERSHIP

The Chief Executive submitted a report following receipt of an invitation for the Council to participate in a pilot project across East Lancashire in three CCG areas to explore a model for provision of a Multi-speciality Community Provider (MCP). The aim of the MCP would be to join up health and care services to provide high quality, efficient and effective care for patients within the boundary of the MCP area. In this case, the MCP would provide for the Ribblesdale area, which comprises the Clitheroe, Sabden, Slaidburn and Whalley GP practices. The various providers of health, care and wellbeing services would be brought together in an accountable body in order to care for patients closer to home.

RESOLVED: That Committee note the proposal to create a Multi-speciality Community Provider partnership and endorse the continued attendance of the steering group by the Chair of the Ribble Valley Health and Wellbeing Partnership and that a progress report is brought back to this Committee as the pilot moves forward.

489 FARMERS' MARKETS

The Chief Executive submitted a report, seeking approval of Committee for the establishment of a monthly Farmers' Market at Clitheroe Market. This followed the successful operation of the Christmas Market in December 2016. The event could be held on a Thursday or a Saturday, when there were few if any bookings of pitches in the bullring section.

Committee discussed the proposal, identifying the benefits of increased and improved use of the facility and creation of an increased attraction for people to visit Clitheroe.

RESOLVED: That Committee approve the provision of a Farmers' Market be pursued in Clitheroe.

490 INCREASE OF BED BUGS

The Chief Executive submitted a report for Committee's information on the apparent national increase in infestations of bed bugs. This had arisen as a result of increased travelling by the population, with bed bugs often being transported in luggage.

In the past 10 years, Ribble Valley Borough Council had experienced a fluctuating demand for services regarding complaints of bed bugs. In the current year, there had been 4 cases, although the previous year had been a historic high of 6 cases. This did not take into account cases treated by private contractors.

Members were advised on how to avoid infestation, and how to respond in the event of infestation.

RESOLVED: That the report be noted.

491 CAMPAIGN – TATTOOING, ELECTROLYSIS, ACUPUNCTURE AND EAR PIERCING

The Chief Executive submitted a report for Committee's information on the need for businesses offering skin piercing services, involving acupuncture, tattooing, semi-permanent skin colouring, cosmetic piercing and electrolysis to be registered. He reported that the Council would be conducting a campaign over the next 12 months to ensure that all relevant businesses were registered and appropriately licensed.

RESOLVED: That the report be noted.

492 GENERAL REPORT OF THE CHIEF EXECUTIVE ON THE ENVIRONMENTAL HEALTH SERVICE

Committee considered the general report of the Chief Executive which had been submitted to Committee for information, and included private water supplies risk assessment progress, food safety and health and safety, environmental permits, mid-year report on the Christmas Market, and reports on the liaison meetings with Tarmac and Hanson Cement.

RESOLVED: That the report be noted.

493 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports on Representatives on Outside Bodies.

494 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following items of business be an Exempt Information under Categories 1 and 7 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

495 REVIEW OF TEMPORARY ACCOMMODATION PROVISION

The Chief Executive submitted a report on the current need to review temporary accommodation provision in the borough for homeless people. 'This arose due to the notice from Ribble Valley Homes of their intention to cease management of 90 Whalley Road, Clitheroe, as at 31 March 2017, and the potential cessation on the same date of funded support by LCC Supporting People.

Members were advised of the financial implications for the Council, with total projected net expenditure for the Council of £15,710 in 2017/18.

RESOLVED: That

1. Committee agree that the role of maintaining sufficient temporary accommodation is essential and that the current provision at 90 Whalley Road is maintained;

- 2 in 12 months the Chief Executive will report on the implications of the changed management arrangements over the 12 month period from 1 April 2017 to 1 April 2018 to this Committee with a detailed review.

496 GENERAL REPORT – GRANTS

The Chief Executive submitted a report for Committee's information of approval of 7 disabled facilities grants and 2 landlord/tenant grants. No new boiler replacement grants have been approved since the last report to Committee.

179 applications had been made for household property flood resilience grants of which 168 have been approved, 73 completed and 93 partially completed with interim payments made. Officers had been working with applicants to facilitate grant application and approval where possible in relation to listed buildings.

33 business applications had been received of which 23 had been approved, 11 completed and paid and 2 of which were awaiting listed building consent.

RESOLVED: That the report be noted.

497 AFFORDABLE HOUSING UPDATE

The Chief Executive submitted a report for Committee's information with the minutes of the meeting of the Strategic Housing Working Group held on 10 October 2016 and 23 November 2016. He also reported on the receipt of notification from DCLG of a Community Housing Fund award. Ribble Valley was one of only 3 local authorities in Lancashire and 7 in the North West to receive any grant under this scheme.

RESOLVED: That the report be noted.

The meeting closed at 8.52pm.

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

Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 24 January 2017 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

| | |
|--------------|--------------|
| S Bibby | A Knox |
| P Elms | G Mirfin |
| M French | J Rogerson |
| R Hargreaves | I Sayers |
| K Hind | D T Smith |
| S Hore | R J Thompson |

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

Also in attendance: Councillor M Fenton.

498 APOLOGIES

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

499 MINUTES

The minutes of the meeting held on 25 October 2016 were approved as a correct record and signed by the Chairman.

The Chief Executive referred to Minute 346 and informed Committee that he would circulate the timetable for the Boundary Commission Parliamentary Boundary Review.

500 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

501 PUBLIC PARTICIPATION

There was no public participation.

502 CONCURRENT FUNCTION GRANTS

The Director of Resources submitted a report asking Committee to approve the allocation of concurrent function grants for 2016/2017. This grant scheme had been approved a number of years ago by this Committee and gives grant assistance for those Parishes and Town Council who provide services in their areas, which elsewhere are provided by the Borough Council. A revenue budget allocation had been approved of £20,000. Support was set at a rate of 25% of

eligible net revenue expenditure in the previous year, less any grant funding subject to the overall cost to the Borough Council not exceeding £20,000. All Parish Councils had been sent a concurrent function grant application form and an invitation to apply. 22 applications had been received, two of which require further information before Committee approval and relate to Clitheroe Town Council and Sabden Parish Council. The remaining 20 applications totalled £58,036.53 which based on a grant rate of 25% equates to £14,509.16.

RESOLVED: That Committee approve the allocation of grants as proposed in the report totally £14,509.16 for 20 Parish and Town Councils.

503 UPDATE ON BUSINESS RATES AND COUNCIL TAX FLOOD RELIEF SCHEME

The Director of Resources submitted a report updating Committee about the flood relief schemes that had been approved in January 2016 as a result of the flooding caused by storms in December 2015 and seeking approval from Committee to extend the Council Tax relief scheme. Both of these schemes were limited to a maximum period of 12 months ie 24 December 2016. Business Rates relief had been granted to 32 premises totalling £63,031.46 all of which were now back open and trading. Council Tax relief had been granted to 245 properties totalling £190,523.12, 13 of which had still not been able to return home. As the deadline for the relief to end was approaching, contact had been made with the Department for Communities and Local Government to clarify if they would allow an extension until those households were able to return to their homes. Confirmation had been received that the relief could be extended to 31 March 2017 for those affected. Both the Business Rates and Council Tax relief schemes are fully funded by central government and therefore the only cost to Council Tax payers had been in administration of the scheme.

RESOLVED: That Committee approve the revised Council Tax relief scheme as set out in the report and ask officers to submit a combined report to set out all the assistance that had been given including flood relief grants to a future meeting of this Committee.

504 REVISED CAPITAL PROGRAMME 2016/2017

The Director of Resources submitted a report seeking Committee's approval of the revised capital programme for the current financial year for this Committee. The original capital programme for 2016/2017 had been approved by Policy and Finance Committee in February 2016 and since then regular reports had been presented to this Committee on progress with the capital programme. The original capital programme consisted of one scheme with a total approved budget of £100,000. However, an additional four schemes from 2015/2016 that had not been completed had been transferred into the 2016/2017 capital programme resulting in an overall approved budget of £272,500. At the end of December 2016 expenditure was £99,040 which is 94.7% of the revised estimate.

The Clitheroe Townscape scheme was on hold and there were no appropriate economic development opportunities in progress currently which were likely to be

funded from the Economic Development Initiatives scheme budget before the year end. It was therefore proposed that the budget on these schemes totalling £155,000 be moved to 2017/2018. The outstanding retention payment on the combined contract for the Council offices reroofing and replacement windows and roof light schemes could not be paid until May 2017, so it was recommended that £12,450 budget on these schemes also be moved to 2017/2018.

There was disappointment expressed that the Clitheroe Townscape scheme budget had not been spent but it was highlighted that LCC who were responsible for footways had changed their plans and that the schemes scheduled to go ahead had not done so.

RESOLVED: That Committee approve the revised capital programme for 2016/2017 as set out in the report.

505 CAPITAL PROGRAMME REVIEW AND NEW BIDS

The Director of Resources submitted a report recommending the proposed future five year capital programme for 2017/2018 to 2021/2022 for this Committee. The report reviewed the schemes that were previously approved in the capital programme for the financial years 2017/2018 and 2018/2019 and also any new bids received from Heads of Service for the period 2019/2020 to 2021/2022. Originally there were seven schemes that were already approved for the 2017/2018 to 2018/2019 timeframe. Due to issues that had currently been experienced with the telephone system, it was proposed that this scheme be brought forward into the 2017/2018 financial year.

With regard to new capital bids for the period 2019/2020 to 2021/2022 the Heads of Service had been asked to put forward new bids. Three new bids had been submitted falling in the 2019/2020 financial year totalling £105,000. Committee were asked to consider the new scheme bids and also to put forward any amendments to the bids that they wished to make at this stage. The Director of Resources reminded Members that other Committees had also received similar reports for the new scheme bids and that all bids from Committees would finally be considered alongside each other by the Budget Working Group and Special Policy and Finance Committee.

Committee considered the capital programme and felt that the upgrade to the Civic Suite and the Seating renewal scheme should be brought forward into the 2017/2018 financial year.

RESOLVED: That Committee

1. approve the future five year capital programme for 2017/2018 to 2021/2022 as outlined in the report with the amendment that the Civic Suite and Seating renewal schemes be brought forward from 2018/19 to 2017/18; and
2. recommend to Policy and Finance Committee the future five year capital programme for this Committee's services as outlined in the report.

506 REVISED REVENUE BUDGET 2016/2017

The Director of Resources submitted a report outlining a revised revenue budget for 2016/2017 for this Committee. She reminded Members that at this time of year the estimates are revised for the current financial year in order to predict the likely outturn. This also assists in preparing the original estimates for the forthcoming financial year. The 2016/2017 budget had included provision for pay and increases of 1.5%. Pay had been settled at 1% and general inflation was within estimate. As well as using data on past performance there had been detailed discussions with budget holders and Heads of Service on past service provision on future plans which played an integral part in the budget setting process. She informed Committee that the revised budget for 2016/2017 was £70,100 lower than the original estimate and reduced to £14,060 after movements on earmarked reserves. A comparison between the original and revised budgets for each cost centre was included for Committee's information and the significant variances were highlighted.

RESOLVED: That Committee agree the revised revenue estimate for 2016/2017.

507 ORIGINAL REVENUE BUDGET 2017/2018

The Director of Resources submitted a report asking Committee to agree to the draft revenue budget for 2017/2018 for this Committee for consideration at Special Policy and Finance Committee. With regard to the Council's overall financial position, she reminded Members that in September, the updated Council's four year budget forecast had predicted budget gaps of £265k in 2017/2018; £719k in 2018/2019 and £921k in 2019/2020. She also informed Members that in October the Council submitted an efficiency plan to the government in order to secure a multi-year finance settlement and this had been successful. The government had also announced that there would be significant changes to the new homes bonus scheme which would impact on our allocation. The 2017/2018 allocations paid will reduce from 6 years to 5 years, the impact of which would reduce our allocation from £510k to £384k as a result of the new 0.4% growth baseline. The total allocation for next year would now be £1.570k instead of £1.815k and further reductions would be phased in future years. The government had also set out the Referendum criteria for 2017/2018 which allowed a maximum increase in band D Council Tax for Ribble Valley of £5.

From 1 April 2016 we had been a member of the Lancashire Business Rate Pool which means that we will benefit from not having to pay a 50% levy on growth above our business rate baseline. The current estimate of our retained levy will be around £400k. The Budget Working Group would continue to meet over the next weeks and ultimately make recommendations to Special Policy and Finance Committee on 7 February 2017 in order to achieve a balanced budget.

The proposed fees and charges for 2017/2018 had been considered by Committee in October and been incorporated into the service budgets and following a great deal of in-depth service analysis and meetings by the Council's accountants, budget holders, Heads of Service and Management Team the

proposed draft budget was now presented to Members. Estimates had been prepared on current levels of service allowing for pay increases at 1.1% and increases of 1.5% for all other items. The budget for each cost centre within the report was presented individually showing the original estimate, savings, inflation, variations to standard budgeted inflation, unavoidable changes to service costs, support services and capital charges, which then culminated in the draft original estimate for 2017/2018. All cost centres covered by this Committee were presented and comments given on any large variances.

RESOLVED: That Committee agree the revenue original estimate for 2017/2018 and submit this to Special Policy and Finance Committee subject to any further considerations made by the Budget Working Group.

508 LOCAL TAXATION AND COUNCIL TAX WRITE-OFFS

Committee were asked to approve the write-off of National Non-Domestic Rate debts relating to four companies and Council Tax debts relating to one company that had been either dissolved or liquidated. Reasonable steps by various means had been taken to collect these debts.

RESOLVED: that Committee approve the writing off of £20,934.13 NNDR debts and £60 costs and £156.26 Council Tax debts and £60 costs where it had not been possible to collect the amounts due.

509 LOCAL GOVERNMENT BOUNDARY COMMISSION FOR ENGLAND REVIEW – WARDING PROPOSALS

The Director of Resources submitted a report outlining the response to the consultation on the Local Government Boundary Commission for England's review of Ribble Valley putting forward warding proposals. The report outlined in detail the proposals that had been put forward by the Boundary Review Working Group that had met several times to discuss the changes required in order to gain electoral quality across the borough.

Councillor Fenton was given permission to speak on this item and informed Committee that having consulted with the local Labour Party; they were in agreement with these proposals which should strengthen the Council's submission. If approved these proposals in respect of ward numbers, boundaries and names would be submitted to the Local Government Boundary Commission for England by the end of January who would consider the Council's submission alongside all other responses received. Recommendations would then be put forward by the LGBCE when there would be a further consultation period.

RESOLVED: That Committee approve the submission in respect of ward numbers, boundaries and names as recommended by the working group and outlined in the report.

510 ANNUAL REVIEW OF 2015-2019 CORPORATE STRATEGY

The Director of Resources submitted a report seeking approval of the Council's reviewed Corporate Strategy 2015-2019. The Corporate Strategy sets out the

strategic direction of the Council for the period 2015-2019 providing a focus to ensure that the services we deliver meet the needs of our communities. The review concluded that the Council's priorities and objectives had not changed and therefore no amendments were required to these. One key action regarding the re-development of the Clitheroe Market area had been amended.

RESOLVED: That Committee approve the reviewed Corporate Strategy 2015-2019 as outlined in the report.

511 REFERENCES FROM COMMITTEE

There were no references from Committee.

512 COUNCIL TAX BASE 2017/2018

The Director of Resources submitted a report informing Members of the Council Tax base for the next financial year 2017/2018. The report outlined the calculation of the Council Tax base which showed an increase of 457 Band D equivalents for the year 2017/2018 to £22,481.

RESOLVED: That the report be noted.

513 TREASURY MANAGEMENT MONITORING 2016/2017

A report of the Director of Resources was submitted for Committee's information on the Treasury Management activities for the period 1 April 2016 to 31 December 2016 covering areas such as public Works Loan Board, borrowing requirements, temporary investments, prudential indicators, Local Government Bonds Agency, approved organisations and recent events.

RESOLVED: That the report be noted.

514 REVENUES AND BENEFITS GENERAL REPORT

Committee considered a report which covered the following areas:

- National Non-Domestic rates
- Council Tax
- Sundry debtors
- Housing benefit and Council Tax support performance
- Housing benefit overpayments

RESOLVED: That the report be noted.

515 BUDGET WORKING GROUP

Committee received the minutes of the Budget Working Group meetings held on 12 October 2016 and 23 November 2016.

516 MARKET REDEVELOPMENT WORKING GROUP

Committee received the minutes of the Market Redevelopment Working Group meetings held on 13 July 2016, 16 September 2016, 19 October 2016, 2 November 2016 and 8 November 2016.

517 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

518 EXCLUSION OF PRESS AND PUBLIC

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

519 LOCAL TAXATION AND HOUSING BENEFIT WRITE-OFFS

The Director of Resources submitted a report seeking Committee's approval to write-off certain National Non-Domestic Rates, Council Tax and Housing Benefits debts relating to individuals where it has not been possible to collect the amounts due.

RESOLVED: That Committee approve the writing off of £4,568.84 of Council Tax debts plus £470 costs; £1,112.54 NNDR and £2,665 of Housing Benefit debts where it had not been possible to collect the amounts due.

520 DECISION OF EMERGENCY COMMITTEE 16 NOVEMBER 2016

The Director of Community Services submitted a report informing Committee on a recent decision of the Emergency Committee with regard to the capital scheme for Ribblesdale Pool refurbishment to allow more extensive works to be carried out. The Emergency Committee had resolved to approve a revised overall budget for the scheme of £277,425 which included a contingency of £20,000. Details were included for Committee's information.

RESOLVED: That the decision of the Emergency Committee be noted.

The meeting closed at 7.55pm.

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

Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 26 January 2017, starting at 6.30pm
Present: D Peat (Chairman)

Councillors:

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

Parish Representatives:

| | |
|--------------|---------------------------|
| D Bland | Aughton Bailey & Chaigley |
| D Chiappi | Barrow |
| T Austen | Billington & Langho |
| H Douglas | Chatburn |
| A Schofield | Clayton-le-Dale |
| M Fenton | Clitheroe |
| J Hargreaves | Dutton |
| D Waters | Gisburn |
| K Hutton | Grindleton |
| I Forrester | Hothersall |
| R Beacham | Longridge |
| M Everett | Longridge |
| R Whitaker | Newton-in-Bowland |
| A Steer | Osbaldeston |
| R Whittaker | Rimington & Middop |
| A Haworth | Sabden |
| J Shorter | Sabden |
| R Hirst | Simonstone |
| G Meloy | Simonstone |
| J Hilton | Waddington |
| A Bristol | West Bradford |
| J Brown | Whalley |
| M Highton | Whalley |
| T Gaffney | Wilpshire |
| S Giles | Wiswell |
| M Robinson | Wiswell |

In attendance: Chief Executive, Head of Regeneration and Housing, Head of Environmental Health Services, Head of Cultural and Leisure Services and Dog Wardens.

521

APOLOGIES

Apologies for absence from the meeting were submitted on behalf of the following Parish Representatives:

| | |
|--------------|----------------------|
| P Brown | Chipping |
| P Robinson | Clitheroe |
| S Rosthorn | Paythorn & Newsholme |
| E Law-Riding | Ribchester |
| A Ormand | Ribchester |
| J Bremner | Wilpshire |

522 MINUTES

The minutes of the meeting held on 27 October 2016 were approved as a correct record and signed by the Chairman.

523 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

524 MATTERS ARISING

a) Minute 366(a)

The Chief Executive reported on the submission of the consultation response in relation to the Parliamentary Constituency Review to the Local Government Boundary Commission, with Parish Council Liaison Committee support, in respect of which the eventual outcome was due in September 2017.

He reported on the response to the warding proposals in Ribble Valley, and the proposed response to consultation. The proposals had been reported to Policy and Finance Committee on 24 January 2016 and could be viewed on the Ribble Valley Borough Council website.

In response to a question, he explained the procedures required for alteration of Parish boundaries, but that this was not contemplated at this stage. Further information on this could be given at the reception for Parish Chairs and Representatives, arrangements for which have been delayed due to the Mayor's incapacity.

b) Minute 366(b)

The Head of Regeneration and Housing reported that, since the last meeting of this Committee, Lancashire County Council had proceeded with the closure of most of the facilities which were under threat.

c) Minute 369

In response to a query, the Head of Regeneration and Housing explained that PCSO or Police travel to outlying villages on public transport arose when a visit had been pre-arranged, and no vehicle was available. Response officers still had access to Police vehicles.

d) Minute 370

The Head of Regeneration and Housing reported on updates to the Local Plan process. Responses had been received, and reported to Planning and Development Committee, updating the information for proposals maps. It was expected that the revised proposal would be formulated and reported to Planning and Development Committee in February, with further consultation thereafter.

e) Minute 371

The Chief Executive advised Committee that there was no intention to extend the capping of precept increases to smaller parishes with a precept less than £500,000.

525 UPDATE ON THE GREAT BRITISH TIDY AND SUPPORT FOR PARISH COUNCILS

The Head of Cultural and Leisure Services gave a verbal report to Committee on the Great British Spring Clean, promoted by Keep Britain Tidy, which would run throughout March with a particular focus on the weekend of the 3-5 March 2017. A resource pack for organising events could be sent out to interested bodies or could be accessed on the Council's website. Litter pickers and gloves could be obtained from Ribble Valley Borough Council at the same price as had been charged to the Council.

If additional collection of litter or refuse was required, Parish Councils could contact him direct or through Stephen Barker.

RESOLVED: That the Head of Cultural and Leisure Services be thanked for his presentation.

526 PRESENTATION BY THE DOG WARDENS ON RESPONSIBILITIES OF DOG OWNERS IN THE RIBBLE VALLEY

The Head of Environmental Health Services introduced Adele Geraghty and Joanne Ormerod, who gave a resume of their presentation to schools, educating children in the borough on responsibilities involved in dog ownership.

Their presentation outlined the various ways that dog faeces can be harmful to human and animal health; the importance of worming dogs, the use of waste bins and general litter bins; the fixed penalty notice regime; the different types of signage available from the Council; the compulsory requirement for dogs to be microchipped; and the dog control orders which had been applicable in the borough since 2014.

Members then asked a number of questions in relation to their duties, including the possibility of publication of numbers and locations where dog fouling offences had been detected. Members were advised of the importance of reporting on issues or fouling hotspots, to enable the Wardens to concentrate their efforts and surveillance appropriately. Representatives from across the borough expressed their appreciation for the work carried out by the Wardens over a large geographical area.

RESOLVED: That Adele and Joanne be thanked for their presentation.

527 CONSULTATION ON PROPOSED REMOVAL OF PAYPHONES – FEEDBACK FROM TASK AND FINISH GROUP

The Head of Regeneration and Housing reported on the work that had been carried out by his team and the Working Group, with details being fed into the response to BT and the Secretary of State. The outcome had been objections to the proposed removal of the vast majority of the payphones identified by BT. Members were advised that the analysis and findings of the Working Group had been reported to Planning and Development Committee on 12 January 2017, and that details were available on the Council's website including details of the locations of the boxes concerned and the particular issues relevant to each. It was hoped, in the absence of valid reasons by BT, that the payphones identified would be retained.

Members of the Working Group expressed their appreciation of the detailed preparation and analysis by Joseph Hildred, the Partnership Officer who had investigated and compiled the information.

Members were advised that it was important to continue to monitor and report on the condition and operation of payphones.

RESOLVED: That the Officers and Members of the Working Group be thanked for their efforts.

528 MATTERS BROUGHT FORWARD BY PARISH COUNCILS

Transparency Act

In response to a query from Simonstone Parish Council, the Chief Executive advised on the requirements under the Transparency Code for smaller authorities. Expenditure on work or equipment since 1 April 2015 to comply with the Transparency Code could be eligible for financial support from the Transparency Fund. Parish Clerks could seek assistance with regard to applications for the fund from the Partnership Officers, Joseph Hildred and Dilys Day.

Beacons to Commemorate the End of World War I

The Chief Executive reported that contact was being made with all Parish Councils by the Pageant Master, who was co-ordinating the lighting of beacons across the country on 11 November 2018. Parishes who wished to participate should register their interest by March 2017. Details of the Pageant Master would be circulated.

The meeting closed at 7.55pm.

If you have any queries on these minutes please contact Marshal Scott, extension 4400.

Minutes of Licensing Committee

Meeting Date: Tuesday, 31 January 2017, starting at 6.30pm
Present: Councillor J Alcock (Chairman)

Councillors:

| | |
|-------------|--------------|
| S Atkinson | G Geldard |
| I Brown | R Hargreaves |
| S Brunskill | S Hind |
| P Elms | G Mirfin |
| M Fenton | J White |

In attendance: Head of Legal and Democratic Services, Solicitor and Tony Baxter, Ex-Inspector, Lancashire Constabulary Public Protection Unit.

Not in attendance: Councillors R Bennett and A Knox.

529 APOLOGIES

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

530 MINUTES

The minutes of the meeting held on 1 November 2016 were approved as a correct record and signed by the Chairman.

Committee received the minutes of the Licensing Sub-Committee held on 5 December 2016.

531 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

532 PUBLIC PARTICIPATION

There was no public participation.

533 CHILD SEXUAL EXPLOITATION/SAFEGUARDING TRAINING FOR ELECTED MEMBERS

The Chairman introduced Tony Baxter, formerly an Inspector with Lancashire Constabulary Public Protection Unit, to present training to Members as required by Lancashire Safeguarding Children Board and the Office of the Police and Crime Commissioner.

He set out high profile issues in other authorities in the north of England, and advised members of references to child sexual exploitation and related matters reported in the previous 24 hours.

The underlying principle for those who come into contact with children in the course of providing a service is “Say something if you see something”. He outlined the circumstances in which Child Sexual Exploitation (CSE) can arise – generally as a result of a relationship where something is offered to a person under the age of 18 in anticipation of a return of some kind. The young person may be made to feel that they have consented, will be embarrassed or otherwise discouraged from reporting matters.

He set out the wide range of activities involved and stressed that perpetrators can be of all ages, genders and ethnic backgrounds and that boys are vulnerable as well as girls.

The risk factors for particularly vulnerable young people were explained, together with possible warning signs that a young person is being exploited.

On average 400 referrals to Lancashire Police each quarter throughout the county, of which approximately 35% are actual crimes. In 2015 there had been more than 30 allegations against taxi drivers in Lancashire of CSE.

He gave training to drivers, with a focus on introduction of awareness of the issues, signs of vulnerability, and alerting drivers to Human Trafficking offences and the circumstances in which they may commit such an offence.

General guidelines for Licensing Committees were to ensure that they follow their own procedures; take all evidence into account as they have a different burden of proof compared to the criminal standards that the Police have to apply; to look at the whole picture and not just convictions; to ensure appropriate DBS checks are conducted; to share information with the local Police (CSE Team where appropriate) as this may disclose more than the DBS department can release; and to remember that the responsibility in licensing is to the public and the possible victims.

There was discussion on the impact of DBS checks and Police intelligence, and the effect and reliability of anonymous and uncorroborated allegations. Members also discussed the position with regard to late night refreshment premises.

Mr Baxter would forward his presentation for distribution.

RESOLVED: That Mr Baxter be thanked for his informative and helpful presentation.

534 INTRODUCTION OF DBS CHECKS FOR PRIVATE HIRE OPERATORS

The Chief Executive submitted a report seeking Committee’s approval of the introduction of DBS checks for private hire operators. Currently, such checks were carried out for all drivers as part of the fit and proper person assessment, but not for operators. The operators hold a substantial amount of personal information, including awareness about possible empty properties and about the movements and activities of vulnerable children and adults. The proposed introduction of a requirement for submission of a DBS record would only impact

on the small number of operators who were not also already drivers, for whom such checks were already conducted. The Chief Executive wished to consult on this proposal.

RESOLVED: That Committee

1. approve in principle the introduction of DBS checks on private hire operators; and
2. authorise the Head of Legal and Democratic Services to consult licence holders upon the proposed introduction of DBS checks for private hire operators.

535 EXTENSION OF TRAINING PROVISION ON THE PREVENTION OF CHILD SEXUAL EXPLOITATION

The Chief Executive submitted a report seeking approval for extension of mandatory training on issues surrounding Child Sexual Exploitation to all existing private hire and hackney carriage drivers. Currently, all new applicants underwent such training, and it was proposed to introduce this requirement for existing drivers at such time as they were to renew their current licence.

RESOLVED: That Committee

1. approve the extension of mandatory training and testing to all existing private hire and hackney carriage drivers on issues surrounding Child Sexual Exploitation; and
2. authorise the Head of Legal and Democratic Services to determine the specific requirements of such training and testing and to vary this based on guidance received from the Government, the Police or other relevant body.

536 UPDATE ON TAXI ENFORCEMENT OPERATION

The Chief Executive submitted a report for Committee's information on the outcome of the taxi enforcement operations arranged following the annual taxi meeting on 13 September 2016. Two operations had been conducted.

At the first, on 5 December 2016, with the Police and VOSA, the Taxi Enforcement Officer had stopped 10 vehicles of which 8 were satisfactory. One was issued with a delayed Prohibition Notice for 4 days and another with an immediate Prohibition Notice. Both Notices had been complied with in their entirety.

The second operation on 16 December 2016 concentrated on drivers illegally plying for hire. Three of the 6 vehicles targeted accepted the fare, despite it not being pre-booked. They were warned on the night and have received Notices under the Council's Infringement Notice Scheme.

RESOLVED: That the report be noted.

537 IMPLEMENTATION OF THE IMMIGRATION ACT 2016

The Chief Executive submitted a report for Committee's information on the Implementation of the Immigration Act 2016 and its impact on the Council as a licensing authority.

Provisions under Section 36 and Schedule 5 of the Act embed immigration safeguards into the existing private hire and hackney carriage licensing regime and came into effect on 1 December 2016. The Council must carry out immigration checks before they issue or renew a licence and be satisfied that documentation provided is genuine.

Provisions with regard to the Licensing Act 2003 are contained in Schedule 4 of the Immigration Act, which the Home Office have indicated is likely to come into effect in Spring 2017. The impact of this will be consultation with the Secretary of State on applications for personal licences for retail of alcohol and for late night refreshment premises, and restrictions on holding a premises licence if there are immigration issues for the proposed licence holder in relation to entitlement to work in the UK. Granting a transfer of premises licences must be referred to the Secretary of State, and must be rejected after a hearing if the licensing authority considers it appropriate to do so for prevention of illegal working in licensed premises. Further immigration and licensing offences and checks are introduced with regard to personal licences.

Additional powers are granted to Immigration Officers, who may take action and issue Notices under the Act in relation to licensed premises.

Officers have attended training with regard to the private hire and hackney carriage provisions and will do so in respect of the responsibilities under the Licensing Act 2003.

RESOLVED: That the report be noted.

538 RIBBLE VALLEY SAFETY ADVISORY GROUP

Committee received the minutes from the meeting of the Ribble Valley Safety Advisory Group dated 27 October 2016.

The meeting closed at 7.47pm.

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

Minutes of Special Policy & Finance Committee

Meeting Date: Tuesday, 7 February 2017, starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

| | |
|--------------|--------------|
| S Bibby | A Knox |
| P Elms | G Mirfin |
| M French | J Rogerson |
| R Hargreaves | I Sayers |
| T Hill | D T Smith |
| K Hind | R J Thompson |
| S Hore | |

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

Also in attendance: Councillors M Fenton and N Walsh.

539 APOLOGIES

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

540 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

541 PUBLIC PARTICIPATION

There was no public participation.

542 PROVISIONAL LOCAL GOVERNMENT FINANCE SETTLEMENT 2017/18

The Director of Resources submitted a report for Committee's information providing details of the provisional finance settlement for 2017/18. The 2017/18 grant settlement announced last December gave Councils indicative figures for a 4 year period up to 2019/20 ie a 4 year funding deal subject to Councils publishing an efficiency plan. Our efficiency plan was submitted to the Government on 13 October 2016 and confirmation was received on 16 November 2016 that we have now been placed on the multi-year settlement.

She informed Committee that having signed up to the multi-year settlement, the announcement confirms the second year of the offer. The only change from the provisional figures announced last year was an adjustment to the tariff which is required in order to cancel out the impact of the 2017 business rate re-evaluation. The tariff has reduced next year from £4.447m to £3.997m ie a reduction of £450k; this was to ensure the impact of 2017 Business Rate evaluation is revenue neutral.

Following consultation on changes to the New Homes Bonus scheme the Government had decided to:

- reduce the number of years for which legacy payments are made from 6 years to 5 years in 2017/18 and then to 4 years from 2018/19; and
- introduce a baseline for housing growth set initially at 0.4% of the Council Tax Base for 2017/18. Housing growth below this level in each authority will not receive bonus allocations; the Government will retain the option of making adjustments to the baseline in future years in the event of a significant increase in housing growth.

Nationally, savings of £241m from the reform of the New Homes Bonus had been allocated to social care authorities through a new Adult Social Care Support Grant.

The impact on Ribble Valley for 2017/18 meant a reduction of £126k from £510k to £384k, as a result of the new 0.4% growth baseline. This meant our total allocation for next year would now be £1.570m instead of £1.815m and further reductions would be faced in 2018/19.

The report went on to include details regarding business rates, social care and Council Tax.

As announced in February 2016 the rural services delivery grant would be £65m in 2017/18 which would be paid as an un-ring-fenced Section 31 grant and was in line with the arrangements announced in last year's settlement. The Ribble Valley allocation is £86,603 for 2017/18.

The report also set out the core spending power for the Council as determined by the Government.

RESOLVED: That the report be noted.

543 OVERALL REVISED CAPITAL PROGRAMME 2016/17

The Director of Resources submitted a report informing Committee of the overall revised Capital Programme. The original programme had been approved by Full Council in March 2016 and regular reports had been presented to all Committees on progress with schemes. The total approved Capital Programme for 2016/17 was £1,291,265 covering 15 schemes. The revised estimate for each of these schemes had been determined following discussion with budget holders regarding their progress and estimated full year expenditure. The revised Capital Programme now showed a reduction of £329,560; the reasons being:

Budgets moved to 2017/18:

- Clitheroe Market improvements - £175,000.

- Economic Development initiatives - £100,000.
- Clitheroe Townscape scheme - £55,000.
- Council Offices reroofing - £11,590 and Council Offices replacement windows and rooflights - £1,380 retention.

New Capital Scheme:

- Affordable Warmth – capital £15,380; the Council received confirmation from Lancashire County Council that it had been granted up to £25,629 of capital funding in 2016/17 for the Affordable Warmth Capital Grants scheme.

Actual expenditure on all schemes at the end of December 2016 was £690,369 which equated to 71.8% of the revised estimate. The main reasons for the underspend were highlighted for Committee's information.

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

The overall revised Capital Programme for 2016/17 was £961,705 which was a reduction of £66,215 from the originally approved Capital Programme at this time last year. The decrease was due to £194,920 slippage from the 2015/16 Capital Programme budget and a £68,425 approval of schemes added in the current year set against a net £329,560 reduction in the overall cost of Capital Programme schemes when reviewed at revised estimate stage.

Councillor Maureen Fenton was given permission to speak on this item and asked that the Affordable Warmth scheme be advertised again.

RESOLVED: That Committee approve the overall revised Capital Programme for 2016/17.

544 FIVE YEAR CAPITAL PROGRAMME 2017/18 TO 2021/22

The Director of Resources submitted a report recommending a Capital Programme for 2017/18 to 2021/22 to Full Council on 28 February 2017. All Heads of Service have been asked to submit capital bids bearing in mind the limited financial resources that were available to finance the Capital Programme. Full details of all these bids have been presented to Members during the recent Committee cycle as part of the forward Capital Programme reports. The Budget Working Group and Corporate Management Team had also met to consider the draft programme and made a number of proposals/amendments.

No additional schemes had been requested by service committees and the only suggested amendment was made by Policy and Finance Committee relating to the bringing forward of the two schemes for the Civic Suite totalling £56,250 from the financial year 2018/19 to 2017/18.

The Capital Programme for 2017/18 and 2018/19 financial years had already been approved in February 2016 at the special meeting of Policy and Finance

Committee; no bids had previously been considered for the 2019/20, 2020/21 and 2021/22 financial years.

A further review was undertaken of the Capital schemes that had previously been approved for the 2017/18 and 2018/19 financial years.

The introduction of the new £1 coin had been brought forward by the Royal Mint to March 2017 and likewise that element of the Capital Programme was brought forward into the 2016/17 financial year. Additionally a scheme for the replacement of the Council telephone system which was currently in the Capital Programme for the 2018/19 financial year had been moved forward to the 2017/18 financial year due to issues that had currently been experienced with the telephone system. Additionally, as referred to in the Overall Revised Capital Programme 2016/17 report, 5 schemes had been proposed to be moved to the 2017/18 financial year as they would not be completed by 31 March 2017 for various reasons.

During the review it had also been proposed that the Rapid Charge Electric Vehicle Charging Point scheme be deleted from the programme. As a result the approved Capital Programme had been amended to reflect these changes which meant that the programme for 2017/18 was a total of £1,128,310 and for 2018/19 £906,000.

A review of the new capital bids and resources had also taken place as to whether the bids merited inclusion and how they could be financed. The report outlined the Budget Working Group and Corporate Management Team recommendations. The financing of the Capital Programme would rely heavily on the use of New Homes Bonus and the largest additional funding element is the use of borrowing for the potential second deck at Chester Avenue car park. It was suggested that external consultants be engaged to undertake a piece of work on car parking in Clitheroe to ensure the underlying need to invest in this infrastructure before this scheme takes place.

In addition to the New Homes Bonus and VAT shelter earmarked reserves a number of other earmarked reserves had also been used to help support the overall Capital Programme. A total of £1,253,620 would be used from earmarked reserves to fund the Capital Programme for the 2019/20 to 2021/22 period.

The final proposed 5 Year Capital Programme was summarised for Committee to consider.

| Committee | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | TOTAL |
|--------------------------|------------------|----------------|------------------|----------------|----------------|------------------|
| Community Services | 447,610 | 648,500 | 1,969,320 | 344,120 | 272,000 | 3,681,550 |
| Health and Housing | 386,000 | 211,000 | 211,000 | 224,500 | 224,500 | 1,257,000 |
| Planning and Development | | | 14,500 | | | 14,500 |
| Policy and Finance | 294,700 | 46,500 | 45,000 | | | 386,200 |
| TOTAL SCHEMES | 1,128,310 | 906,000 | 2,239,820 | 568,620 | 496,500 | 5,339,250 |

| Financing | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | TOTAL |
|---|-------------------|-----------------|-------------------|-----------------|-----------------|-------------------|
| Disabled Facility Grants | -161,000 | -161,000 | -161,000 | -161,000 | -161,000 | -805,000 |
| Potential External Funding for Castle Keep Repointing | | | -222,240 | | | -222,240 |
| New Homes Bonus Earmarked Reserve | -242,000 | -209,000 | -313,600 | -272,000 | -272,000 | -1,308,600 |
| VAT Shelter Earmarked Reserve | -234,000 | -69,500 | -127,880 | -122,120 | -50,000 | -603,500 |
| Other Earmarked Reserves | -241,300 | -466,500 | -96,020 | | | -803,820 |
| Usable Capital Receipts | | | -89,080 | -13,500 | -13,500 | -116,080 |
| Borrowing | -250,010 | | -1,230,000 | | | -1,480,010 |
| TOTAL FINANCING | -1,128,310 | -906,000 | -2,239,820 | -568,620 | -496,500 | -5,339,250 |

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

Councillor Maureen Fenton was given permission to speak on this item.

*** RESOLVED: That Committee recommend to Full Council the Capital Programme for 2017/18 to 2021/22 as set out in Annex 2 of the report. ***

545 OVERALL REVENUE BUDGET 2017/18

The Director of Resources submitted a report asking Committee to approve the revised Revenue Budget for 2016/17 and to recommend a Revenue Budget and Council Tax requirement for 2017/18 to Full Council on 28 February 2017.

She gave a brief overview of the current year's revised budget for 2016/17, highlighting the main reasons for net expenditure having fallen by £192,000. She also explained the latest estimates of business rate income and the movement in earmarked reserves.

The report also outlined that as a member of the Lancashire Business Rate Pool we benefit from retaining a levy which would otherwise be payable to the Government. In 2016/17 this is estimated to be £341,753. A summary of the changes between the original and revised estimate was shown and outlined that the Council will in effect save or benefit from £192k compared with the original estimate; therefore instead of taking £200k from general fund balances at the end of the year based on these revised estimates we would only be taking £8k from balances.

The Director of Resources went on to highlight the Provisional Local Government Finance Settlement 2017/18 and the Settlement Funding Assessment the Council would receive next year.

The various factors of the collection fund were detailed and an overall surplus of £686,095 this year was estimated, consisting of Council Tax and Business Rates. The Council Tax surplus of £572,673 would be shared amongst all the major precepting authorities with our share being £59,557 and the Business Rate surplus of £113,422 would be paid out to the Government, Lancashire County Council, Lancashire Combined Fire Authority and ourselves, with our share being £45,368.

The report went on to detail the Council Tax base and the Council Tax referendum criteria. The Director of Resources highlighted the fact that current Band D tax of £145.69 meant that Ribble Valley was in the bottom quartile at 42nd out of 201 District Councils and the lowest across Lancashire districts. The report highlighted the potential amount of income which could be generated by different increases in our Council Tax level for next year.

The Director of Resources also reminded Committee that the Government had announced last year an increase in support for the most sparsely rural areas by way of a rural services delivery grant.

Reference was again made to the New Homes Bonus scheme and the changes the Government had now made to that scheme and the impact it would have on Ribble Valley.

The report set out the maximum potential budget for next year based upon a Council Tax freeze and also a £5 increase in our Band D Council Tax. If the Council were to freeze our Council Tax then there would be a budget gap of £314,936, before the use of balances. She went on to highlight some changes since budgets had been presented to Committees which reduced the shortfall to £262,588, before the use of balances.

With regard to the Business Rate Retention scheme our NNDR1 return shows that we expect to retain business rate income of £612,676 of which £262,926 will be used to fund the Revenue Budget, leaving a surplus of £349,750. Along with the retained levy this meant £800,474 would be added to the business rate volatility reserve.

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

- That a maximum of £250k should be used from general fund balances to finance the Revenue Budget shortfall.
- Following examination of business rates that £262,926 continues to be used to support the Revenue Budget.
- That £793,079 of our New Homes Bonus be used to support the base Revenue Budget, recognising that our New Homes Bonus is also used to fund our Capital Programme.

- That we freeze the Band D Council for 2017/18 at £145.69.

The Director of Resources went on to inform Committee of the robustness of the estimates and adequacy of the Council's balances and reserves. She outlined the recommended Revenue Budget for 2017/18 for which the net expenditure would be £5,153,957 which after use of balances would result in a net budget of £4,903,957.

The Director of Resources also commented on Parish Precepts which totalled £405,278.

She also gave Committee a summary of the updated 3 year forecast for the Revenue Budget assuming that the 2017/18 budget was agreed and highlighted the budget gap over the next 3 years.

RESOLVED: That Committee

1. approve the revised budget for 2016/17;
2. approve the Budget Working Group's recommendations and set a budget and Council Tax requirement for 2017/18 as set out;

| BUDGET AND COUNCIL TAX REQUIREMENT | |
|---|------------------|
| | £ |
| RVBC Net Budget | 4,903,957 |
| Plus Parish Precepts | 405,278 |
| | 5,309,235 |
| Less - Settlement Funding Assessment | -1,569,143 |
| Net Requirement Before Adjustments | 3,740,092 |
| Council Tax Surplus | -59,557 |
| Council Tax Requirement (Including Parishes) | 3,680,535 |

3. recommend the budget and Council Tax requirement to the Full Council meeting on 28 February 2017.

546

MEDIUM TERM FINANCIAL STRATEGY 2017/18 TO 2020/21

The Director of Resources submitted a report asking Committee to approve the Council's Medium Term Financial Strategy 2017/18 to 2020/21. This was the Council's key financial planning document and aimed to provide the Council with an assurance that the Council's spending plans are affordable over the medium term. It reflected the proposed Revenue Budget for 2017/18 and the proposed forward Capital Programme.

Members discussed the document and made a number of comments. There was a sentiment that the document was a position statement rather than a strategy.

However, the Director of Resources highlighted the section on Core Government Funding which made reference to the Council's Government Approved Efficiency Plan, which set out how this Council will develop its financial resilience over the next few years by:

- encouraging growth in our tax base;
- encouraging business expansion and enterprise in our area;
- continuing to deliver cost effective and efficient services;
- reviewing the major sources of income available to the Council.

The Medium Term Financial Strategy would be reviewed during the coming year.

RESOLVED: That Committee approve the Medium Term Financial Strategy for 2017/18 to 2020/21.

The meeting closed at 7.57pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 16 February 2017 starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

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

In attendance: Director of Community Services, Head of Legal and Democratic Services, Principal Planning Officer (Design and Conservation), Principal Planning Officer (Urban Design).

547 APOLOGIES

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

548 MINUTES

The minutes of the meeting held on 12 January 2017 were approved as a correct record and signed by the Chairman.

549 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor S Knox declared an interest in planning applications 3/2016/0928 and 3/2016/0930.

Councillor J Rogerson declared an interest in planning application 3/2016/0974.

550 PUBLIC PARTICIPATION

There was no public participation.

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

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

1. APPLICATION REF: 3/2016/0928 (PA)
GRID REF: SD 374390 441732

DEVELOPMENT DESCRIPTION:

CHANGE OF USE FROM B1 (OFFICE USE) TO C3 (DWELLING) TO FORM TWO DWELLINGS AT STANLEY HOUSE, LOWERGATE, CLITHEROE BB7 1AD.

The Principal Planning Officer (Design and Conservation) gave Members an update on condition 2.

APPROVED subject to the following conditions:

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

REASON: Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. This permission shall be implemented in accordance with the proposal as amended by the email received from the agent on 16 December 2016 and the revised 'Proposed Floor Plans for the Division of Stanley House into Two Houses' received from the applicant 19 December 2016 and the confirmation of proposed works to car park surfacing immediately adjacent trees received 3 January 2017.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and in order to safeguard the special architectural and historic interest of the listed building.

3. Precise specifications of works to the fabric of the listed building (including walling up of doorways) shall have been submitted to and approved by the Local Planning Authority before the implementation of this element of the works.

REASON: In order to safeguard the special architectural and historic interest and significance of the listed building.

4. Precise specifications of new services (exterior and interior impacts) shall have been submitted to and approved by the Local Planning Authority before the implementation of this element of the works.

REASON: In order to safeguard the special architectural and historic interest and significance of the listed building.

5. Precise specifications of a car park and manoeuvring scheme is to be submitted to and approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter and clearly showing ownership of each parking bay.

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

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

2. APPLICATION REF: 3/2016/0930
GRID REF: SD 374390 441732

DEVELOPMENT DESCRIPTION:

CHANGE OF USE FROM B1 (OFFICE USE) TO C3 (DWELLING) TO FORM TWO DWELLINGS AT STANLEY HOUSE, LOWERGATE, CLITHEROE BB7 1AD.

APPROVED subject to the following conditions:

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

REASON: Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. This permission shall be implemented in accordance with the proposal as amended by the email received from the agent on 16 December 2016 and the revised 'Proposed Floor Plans for the Division of Stanley House into Two Houses' received from the applicant 19 December 2016.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and in order to safeguard the special architectural and historic interest of the listed building.

3. Precise specifications of works to the fabric of the listed building (including walling up of doorways) shall have been submitted to and approved by the Local Planning Authority before the implementation of this element of the works.

REASON: In order to safeguard the special architectural and historic interest and significance of the listed building.

4. Precise specifications of new services (exterior and interior impacts) shall have been submitted to and approved by the Local Planning Authority before the implementation of this element of the works.

REASON: In order to safeguard the special architectural and historic interest and significance of the listed building.

5. Precise specifications of a car park and manoeuvring scheme is to be submitted to and approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter and clearly showing ownership of each parking bay.

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

(Councillor S Knox returned to the meeting).

3. APPLICATION REF: 3/2015/0058/P (LBC)
GRID REF: SD 372923 436134

DEVELOPMENT DESCRIPTION:

INSTALL CEILINGS TO ALL ROOF SPACES WITH KINGSPAN 50MM INSULATION THEN FIREBOARDS. REPLACE 20TH CENTURY STAIRCASE WITH LIKE FOR LIKE REPLACEMENT INTO THE LOFT SPACE. REPLACE AND RE-SKIM INTERNAL STUD PARTITION AND STAIRCASE TO SMALL STORAGE AREA. REWIRING AND REPLUMBING. REPAIR AND RESTORE THE MAIN STAIRCASE ON A LIKE FOR LIKE BASIS AT 3 ABBEYCROFT, THE SANDS, WHALLEY, BB7 9TN

REFUSED for the following reason:

1. The proposal has a harmful impact upon the special architectural and historic interest of the listed building because of the loss and alteration of important historic fabric and plan form.

4. APPLICATION REF: 3/2016/0895
GRID REF: SD 374305 441792

DEVELOPMENT DESCRIPTION:

INTERNAL ALTERATIONS TO COMPLY WITH CURRENT BUILDING REGULATION REQUIREMENTS AT NORMAN COPE OPTICIANS, 11 CASTLE STREET, CLITHEROE BB7 2BT

APPLICATION TO BE DEFERRED, MINDED TO APPROVE, TO ALLOW OFFICERS TO IMPOSE APPROPRIATE CONDITIONS IN RESPECT OF THE PROPOSED DEVELOPMENT/WORKS

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

5. APPLICATION REF: 3/2016/1038
GRID REF: SD 374348 441715

DEVELOPMENT DESCRIPTION:

CREATION OF 2 RESIDENTIAL FLATS AT FIRST FLOOR LEVEL AND ASSOCIATED INTERNAL ALTERATIONS AT 1 MOOR LANE CLITHEROE BB7 1BE.

WITHDRAWN from the Agenda

6. APPLICATION REF: 3/2016/1039

GRID REF: SD 374348 441715

DEVELOPMENT DESCRIPTION:

CREATION OF 2 RESIDENTIAL FLATS AT FIRST FLOOR LEVEL AND ASSOCIATED INTERNAL ALTERATIONS AT 1 MOOR LANE CLITHEROE BB7 1BE

WITHDRAWN from the Agenda

7. APPLICATION REF: 3/2016/0522
GRID REF: SD 373349 436145

DEVELOPMENT DESCRIPTION:

3/2016/0522 CHANGE OF USE OF PREMISES FROM USE CLASS A4 TO USE CLASS A1, INTERNAL AND EXTERNAL ALTERATIONS AND WORKS TO PUBLIC CAR PARK AREA WITH ASSOCIATED WORKS. WHALLEY ARMS, 60 KING STREET, WHALLEY, BB7 9SN

DEFERRED and DELEGATED to the Director of Community Services subject to receipt of satisfactory further information in relation to Heritage aspects of the proposal and 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 |
|-------------------|---|
| 5619(P) 203 | Proposed elevation plan received on 23/12/16 with the exception of the details of the entrance door on King Street and fencing details. |
| 5619(P) 103 | Proposed Ground Floor Plan received on 23/12/16 |
| 5619(P) 103-1 | Proposed First Floor Plan |
| 5619(P) 503 | Proposed Site Plan received on 23/12/16 |
| 5619(P) 110 Rev B | Ground Floor Demolition Plan |
| 5619(P) 10-1 | First Floor Demolition Plan received on 23/12/16 |
| 5619(P) 203 Rev A | Section Plan received on 23/12/16 |

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DME4 of the Core Strategy Adopted Version.

4. Notwithstanding the elevational details of the proposed entrance door on to the King Street elevation and the close boarded fence around the service yard further details shall be provided in accordance with a scheme which shall first have been submitted to, and approved by, the local planning authority.

REASON: To the interest of visual amenity and to ensure adequate car parking is available prior to the development coming into use and comply with Policies DMG1 and DME4 of the Ribble Valley Core Strategy adopted version.

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

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

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and in order to safeguard the special architectural and historic interest of the listed buildings, the character and appearance of the Whalley Conservation Area in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

Deliveries

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

REASON: To manage conflicts between customers and deliveries/servicing of the units and to safeguard the living conditions of occupiers of nearby

dwelling and in order to protect the amenities of the occupiers of nearby properties and in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Highways

- 7 Notwithstanding the submitted car parking identified on the plan further details of additional mobility spaces and a car park management plan shall be provided in accordance with a scheme which shall first have been submitted to, and approved by, the local planning authority. The approved scheme shall be implemented and the spaces available for use before the development hereby approved is first brought into use.

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

Materials

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy Adopted Version.

9. Full details of the positioning and appearance of plant, ventilation grilles, ducts and pipework, rainwater goods on the building shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Only those approved details shall form part of the proposed development.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DME4 of the Core Strategy Adopted Version.

Amenity

11. The use of the premises in accordance with this permission shall be restricted to the Hours between 0700 to 2300 on Monday to Sundays.

REASON: The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

Heritage

- 12 No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the submitted details shall include a building record to level 3 and using the standards and guidance set out in the English Heritage document 'Understanding Historic Buildings' (2006).

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings and to comply with Policy DME4 of the Ribble Valley Core Strategy Adopted Version

8. APPLICATION REF: 3/2016/0523
GRID REF: SD 373349 436145

DEVELOPMENT DESCRIPTION:

3/2016/0523 LISTED BUILDING CONSENT EXTERNAL ALTERATIONS AND WORKS TO PUBLIC CAR PARK AREA WITH ASSOCIATED WORKS AT WHALLEY ARMS, 60 KING STREET, WHALLEY

DEFERRED and DELEGATED to the Director of Community Services subject to receipt of satisfactory further information in relation to Heritage aspects of the proposal and 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 |
|-------------------|---|
| 5619(P) 203 | Proposed elevation plan received on 23/12/16 with the exception of the details of the entrance door on King Street and fencing details. |
| 5619(P) 103 | Proposed Ground Floor Plan received on 23/12/16 |
| 5619(P) 103-1 | Proposed First Floor Plan |
| 5619(P) 503 | Proposed Site Plan received on 23/12/16 |
| 5619(P) 110 Rev B | Ground Floor Demolition Plan |
| 5619(P) 10-1 | First Floor Demolition Plan received on 23/12/16 |
| 5619(P) 203 Rev A | Section Plan received on 23/12/16 |

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy Adopted Version.

4. Notwithstanding the elevational details of the proposed entrance door on to the King Street elevation and the close boarded fence around the service yard further details shall be provided in accordance with a scheme which shall first have been submitted to, and approved by, the local planning authority.

REASON: To the interest of visual amenity and to ensure adequate car parking is available prior to the development coming into use and comply with Policies DMG1 and DME4 of the Ribble Valley Core Strategy adopted version.

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

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

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and in order to safeguard the special architectural and historic interest of the listed buildings, the character and appearance of the Whalley Conservation Area in

accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

Heritage

- 6 No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the submitted details shall include a building record to level 3 and using the standards and guidance set out in the English Heritage document 'Understanding Historic Buildings' (2006).

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings and to comply with policy DME4 of the Ribble Valley Core Strategy Adopted Version

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

9. APPLICATION REF: 3/2016/0974/P
GRID REF: SD 360006 445807

DEVELOPMENT DESCRIPTION:

The Principal Planning Officer (Urban Design) gave Members an update with regard to the Lancashire County Council sustainable transport measures that the applicant had agreed to contribute towards.

RESIDENTIAL DEVELOPMENT INCLUDING THE ERECTION OF 275 DWELLINGS, A LOCAL NEIGHBOURHOOD CENTRE, ACCESS ARRANGEMENTS AND ASSOCIATED LANDSCAPING/WILDLIFE INFRASTRUCTURE. LAND WEST OF PRESTON ROAD, LONGRIDGE

DEFERRED and DELEGATED to the Director of Community Services for approval to receipt of acceptable details in relation to matters of: Sustainable transport measures, Drainage, Overall masterplan and Urban Design approach/principles, Movement Framework, Green infrastructure provision and to allow further work to be undertaken regarding the detailed wording of conditions and subject to the satisfactory completion of a Legal Agreement. This shall be completed within 3 months from the date of this decision or if the 3 month period is exceeded delegated to the Head of Planning Services in conjunction with the Chairperson and Vice Chairperson of the Planning and Development Committee and subject to the following conditions:

1. No part of the development hereby permitted shall be commenced on any phase (as referred to in Condition 4) until full details of the layout, scale and

appearance of the buildings and landscaping within that phase (hereinafter called 'the reserved matters') have been submitted to and approved in writing by the Local Planning Authority.

In relation to landscaping, the details for each phase shall include: the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform, full specifications of all boundary treatments and a scheme of maintenance, including long term design objectives.

REASON: As the application is outline only and to define the scope of the reserved matters in accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

2. No more than 275 dwellings shall be developed on the application site edged red on the submitted Red Line Boundary Plan (OS Plan 10.192 11) and the vehicular and pedestrian accesses to the site shall be constructed in accordance with a scheme that shall have first been submitted to and agreed in writing with the Local Planning Authority in consultation with the Highways Authority.

Each site access shall be constructed to base course level prior to the first occupation of a dwelling within the relevant phase or parcel of the development served by the access and completed in accordance with a timetable to be submitted for each phase as referred to in Condition 4 of this permission.

REASON: For the avoidance of doubt and to clarify the scope of the permission in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

3. Application(s) for approval of all of the outstanding reserved matters related to the consent hereby approved must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
 - (a) The expiration of three years from the date of this permission; or
 - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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

4. Prior to the submission of any reserved matters application, a phasing scheme including the parcels which shall be the subject of separate reserved matters applications shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the submitted

information shall include anticipated commencement dates and annual delivery rates of housing for each phase or parcel of development.

REASON: To ensure the development is appropriately phased to deliver a sustainable form of development, to assist the Local Planning Authority in planning for future sustainable housing growth and assist the Local Planning Authority in the production of accurate housing trajectories in accordance with Policies DMG1, DMG2,DMI2 and Key Statements DS1, DS2 and EN3 of the Ribble Valley Core Strategy.

5. The details in respect of the submission of any reserved matters shall be in strict accordance with the design principles and parameters to be established within revised documentation which shall have first been submitted to and agreed in writing by the Local planning Authority.

REASON: To ensure the development accords with the agreed general principles in relation to design, green infrastructure and pedestrian, cycle and vehicular movement within the site in accordance with Policies DMG1, DMG3, DME1, DME2 DME3, DMI2, DMB4, DMB5 and Key Statements EN3 and EN4 of the Ribble Valley Core Strategy.

6. Applications for the approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) including the levels of the proposed roads.

For the avoidance of doubt the submitted information shall include existing and proposed sections through the site including details of the height and scale and location of proposed housing in relation to adjacent existing development/built form (where applicable). The development shall be carried out in strict accordance with the approved details.

REASON: To ensure a satisfactory form of development, its visual compatibility with the defined open countryside, in the interests of visual and residential amenities and to ensure the Local planning Authority can make an accurate assessment of the potential impacts upon existing nearby residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

7. Landscape/Ecology:

To be determined following the receipt of further detailed information in relation to impacts upon protected species or species of conservation concern. Conditions likely to relate (not exclusively) to matters of:

- Methodology for maintenance of green networks/habitat corridors and the long term management and maintenance of ponds.
- Likely impacts as a result of the construction phase of the development and methodology/timings for mitigation and implementation of enhancement.

- Landscape management and phasing for delivery of areas of public open space (formal/informal) including Wildlife area.

8. Highways Details:

To be determined following further negotiation relating to methods for sustainable travel

9. Foul and surface water shall be drained on separate systems.

REASON: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

10. 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. This condition is imposed in light of policies within the NPPF and NPPG and in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

11. Further Sustainable Drainage Details:

To be determined following response from the Local Lead Flood Authority.

12. 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 Policies DMG1, DME3 and Key Statement EN4 of the Ribble Valley Core Strategy.

13. Applications for the approval of reserved matters shall be accompanied by elevational and locational details including the height and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development.

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

REASON: To comply with Key Statement EN4 and Policies DMG1 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.

14. No development shall take place within a phase (pursuant to condition 4 of this consent) until a Construction Method Statement for the relevant phase 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.

(Mr Booth spoke in favour of the above application. Mr Ingham spoke against the above application. Councillor Smith was given permission to speak on the above application).

(Councillor Rogerson returned to the meeting)

552 SECTION 106 APPLICATIONS

| <u>Plan No</u> | <u>Location</u> | <u>Date to Committee</u> | <u>Number of Dwelling</u> | <u>Progress</u> |
|----------------|---|--------------------------|---------------------------|------------------------------|
| 3/2016/0580 | Spout Farm Preston Road Longridge | 12/1/17 | 34 | With Applicants Solicitor |

553 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> |
|---|---|---|---------------------------------|--|-----------------------------------|
| 3/2015/0605 R | 03/05/16 | Little Snodworth Fm Snodworth Rd Langho | WR | | Appeal Dismissed 22/12/2016 |
| 3/2015/0393 R | 10/08/16 | Land west of Preston Road Longridge (Grimbaldeston Fm) | Inquiry | 10/05/17 to 12/05/17 (3 days) | Bespoke timetable |
| 3/2016/0516 R | 12/10/16 | Seven Acre Bungalow Forty Acre Lane Longridge | WR | | Awaiting Decision |
| 3/2016/0750 R | 17/11/16 | 24 Higher Road Longridge | WR | | Awaiting Decision |
| 3/2016/0279 R | Awaiting start date from PINS | Dove Syke Eaves Hall Lane West Bradford | LB | | |

| | | | | | |
|------------------------|-------------------------------------|---|-------------------------|--|------------------------------|
| 3/2015/0776 R (enf) | 26/01/17 | Land off Lambing Clough Lane Hurst Green | Hearing | Provisionally 4 th or 5 th April 2017 | Statement due 02/03/17 |
| 3/2015/0780 R (enf) | 26/01/17 | Timothy House Fm Whalley Road Hurst Green | Hearing | Provisionally 4 th or 5 th April 2017 | Statement due 02/03/17 |
| 3/2016/0369 R | 30/11/16 | Greengore Farm Hill Lane Hurst Green | WR | | Awaiting Decision |
| 3/2016/0370 R | 30/11/16 | Greengore Farm Hill Lane Hurst Green | WR | | Awaiting Decision |
| 3/2016/0346 R | Awaiting start date from PINS | 30 Barker Lane Mellor | WR (to be confirmed) | | |
| 3/2016/0858 R | 13/12/16 | Davis Gate Barn Clitheroe Road Dutton | WR | | Awaiting Decision |
| 3/2016/0833 R | 20/01/17 | Moorgate Farm Kenyon Lane Dinckley | WR | | Statement Due 24/02/17 |

554 MEMBER PROTOCOL

The Chief Executive submitted a report seeking Committee's approval on a Member Planning Protocol. A working group had met to consider the details of the document and had suggested various amendments which were now presented to Committee for consideration.

Members discussed the section on lobbying in some detail.

The Head of Legal and Democratic Services suggested a slight change to the paragraphs regarding decisions which are made contrary to officer recommendation that would clarify the protocol to be followed.

RESOLVED: That Committee approve the Planning Protocol as outlined with the amendments to the paragraphs on decisions taken that are contrary to officer recommendation.

555 REVIEW OF FEES AND CHARGES

The Director of Community Services submitted a report seeking Committee's approval on a minor change to the agreed fees and charges report that had previously been approved by Committee on 13 October 2016. The introduction of new charge related to large scale major developments of up to two meetings, additional meetings for householders and all other developments, discharge of conditions meetings and prior notification telecommunications and all enquires.

RESOLVED: That Committee approve the revision to the proposed charges previously reported on 13 October 2016 to Planning and Development Committee to exclude charging for minor listed building pre-application enquiries.

556 REQUEST FOR CONTRIBUTION TO THE ANNUAL HEDGELAYING EVENT

The Director of Community Services submitted a report for Committee to consider a request from the Lancashire and Westmorland Hedgelaying Association for a contribution of £2000 to the annual hedgelaying event to be held on 4 March 2017 at West Bradford in the Ribble Valley. This was an event that takes place annually which this year was being held in West Bradford, a local that provides an appropriate location for an event designed to test the skills of all who are participating and to demonstrate the importance of traditional boundaries.

RESOLVED: That Committee approve the request for a £2000 contribution to the Lancashire and Westmorland Hedgelaying Association laying event being held at West Bradford.

557 MINUTES OF THE DEVELOPMENT PLAN WORKING GROUP

Committee received the minutes of the Development Plan Working Group held on Wednesday, 26 October 2016.

APPEALS

- a) 3/2016/0516 – Extension to existing bungalow and the construction of a detached double garage and annex at Seven Acre Bungalow, Forty Acre Lane, Longridge – appeal allowed.
- b) 3/2015/0605 – Erection of a ground mounted solar photo-voltaic array and associated infrastructure at Little Snodworth Farm, Snodworth Road, Langho – appeal dismissed.

558 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.42pm.

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