



Ribble Valley Borough Council

www.ribblevalley.gov.uk

Members of the Council are hereby summoned to attend a meeting of the Council to be held in the **TOWN HALL, CHURCH STREET, CLITHEROE** on **TUESDAY, 12 DECEMBER 2017** at **6.30PM**.

CHIEF EXECUTIVE
4 December 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 **10 October 2017**.
5. Mayoral Communications.
6. Leader's Report and Question Time.
7. To receive and consider, where appropriate, the minutes of the following Committee meetings now circulated (items marked *** are referred to Council for decision).

COMMITTEE MEETINGS: 10 OCTOBER – 30 NOVEMBER 2017			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
POLICY & FINANCE SUB-COMMITTEE	10 OCTOBER	1 – 2	302 – 306
COUNCIL	10 OCTOBER	3 – 7	307 – 315
COMMUNITY	17 OCTOBER	8 – 14	316 – 329
ACCOUNTS & AUDIT	18 OCTOBER	15 – 17	330 – 338
HEALTH & HOUSING	19 OCTOBER	18 – 25	339 – 356
PERSONNEL	25 OCTOBER	26 – 28	357 – 366
PLANNING & DEVELOPMENT	26 OCTOBER	29 – 70	367 – 382
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COMMITTEE MEETINGS: 10 OCTOBER – 30 NOVEMBER 2017			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
LICENSING	14 NOVEMBER	87 – 89	429 – 438
ECONOMIC DEVELOPMENT	16 NOVEMBER	90 – 93	439 – 449
PLANNING & DEVELOPMENT	30 NOVEMBER	94 – 158	450 - 464

Part II - items of business **not** to be discussed in public

None.

NOTES:

1. Questions (attention is drawn to Standing Orders 9, 10 and 12).
 - (i) A Member may ask the Mayor or the Chairman of any Committee any question on any matter where the Council has powers or duties or which affects the Borough. A question must either be given to the Chief Executive by noon on the Friday before the meeting or relate to urgent business in which case agreement of the Mayor to the question being put shall be required and, where possible, a copy of the question will be given to the Chief Executive before 10.00am on the day of the meeting.
 - (ii) Any Member may ask a question or make a comment on any minute before the Council, provided that he or she does not speak for more than five minutes in total on the minutes of a particular Committee. The Chairman may decline to answer a question unless written notice of the question has been given to the Chief Executive by noon on the Friday before the meeting.
 - (iii) Any Member may ask questions of the Leader of the Council on matters relating to the general work of the Council which do not fall within the remit of any particular Committee. Notice in writing specifying the nature of the question in sufficient detail to enable a reply to be prepared must be given to the Chief Executive by not later than noon on the day before the Council meeting.

Minutes of Policy & Finance Sub-Committee

Meeting Date: Tuesday, 10 October 2017, starting at 10am
Present: Councillor K Hind (Chairman)

Councillors:

S Atkinson
P Elms
A Knox

In attendance: Chief Executive and Head of HR.

302 APOLOGIES

There were no apologies for absence from the meeting.

303 PUBLIC PARTICIPATION

There was no public participation.

304 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

305 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the following item 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.

306 APPOINTMENT OF DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT

The Chief Executive submitted a report asking Committee to agree the procedure for the appointment to the new post of Director of Planning and Economic Development. He reminded the Committee that at its meeting on 12 September 2017 the Policy and Finance Committee had approved the appointment of a Sub-Committee to oversee the recruitment and selection process for the new post of Director of Planning and Economic Development.

The report outlined a draft timetable for the appointment which Members amended slightly.

Committee considered the procedure for the interviews for both the presentations and the formal interviews as well as the on-line testing. The Head of HR circulated a list of draft interview questions, a copy of the draft advert, a copy of the draft Applicant Information Booklet and suggestions for presentation topics. A request was made that the advert also be put in a planning magazine.

Committee discussed the documents circulated and agreed to give feedback on the draft questions and presentation topic as soon as possible.

RESOLVED: That

1. the timetable for the recruitment for the post of Director of Planning and Economic Development be approved with the amended interview dates of 4/5 December;
2. the advert be approved with minor amendments; and
3. feedback on the interview questions and presentation topic be forwarded to the Head of HR.

The meeting closed at 10.50am.

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

Minutes of Meeting of the Council

Meeting Date: Tuesday, 10 October 2017, starting at 6.30pm
Present: Councillor R Bennett (Chairman)

Councillors:

P Ainsworth	S A Hirst
J E Alcock	J Holgate
S Atkinson	S Hore
A Brown	A M Knox
I Brown	S Knox
S Brunskill	G Mirfin
S Carefoot	R Newmark
P M Dobson	J Rogerson
P Dowson	G Scott
P Elms	D T Smith
R J Elms	R Swarbrick
M Fenton	D Taylor
R Hargreaves	R J Thompson
B Hilton	N C Walsh
K Hind	J White
S Hind	

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

307 PRAYERS

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

308 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Bibby, M French, G Geldard, L Graves, T Hill, M Robinson, I Sayers and R Sherras.

309 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

310 PUBLIC PARTICIPATION

Penny Pitty submitted a petition regarding Public Space Protection Orders. The Leader thanked her for the petition and confirmed that a report concerning the Public Space Protection Orders was due to be considered at the next meeting of Health and Housing Committee.

311 COUNCIL MINUTES

The minutes of the meeting held on 11 July 2017 were approved as a correct record and signed by the Chairman.

312

MAYORAL COMMUNICATIONS

The Mayor reported on a varied range of engagements that he had attended since the last meeting. This had included The Last Night of the Proms in the Castle grounds and the Food Festival in August.

He had also hosted a Mayor's Garden Party which had raised over £1,000 and he thanked Members for their support at that event.

He had attended the Chipping Show and the Hodder Valley Show and a Heritage Open Day with the Mayor of Clitheroe.

Recently he had attended events to celebrate 90 years of Girl Guiding at Waddow Hall.

313

LEADER'S SPEECH

The Leader began by reflecting on the news of recent job losses that had been announced at BAE Systems in Wharton and Samlesbury. He hoped Members would support him in urging the Government to develop a sustainable industrial policy for aircraft and to press the Government to bring forward orders for the Typhoon aircraft.

The Leader then went on to update Members on Council progress over the last 4 months.

In relation to Economic Development the Leader confirmed that the management structure had been reorganised to create a Planning and Economic Development Department and action had been taken to recruit a new Director to lead the Department.

The new Economic Development Committee had met and one of its first tasks would be to review the Council's tourist policy. All tourist providers would be consulted on their views.

The Committee had also approved a new Heritage and Tourism Trail which was in the process of being set up and it was proposed that the new trail be launched in the Spring.

The Clitheroe Town Centre Development configuration had been approved by the Working Group and Policy and Finance Committee. The Leader reported that the new Holmes Mill development had recently hosted a food conference, promoted by the Department of International Trade and Tourism in Lancashire.

Next the Leader confirmed that in parallel with the drive to improve the local economy, Policy and Finance Committee had set up a Communications Group. The group was considering a new website for the Council to promote the work of the Council and activities in the borough.

The Leader updated Members on activity relating to the Lancashire Combined Authority. He had recently met with Jake Berry MP, the Northern Powerhouse

Minister, and had explained the Council's position on the Lancashire Combined Authority. The Leader had confirmed that the Council would take part in an Association of Lancashire Local Authorities to co-operate on infrastructure schemes and economic development working with the Lancashire Enterprise Partnership.

The Leader noted a range of key issues in relation to recycling and waste collection following Lancashire County Council's decision to reduce payments to boroughs and districts by £10m per year. This meant that the Council would need to find £430,000 in the budget for 2018/19 to maintain its excellent refuse collection service.

The Leader confirmed that there were a number of options to be considered and that these would be reviewed by the Budget Working Group and the Recycling Group.

Housing and planning remained a high priority for the Council and the Leader reported that Central Government had now recognised that homes needed to be built where demand existed, which then created a north/south divide in housing with the need in London and the Home Counties being greater than the north. In response to this problem the Government had begun a consultation exercise.

For Ribble Valley this resulted in two main issues, namely the proposed formula to guide the future needs of homes to be included in the 5 year review of its Core Strategy and a new policy on co-operation between Local Authorities. The formula proposed a reduction in Lancashire house building from 5202 to 3234 per year which could reduce the Council's requirement by 1,000 homes in the period to 2028. The consultation exercise meant that Government had recognised that for planning purposes one size did not fit all.

Next the Leader reported on progress being made in respect of the Council becoming one of the first dementia friendly councils in the country. The Working Group had met to consider actions and one of the first steps would be to register with the Alzheimer's Society. The Council's major aim was to keep its residents healthy in their homes.

Finally the Leader confirmed that the Local Government Association Peer Challenge exercise would commence on 20 November.

314

LEADER'S QUESTION TIME

The Leader of the Opposition, Councillor A Knox, asked if the Leader could confirm how many successful nests there had been for the Hen Harrier in the Forest of Bowland during the current year. The Leader thanked Councillor Knox for his question and confirmed that unfortunately there had been no successful Hen Harrier nests this year. He informed Members that further details could be found by contacting James Bray (RSPB) Hen Harrier Officer for Bowland.

Next Councillor Knox asked what work had been done to evaluate the impact of the European Union (Withdrawal) Bill on the laws and regulations that the Council had to adhere to or enforce. The Leader confirmed that the Council had not yet carried out an analysis of the impact of Brexit on the Council's operations.

However the Local Government Association had been addressing various departments in the 8 Brexit related bills and were currently in the process of identifying those issues which would matter to Council.

Finally Council Knox asked as the implementation of Universal Credit was imminent, what procedures had the Council put in place to ensure that the 6 week delay in paying Council clients their benefit did not have a negative effect on the Council's finances. The Leader reported that given that the Council had transferred its Council houses to Ribble Valley Homes and therefore no longer received rental income, there were no direct financial implications. There was one exception however which was the Joiners Arms, where the Council would receive rental income from tenants who were in receipt of Universal Credit. The situation would be closely monitored in respect of those tenants.

315 COMMITTEE MINUTES

(i) Accounts and Audit Committee – 26 July 2017

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

(ii) Planning and Development Committee – 27 July 2017

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

(iii) Community Committee – 29 August 2017

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

(iv) Planning and Development Committee – 31 August 2017

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

(v) Personnel Committee – 6 September 2017

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

(vi) Health and Housing Committee – 7 September 2017

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

(vii) Policy and Finance Committee – 12 September 2017

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

(viii) Parish Council Liaison Committee – 14 September 2017

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

(ix) Licensing Committee – 19 September 2017

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

(x) Economic Development Committee – 21 September 2017

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

(xi) Planning and Development Committee – 28 September 2017

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

The meeting closed at 7.23pm.

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

Minutes of Community Services Committee

Meeting Date: Tuesday, 17 October 2017, starting at 6.30pm
Present: Councillor S Hore (Chairman)

Councillors:

J E Alcock	R Newmark
A Brown	G Scott
R Hargreaves	N Walsh
T Hill	J White
S Knox	

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

316 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Carefoot, S Hind, S Hirst, J Holgate and M Robinson.

317 MINUTES

The minutes of the meeting held on 29 August 2017 were approved as a correct record and signed by the Chairman.

318 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor S Knox declared an interest in Agenda item 10 – Clitheroe Museum Collections Development Policy.

319 PUBLIC PARTICIPATION

There was no public participation.

320 ROEFIELD FOOTBALL PROJECT

The Director of Community Services submitted a report providing an update on a proposal from Clitheroe Wolves Football Club and the Lancaster Foundation to work in partnership with the Council to develop a football specific facility at Roefield playing pitches and to seek approval in principle for the arrangements.

He reminded Members that at the last meeting they had agreed in principle to a proposal by Clitheroe Wolves Football Club and the Lancaster Foundation to develop an indoor facility and support the building of a full size 3G synthetic surface at Roefield. This would require a successful application for match grant funding from the Football Foundation.

Sport England had been approached to gain confirmation that they would not seek clawback of the funding granted to improve the existing 3G surface which

would need to be removed and replaced by the new pitch. This had now been received.

In order to meet the safeguarding guidance for changing rooms, there would need to be some alterations to the Council's existing pavilion without which the Football Foundation would not be able to help fund the new pitch.

The report outlined the cost for the project for which grant funding from the Football Foundation would be sought and if approved the Lancaster Foundation had indicated their willingness to provide the other funding for the outdoor pitch and changing rooms.

A Lease had been drawn up for the Lancaster Foundation and Clitheroe Wolves Football Club to consider. The Council would be required as landowner to be the client for the outdoor pitch project and would have to submit the bid to the Football Foundation. A legal agreement would therefore have to be entered into with the Football Foundation if a successful bid was achieved.

To progress the scheme a request will be made to the Lancashire Foundation for £12,000 to cover the initial funding to pay for the pre-site investigation works required by the Football Foundation. That sum is at the risk of the applicant until the scheme has been considered and hopefully approved by the Football Foundation, as is the preparation of designs and tenders and the submission for planning approval. Only after this would have been undertaken could a bid to the Football Foundation be made.

On the existing site where the new artificial pitch would be located is an existing artificial cricket wicket that will need to be relocated as part of the scheme. This can be incorporated into the scheme and is eligible for funding from the Football Foundation.

The report gave a breakdown of the estimated capital scheme costs of the scheme which the Council would be expected to project manage and would require time being devoted to it by Council officers.

At the present time the proposal is for a pitch without a shock pad underneath the surface as this was not a Football Foundation requirement. However the installation of such a pad when the surface is laid would mean that the life of the playing surface can be extended for up to twice as long. The report went on to outline the potential revenue costs for the 3G pitch along with estimated income.

In order to progress this project further there were a number of further steps to be undertaken with regard to costings funding agreements and application processes:

- To determine how the outdoor football pitch and changing rooms will be delivered including detailed costings.
- To determine and draft the appropriate legal and funding agreements required with the Lancaster Foundation.

- To determine the application process with the Football Foundation for the outdoor pitch and changing facilities.

RESOLVED: That Committee

1. approve the project proposed in principle as amended, subject to entering into the appropriate funding and legal agreements with the Lancaster Foundation and subject to a successful application to the Football Foundation for match funding for the outdoor pitch and changing rooms; and
2. request officers to bring a report to the next Committee setting out details of the scheme together with timescales and the agreements that are proposed.

321 CLITHEROE FOOD FESTIVAL 2018

The Director of Community Services submitted a report providing Committee with an update on this year's event along with the outturn for income and expenditure and asking for consideration of the Council's support for the 2018 festival.

He reminded Members that the delivery of Clitheroe Food Festival with the Food Festival Board was regarded as an invaluable contribution to the promotion of the area as a tourist destination and also in our role in economic development.

A survey had been carried out on behalf of the Council following the 2017 of the retailers seeking to determine the impact on an attitude of the retail sector in Clitheroe that the Food Festival has. The results of this survey were summarised in the report and overall indicated that the Food Festival had a positive impact on the town.

Details with regard to areas where income can be generated were highlighted along with the additional costs and impact on the town that the traffic management has. The final outturn for the Clitheroe Food Festival 2017 was that it made a deficit of about £9,000. The two main variances being with regard to income and expenditure were those of security and sponsorship income. It was proposed to fund the deficit on this year's festival from an earmarked reserve which was made up of surpluses that had been realised in past years of the festival.

A letter had been received from the Chair of the Food Festival Board requesting the Council's input into a festival for 2018. Committee considered this request and felt that as this was an event which was part of the tourism offer for the town should be supported but that ways of cost saving should be examined carefully.

RESOLVED: That Committee

1. ask Policy and Finance Committee to consider the release of funds from the earmarked reserve to cover the deficit for 2017; and

2. support the staging of the Food Festival on 11 August 2018 and the Council resources that this involves.

322

BEATS FOR CANCER EVENT IN CLITHEROE CASTLE GROUNDS

The Director of Community Services submitted a report outlining a request that had been submitted to hold a music event in the Castle grounds for Saturday, 18 August 2018. The report outlined the background to this event for which the organisers are local people who have held similar events since 2014 based in the Castle at the Bandstand.

The event involved DJs playing dance music and the proceeds from the event are donated to cancer charities. The crowd capacity for 2017 was 3,000 people and an admission charge of up to £25 per ticket had been levied. In order to control entry organisers had placed a fence around the event area of the Bandstand and the grass banking on some of the grass area alongside the Bandstand. The organisers had applied for their own premises licence to enable them to stage the event which covered the sale of alcohol.

The central location and the impact on local residents was the most significant issue arising from staging the event and at the 2017 event there had been 12 noise complaints from around the town resulting in an Environmental Health Officer being called out to assess the noise from the event on Saturday evening. Reports had been requested from the sound engineers who monitored the sound throughout the event on behalf of the organisations as part of their licence condition that to date had not been received.

During the event there had also been 4 separate 999 calls made for assistance by the organisers of which 3 had resulted in an ambulance taking a person to hospital.

The Bandstand itself together with the footpath surrounding it and part of the Castle field would be out of use for the duration of the event with some disturbance in the set up and derig periods. Public access would be restricted to the museum side of the castle and part of the field not enclosed by the fence and access to the Castle itself and the Keep would be maintained until 5pm, after which time the area would be closed off to avoid any safety issues arising with people gathering there to watch the event without payment.

It was proposed that should the event be approved, the organisers would be asked to apply for their own premises licence again which would be subject to approval from the Council's Licensing Committee. The event would also need to be considered by the Ribble Valley Safety Advisory Group at which point the emergency services would have input into the plans the organisers present for staging the event.

The report went on to outline the fees charged for the parts of the Castle grounds used as well as the Performing Rights Society fee.

Committee discussed various aspects of this event in some detail and felt that it played an integral part in the events calendar in the borough, particularly for young people. There were some concern expressed about the noise issues and more importantly the public health issues and any liabilities that may fall on the organisers or the Council.

RESOLVED: That Committee

1. approve in principle the request to hold the Beats Cancer event in 2018 subject to submission to the Council of the sound engineer's report on the 2017 event and assurances with regard to public safety, noise, liability and other operational issues;
2. request the organisers to apply for their own premises licence and subject the event for approval by the Ribble Valley Safety Advisory Group; and
3. approve the recommended charge to be levied for the hire of £750 plus the PRS fee and refundable deposit of £1,500.

323 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Committee's approval on proposals to increase this Committee's fees and charges with effect from 1 April 2018. These proposals were the first stage in the review of the Committee's budget for the forthcoming 2018/19 financial year. The Council's latest budget forecast allows for a 2% increase in the level of income raised from fees and charges and this review aims to increase budgeted income for 2018/19 by this amount as a minimum. After applying this percentage increase proposed charges have generally been rounded up or down to minimise any problems with small change, which inevitably impacts on the individual percentage rise for each separate charge, particularly when the charge is low.

The key messages from the Budget Working Group to officers and also for Committee to bear in mind when reviewing the fees and charges were:

- any charges should look to meet the costs of providing the services being used;
- as an absolute minimum all fees and charges should be increased by 2%;
- where possible comparisons should be made to the charges being made by our neighbours in Lancashire or wider if appropriate;
- a thorough review of services for areas where we are not currently charging should be made and a charge made where appropriate; as part of this review innovative ways of charging should be considered.

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

The proposal for trade refuse charges was circulated for Committee's information. This had not been included in the report as a significant element of

the charge relates to the recovery of disposal costs levied by Lancashire County Council's and their proposals had only just been received.

The report also gave various options with regard to proposed increased charges for car parking where the suggested fees and charges were based on an increase in charges rounded to the nearest 10p.

The report also outlined a table of new charges that had been identified for Committee's consideration.

RESOLVED: That Committee approve the level of fees and charges to be levied for this Committee for 2018/19 as outlined in the report at Annex 1, with the addition of the trade refuse charges as circulated and the table of new charges identified.

324 CAPITAL PROGRAMME REVIEW OF NEW BIDS 2018/2023

The Director of Resources submitted a report recommending the proposed future 5 year Capital Programme 2018/19 to 2022/23 for this Committee. For this Committee there were originally 25 schemes approved for the financial years 2018/19 to 2021/22 totalling £3,233,940. Heads of Service had submitted updated bids to increase the value of 2 schemes in 2018/19 based on updated estimates at a cost of £7,000.

Heads of Service had also been requested to put forward new bids for 2022/23 for this Committee and 14 new bids had been submitted totalling £707,650. Details of which were attached for Committee's information.

It was pointed out that other Committees would be receiving similar reports for the new scheme bids and that all these bids would be finally considered alongside each other by the Budget Working Group and Policy and Finance Committee against the limited financial resources that are available to finance the Capital Programme.

RESOLVED: That Committee

1. approve the proposed 5 year Capital Programme for 2018/19 to 2022/23; and
2. recommend to Policy and Finance Committee a future 5 year Capital Programme for this Committee.

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

325 CLITHEROE MUSEUM COLLECTIONS DEVELOPMENT POLICY

The Director of Community Services submitted a report which provided an opportunity for the Committee to discuss and consider the Collections Policy developed by the Lancashire County Council's Museum Service with whom the Council has a Service Level Agreement for the management of the Clitheroe

Castle Museum. This Policy had to be ratified periodically to ensure the Museum retains its accredited status. The Policy was included for Committee's consideration.

RESOLVED: That Committee approve the Collections Development Policy 2017 as outlined.

(Councillor S Knox returned to the meeting.)

326 CAPITAL MONITORING 2017/2018

The Director of Resources submitted a report providing Members with information on the progress of the approved Community Committee 2017/18 Capital Programme for the period to the end of August 2017. The report gave a summary of the Community Committee Capital Programme budget expenditure to date and variances and included the full Capital Programme by scheme with details, financial information and budget holder's comments. At the end of August 2017 61.9% of the annual Capital Programme for this Committee had been spent or committed.

RESOLVED: That the report be noted.

327 REVENUE MONITORING 2017/2018

The Director of Resources submitted a report for Committee's information on the position for the period April to August 2017 of this year's revenue budget as far as this Committee was concerned. The report outlined by cost centre and comparison between actual expenditure and the original estimate for the period to the end of August and highlighted the variations, along with the budget holder's comments and agreed action plans.

RESOLVED: That the report be noted.

328 GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report informing Committee relating to an additional Trustee on the Board of the Roefield Leisure Centre, current issues affecting car parking in the borough and confirming that arrangements are in place concerning the withdrawal of the £1 coin.

RESOLVED: That the report be noted.

329 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.45pm.

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

Minutes of Accounts & Audit Committee

Meeting Date: Wednesday, 18 October 2017 starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

P Ainsworth	A Knox
I Brown	G Mirfin
P Dowson	R Newmark
L Graves	R Sherras
B Hilton	R Thompson

In attendance: Chief Executive, Director of Resources, Head of Financial Services, Karen Murray and Ian Pinches (Grant Thornton).

330 APOLOGIES

There were no apologies for absence from the meeting.

331 MINUTES

The minutes of the meeting held on 26 July 2017 were approved as a correct record and signed by the Chairman.

332 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

333 PUBLIC PARTICIPATION

There was no public participation.

334 ANNUAL AUDIT LETTER 2016/2017

Karen Murray submitted the Annual Audit Letter on behalf of Grant Thornton which summarised the key findings arising from the work that had been carried out at Ribble Valley Borough Council for year ending 31 March 2017. She informed Committee that Grant Thornton had issued an unqualified opinion on the Council's 2016/2017 financial statements and an unqualified value for money conclusion. The opinion confirmed that the financial statements gave a true and fair view of the Council's financial position and of the income and expenditure recorded by the Council. The certification of grants had also been completed.

The value for money conclusion confirmed the external auditors were satisfied that the Council had put in place proper arrangements to secure economy, efficiency and effectiveness in its use of resources for the year ending 31 March 2017. She informed Committee that the Council had made the accounts available for audit in line with the agreed timetable and providing an excellent set of working papers to support them.

The Chairman thanked Grant Thornton for their report and was very pleased with this independent assessment of the Council's finances.

335 INTERNAL PROGRESS REPORT 2017/2018

The Director of Resources submitted a report for Committee's information on the internal audit progress to date for 2017/2018. The report included the full Internal Audit Plan for 2017/2018 for Committee's information.

The report highlighted the audit work and reports issued since the last report to Committee in July 2017 which had been spent completing audits on the procurement system, flexitime system and cash receiving system. All these audits had reached a full assurance opinion level.

RESOLVED: That the report be noted.

336 GRANT THORNTON PROGRESS UPDATE

Karen Murray on behalf of Grant Thornton submitted a report on their progress on delivering their responsibilities as external auditors. They were about to start work on the housing benefit subsidy claim which would be completed by the end of November. The paper also included a summary of emerging national issues and developments that may be relevant and a number of challenge questions in respect of those emerging issues which Members may wish to consider. The report outlined the various aspects of the audit and the timetable for completion which was on track.

RESOLVED: That the report be noted.

337 EXTERNAL AUDITOR APPOINTMENT – 2018/2019 ONWARDS

The Director of Resources submitted a report informing Committee of the progress to date on the appointment of our external auditor from 2018/2019 onwards. Committee were reminded that the Local Audit and Accountability Act 2014 brought to a close the Audit Commission and established transitional arrangements for the appointment of external auditors and the setting of audit fees for all local government and NHS bodies in England. The Act had also set out the arrangements for the appointment of auditors for subsequent years. In July 2016 Public Sector Audit Appointments (PSAA) were specified by the Secretary of State as an appointing person under Regulation 3 of the Local Audit (Appointed Person) Regulations 2015. The PSAA had invited the Council to opt in along with all other authorities so that PSAA could enter into a number of contracts with appropriately qualified audit firms and appoint a suitable firm to be the Council's auditor. The Committee had agreed to do this and this had been approved by Full Council.

As a result of the PSAA procurement of auditor services, authorities will collectively benefit from reduced fees for audit services in 2018/2019 equivalent to a reduction of approximately 18% in scale fees payable by local bodies.

A period of consultation by PSAA ran from 14 August to 22 September on the proposed appointment of auditors. At the beginning of that consultation, the authority had been informed that the proposed auditors were to be Grant Thornton UK LLP. Confirmation had been given to PSAA that we were satisfied with that proposed appointment and now final confirmation was expected.

RESOLVED: That the report be noted.

338 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The Chairman expressed best wishes on behalf of the Committee to Karen Murray who would no longer be the lead officer on the Ribble Valley Borough Council external audit.

RESOLVED: That the report be noted.

The meeting closed at 6.47pm.

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

Minutes of Health & Housing Committee

Meeting Date: Thursday, 19 October 2017, starting at 6.30pm
Present: Councillor B Hilton (Chairman)

Councillors:

S Bibby	L Graves
P Dobson	R Hargreaves
P Elms	K Hind
R Elms	R Sherras
M Fenton	J White

In attendance: Chief Executive, Head of Regeneration and Housing, Head of Environmental Health Services, Senior Accountant and Environmental Health Officer (Housing).

339 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Brunskill, R Newmark, M Robinson and R Thompson.

340 MINUTES

The minutes of the meeting held on 7 September 2017 were approved as a correct record and signed by the Chairman.

341 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

342 PUBLIC PARTICIPATION

Ms Gail Bailey spoke on the proposal for adoption of Public Space Protection Orders. She expressed concern about the rationale for introduction of a blanket requirement for dogs to be on leads on Council owned land, as she considered that adequate legislative protection was already in place. She also made the point that a requirement to produce evidence of means to pick up dog faeces was not necessary, as responsible dog owners will already carry bags.

Ms Vicky Lee stressed the importance of dogs being able to run off the lead on Council owned land, as such land was often the only available space for people with mobility difficulty or lack of transport to access to the countryside. She also emphasised the importance of access to Council owned land in the towns for the health of dogs and their owners.

Ms Kate Owen queried the ability to enforce the proposed orders for dogs to be on leads on Council owned land and to produce evidence of the means to pick up, by reference to the statistics of reports and fixed penalty notices issued over the previous 3 years. She considered this would create an additional burden for officers, and queried the need for an order to enable officers to request evidence of means to pick up dog faeces.

Ms Gill Sherratt questioned the impact on the Ribble Valley if the requirement for dogs to be on leads on Council owned land were to be introduced, and explained that tourists and other visitors from outside the borough would be likely to avoid coming to the Ribble Valley if this proposal were to be implemented.

The Chairman thanked the speakers for their contributions.

343

PUBLIC SPACES PROTECTION ORDER ADOPTION

The Chief Executive submitted a report inviting Members to note the outcome of the public consultation exercises, and to consider the adoption of Public Space Protection Orders. An analysis was provided of the formal responses to the consultation. Response to an unofficial document circulated by a member of the public had also been considered, and a petition had been submitted to Full Council. The response to the unofficial document had reflected similar views to those expressed in reply to the formal consultation. The response from partner agencies had been disappointing.

Councillor A Knox was given permission to address the meeting. Although not a dog lover himself, he considered that the ability for dogs to be off the lead in the Caste grounds was important for the health and social interaction of dogs and their owners. He expressed concern that the suggestion for dogs to be on leads on Council owned land did not follow Local Government Association guidance, and urged Members to support the proposal that the Council replicate the existing order where the requirement only applied to Clitheroe Cemetery.

Committee then considered each of the 8 proposed Public Space Protection Order (PSPOs) which had been the subject of consultation.

Proposal 1 – Dog Fouling – PSPO01

The Head of Environmental Health Services outlined the current position under existing legislation, the outcome of the consultation, and recommended that a PSPO be made replicating the terms of the existing order.

RESOLVED: That a PSPO be made replicating the terms of the existing order.

Proposal 2 – Dogs on Leads – Public Highways – PSPO02

The Head of Environmental Health Services outlined the current position, whereby there was no legal requirement for dogs to be on leads on public highways in the Ribble Valley. She reported on the outcome of consultation, and the lack of support from partner agencies, and recommended that the proposal should not be adopted.

RESOLVED: That the proposed PSPO for dogs to be on leads on public highways in the Ribble Valley is not adopted.

Proposal 3 - Dogs on Leads – Council Land – PSPO03

The Head of Environmental Health Services outlined the current position, the response to public consultation, and the lack of support from partner agencies,

and recommended that the Council adopt a PSPO which replicated the existing order and thus only included Clitheroe Cemetery.

RESOLVED: That a PSPO be made replicating the terms of the existing order.

Proposal 4 - Dogs on Leads by Direction – PSPO04

The Head of Environmental Health Services outlined the current position, whereby it was an offence if a dog in a person's charge and was not put and kept on a lead of more than 1m in length when directed by an authorised officer. She also reported on the outcome of the consultation. Members considered the clarity of the current order, which it was recommended be replicated.

RESOLVED: That a PSPO be made that it is an offence if a dog in your charge is not put and kept on a lead when directed by an authorised officer.

Proposal 5 - Number of Dogs – PSPO05

The Head of Environmental Health Services outlined the current position whereby it was an offence to take more than 4 dogs on to any land within the administrative area of the Ribble Valley, the outcome of the consultation and recommended a PSPO replicating the existing order.

RESOLVED: That a PSPO be made replicating the terms of the existing order.

Proposal 6 – Dog Exclusion Zones – PSPO06

The Head of Environmental Health Services reported that there was currently no requirement under the dog control orders for dogs to be excluded from churchyards. She reported on the outcome of consultation and recommended that the proposal should not be adopted.

RESOLVED: That the proposed PSPO for dogs to be excluded from churchyards is not adopted.

Proposal 7 – Dog Exclusion Zones – PSPO07

The Head of Environmental Health Services reported on the current order, making it an offence for a person to allow a dog in their charge to enter a dog exclusion area, which applied to any enclosed children's play area, skate park, tennis court, basketball court, bowling green or putting green, marked sports pitches and/or any other recreational facility. She also reported on the outcome of the consultation. Committee considered the clarity of definitions in the existing order, and the applicability to Parish Council land and land owned privately (including charity owned land).

RESOLVED: That an order be made replicating the existing order, but to be expressed to apply to any enclosed children's play area, skate park, tennis court, basketball court, bowling green or putting green, marked sports pitches under the administrative control of the Ribble Valley Borough Council, and privately owned land and land owned by Parish Councils where it has been requested.

Proposal 8 – Means to Pick Up – PSPO08

The Head of Environmental Health Services advised that there is currently no requirement for the person in charge of a dog to have the appropriate means to pick up dog faeces. She reported on the outcome of consultation and recommended the introduction of an appropriate PSPO. Members were advised that the approach of the authorised officers would be discretionary, with a view to education of the public, and that the purpose of such orders introduced by other authorities had been a means of addressing the issue of persistent offenders.

RESOLVED: That the PSPO be adopted as proposed.

Following debate and resolutions on the individual proposed orders, Committee considered the procedure to introduce the orders.

RESOLVED: That Committee

- 1, having regard to the provision of Section 59 of the Anti-Social Behaviour, Crime and Policing Act 2014 approve the adoption of the Public Space Protection Orders (PSPOs) as set out above; and
2. authorise the Chief Executive to make the Order.

(Councillor Fenton left the meeting at 7.30pm)

344 FIRE PROTECTION WORK UNDERTAKEN AT THE JOINERS ARMS, 90 WHALLEY ROAD, CLITHEROE

The Chief Executive submitted a report requesting Committee's approval to fund fire protection measures and extractor fan works on the Council's temporary accommodation 90 Whalley Road, Clitheroe, from the Repairs and Maintenance earmarked reserve or from the Flexible Homelessness Support Grant. Management of the facility had recently been resumed by the Council, and a fire risk assessment had been carried out. The total value of the works required was estimated to be £14,500.

RESOLVED: That Committee recommend to Policy and Finance Committee approval of a supplementary estimate of £14,500 for the fire protection and extractor fan works at 90 Whalley Road, Clitheroe - the additional budget to be funded from the Repairs and Maintenance earmarked reserve or the Flexible Homelessness Support Grant.

345 TOWARDS A DEMENTIA FRIENDLY BOROUGH

The Chief Executive submitted a report requesting Committee consider the approach to becoming a Dementia Friendly Borough Council. The background history included the steps taken over recent years through the work of the former Strategic Partnership and continued through the Community Strategy. Work had been carried out with partners, and a number of events had been held. The Ribble Valley Dementia Action Alliance was supported by the Council as a key partner, including provision of services and facilitation of meetings, providing an opportunity to deliver against the Community Strategy objective.

The Corporate Plan recognised the growing importance of supporting Dementia care, and a dedicated working group had been established to take forward the desire to become a Dementia Friendly Borough Council. Members were advised of the procedure for registration with the Alzheimer's Society as a Dementia Friendly Borough Council, and the progress already made in partnership with other organisations.

RESOLVED: That Committee agrees to progress with formal recognition as a Dementia Friendly Borough Council and that the Chief Executive be asked to prepare in conjunction with the working group a detailed action plan for further consideration.

346 REVIEW OF FEES AND CHARGES 2018/2019

The Director of Resources submitted a report seeking Members' approval to increase Committee's fees and charges with effect from 1 April 2018. These proposals were the first stage in the review of this Committee's budget for the forthcoming 2018/2019 financial year. The review takes place on an annual basis as part of the budget setting process. The Council's latest budget forecast allows for a 2% inflationary increase on the level of income received from fees and charges. This forecast currently shows a potential budget deficit for 2018/2019 of £774,000 after taking £250,000 from general fund balances. Therefore, service Committees were requested by Budget Working Group to consider raising the fees and charges at least in line with the 2% target, and to compare to other Lancashire authorities, to seek to meet the cost of providing the services used, to review areas where no charge was currently made, and to be innovative. Budget holders and Heads of Service have worked with Financial Services to set the proposed fees and charges. Many of the fees and charges have been increased in line with the 2% inflationary increase, rounded up to minimise any problems with small change where appropriate.

Certain issues were highlighted, where fees were proposed to be set on a different basis. Current fees for Clitheroe Cemetery did not cover the cost of the service overall, and were lower than the average fees for other Lancashire cemeteries compared against. It was proposed that the Clitheroe Cemetery fees for 'Exclusive Burial Rights', 'Interments', 'Right to Erect Headstone' and 'Right to Place Stone Plaque on Ashes Plot' fees are increased to the average of other Lancashire Cemeteries fees over 2 years, with 50% of the increase in 2018/2019 and the balance in the following year subject to the Fees and Charges Review Policy that will be set for 2019/20. Fees for environmental health licences were recommended for increase to levels in line with the cost of the service provided or at a slightly lower level that is at or around the average fees or highest fees set by other Lancashire authorities. No major increases were proposed for Clitheroe Market, because income received already covers the cost of the service and the Market Development project is still to be finalised.

There was discussion with regard to certain fees, particularly in relation to 'Interment of stillborn child to one month'.

RESOLVED: That Committee approve the charges as set out in Annex 1 to the report for implementation with effect from 1 April 2018, save that there be no charge for Ribble Valley residents for interment of stillborn child to one month, and there be a charge to non-Ribble Valley residents for interment of stillborn child to one month at the same fee as that for interment of a child under 16.

347

CAPITAL PROGRAMME REVIEW AND NEW BIDS

The Director of Resources submitted a report recommending the future 5 year capital programme (2018/2019 to 2022/2023) for this Committee. This reviewed the existing schemes approved by Policy and Finance Committee in February 2017, together with new bids received from Heads of Service for 2022/2023. Two proposals had been received for that year being Landlord/Tenant grants at £50,000, and a proposal for Disabled Facilities Grants at £161,000 (although the final scheme budget for that would be set to match the actual central government funding received in that year). It was agreed that the Disabled Facilities Grant bid be amended to £297,000, which was the Central Government funding received by the Council in 2017/2018.

In addition, the indicative scheme budgets for Disabled Facilities Grants should be amended to £297,000 for 2018/2019 to 2021/2022.

RESOLVED: That Committee

1. approve the five year capital programme for 2018/2019 to 2022/2023, subject to amendment of bid 1 for disabled facilities grants for 2022/2023 of £297,000 and amendment of the Disabled Facilities Grants Scheme 2017/2019 to 2021/2022 budgets to £297,000; and
2. recommend to Policy and Finance Committee a future five year capital programme for this Committee's services.

348

PRIVATE WATER SUPPLIES

The Chief Executive submitted a report updating Members on the action taken by Ribble Valley Borough Council in order to improve the quality of private water supplies throughout the borough, and highlighting the recent and proposed changes to the relevant legislation and its implications for the Council. Committee was also asked to consider and approve funding for a radon survey of 11 high/moderate risk private water supplies throughout the borough

Members were advised of the findings on inspection and analysis of supplies, including those on inspection using new powers in relation to radon monitoring, and the approach that was considered to be proportionate in order to comply with the new regulations regarding radon monitoring. Committee also received information on the ongoing consultation on the draft Private Water Supplies (England) (Amendment) Regulations 2017.

RESOLVED: That Committee

1. agree for the Council to fund the cost of £1000.45, for the initial radon survey of 11 high/moderate risk private water supplies throughout the borough;
2. authorise the Council's Head of Environmental Health to write to all known properties served by private water supply, informing them of the recent changes introduced by The Private Water Supplies (England) Regulations 2016, concerning both monitoring of single rented property

supplies and also radon in water (see Appendix 2 for draft letters/pamphlets); and

- 3 agree for an article to be included in the spring 2018 Ribble Valley newsletter, outlining the most recent changes to be introduced by The Private Water Supplies (England) (Amendment) Regulations 2017.

349 FOOD SAFETY RAW MILK SURVEY

The Chief Executive submitted a report for Committee's information on the emerging health risk associated with the increase in sale and consumption of unpasteurised 'raw' milk in the Ribble Valley, and the work carried out by the food safety team in the current year to identify suppliers who failed to ensure the safety of their product. Findings on inspections at a national level and from the four producers in the Ribble Valley were highlighted, including the nature of problems at all local suppliers.

RESOLVED: That the report be noted.

350 CAPITAL MONITORING 2017/2018

The Director of Resources submitted a report providing Committee with information relating to progress of the approved capital programme for the year to date. At the end of August 2017, only 17.1% of the annual capital programme for the Committee had been spent or committed. Most of the programme was grant related. The largest area of underspend was Disabled Facilities Grants where, although more occupational therapists had been appointed and more referrals had been made, the budget may not be fully committed in-year, based on the level of applications received to date against the level of budget available.

Underspend on the Landlord/Tenant grants budget was due to a major application failing to receive planning approval. Housing officers were encouraging new applications for schemes in the year, and one potential application was being considered.

The Clitheroe Market Improvement scheme was on hold, awaiting final plans for the Clitheroe Market Development scheme.

Lancashire County Council had confirmed that the Council could bid for £21,684 of further Affordable Warmth Capital Grants funding in 2017/2018, which would be ring fenced.

The remaining share of the Alma Place Property scheme has been completed.

RESOLVED: That the report be noted.

351 REVENUE MONITORING 2017/2018

The Director of Resources submitted a report informing Committee of the progress of the 2017/2018 revenue budget as at the end of August 2017. There was an overall net overspend of £35,087 on the net cost of services, after allowing for transfers to and from earmarked reserves. The main areas of

variation relating to this overspend were summarised for Committee's information.

RESOLVED: That the report be noted.

352 NOTES OF HEALTH AND WELLBEING PARTNERSHIP DATED 2 OCTOBER 2017

The notes of the meeting held on 2 October 2017 were noted by Committee.

353 REPORTS ON REPRESENTATIVES ON OUTSIDE BODIES

Councillor Bibby reported on attendance at the AGM of the Older Peoples Champions for the North West. She reported on the initiative by the late Jo Cox MP to tackle loneliness, which had been taken up by the Happy to Chat campaign promoted by a commission organised by Seema Kennedy MP and Rachel Reeves MP. She also advised Members of the work of Silverline, providing help and company to older people. She distributed information on both initiatives.

RESOLVED: That Councillor Bibby be thanked for her report.

354 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.

355 GENERAL REPORT – GRANTS

The Chief Executive submitted details of three disabled facilities grants and one affordable warmth capital grant. No landlord/tenant grants had been approved since the last report.

Of the 180 property level flood resilience grants that had been approved, 165 applications had been fully completed and payment made. Of the balance of 15, work was complete in 8 subject to a resolution of snagging issues, work had commenced for 4 and work was yet to commence for 3. Of the 32 business applications approved, 28 had been completed and payment made, with 4 still to complete. Officers were increasing efforts to ensure timely completion of each scheme before the closure of the government programme.

RESOLVED: That the report be noted.

356 AFFORDABLE HOUSING UPDATE

The Chief Executive submitted a report for Committee's information with the minutes of the Strategic Housing Working Group held on 26 September 2017.

RESOLVED: That the report be noted.

The meeting closed at 8.40pm.

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

Minutes of Personnel Committee

Meeting Date: Wednesday, 25 October 2017, starting at 6.30pm
Present: Councillor S Atkinson (Chairman)

Councillors:

P Ainsworth D Taylor
R Elms J White
A Knox

In attendance: Chief Executive and Head of HR.

357 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors P Dobson and S Hore.

Not in attendance: Councillor D Smith.

358 MINUTES

The minutes of the meeting held on 6 September 2017 were approved as a correct record and signed by the Chairman.

359 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

360 PUBLIC PARTICIPATION

There was no public participation.

361 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

362 STAFF SURVEY

The Director of Resources submitted a report on the outcome of the voluntary Employee Survey carried out in 2017. The Head of HR explained the background and history to the survey. The analysis of the results had highlighted areas where there had been improvement, no change or a downward trend. Where trends had been detected which identified possible areas of concern, a request had been submitted to the independent survey company (who had analysed the responses) to carry out a more detailed analysis of the results, which may then involve further investigation of those areas. The outcome of any further information gathering would be the preparation of an action plan, based on improvements that could be made.

She reported that staff were being made aware of the outcome of the survey.

Members discussed the methodology of the survey, and the possible impact on response rate of it having been held in the summer months.

RESOLVED: That Committee note the report.

363 EXCLUSION OF PRESS AND PUBLIC

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

364 APPOINTMENTS AND RESIGNATIONS

The Director of Resources submitted a report on the appointments and resignations that had taken place since the last meeting. The Head of HR outlined certain staff changes and highlighted changes to the establishment that had been agreed at CMT.

RESOLVED: That Committee

1. note and approve the decisions taken by CMT as outlined in the report; and
2. write letters of thanks to those staff who were retiring/leaving the authority, where appropriate.

365 UPDATE ON THE APPOINTMENT OF DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT

The Chief Executive submitted a report updating Members on progress with regard to the appointment to the new post of Director of Planning and Economic Development.

Policy and Finance Committee had approved the Job Description, Person Specification, remuneration package and recruitment procedure for the new post, and had appointed a Sub-Committee to oversee the selection process. The Sub-Committee had met and approved the timescale and procedure for the appointment.

The Head of HR advised Members of the advertisements which had already been placed and which were to be placed and the projected cost of such advertising.

RESOLVED: That Committee approve the actions taken by the Policy and Finance Sub-Committee in respect to the recruitment of a Director of Planning and Economic Development.

366 TRAINING REPORT

The Director of Resources submitted a report for Committee's information, detailing training courses approved and undertaken since the last meeting, and highlighted the qualification training being commenced by certain members of staff.

The Head of HR drew attention to the work experience opportunities which had been offered to students throughout 2017.

She also presented Members with a set of proposals for generic Member development training on a number of topics relating to the Council's services.

RESOLVED: That the report be noted.

The meeting closed at 7.10pm

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 26 October 2017 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

S Atkinson	J Rogerson
S Brunskill	I Sayers
P Dowson	R Sherras
M French	R Swarbrick
G Geldard	D Taylor
S Hind	N Walsh
S Knox	

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

Also in attendance: Councillor M Fenton.

367 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor I Brown.

368 MINUTES

The minutes of the meeting held on 28 September 2017 were approved as a correct record and signed by the Chairman.

369 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor G Geldard declared an interest in planning application 3/2017/0573.

370 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2017/0184
GRID REF: SD 374353 441579

WITHDRAWN FROM THE AGENDA

2. APPLICATION REF: 3/2017/0700
GRID REF: SD 366774 431520

DEVELOPMENT DESCRIPTION:

FULL AND PARTIAL DEMOLITION OF AGRICULTURAL BUILDINGS AND ERECTION OF THREE DETACHED, TWO-STOREY HOLIDAY COTTAGES AT CUNLIFFE MOSS FARM, SACCARY LANE, MELLOR

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:

Ain/798/2261/01
Ain/798/2261/02
Ain/798/2261/03
Ain/798/2261/04
Ain/798/2261/05

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

3. Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall be carried out in complete accordance with the materials detailed on approved drawings:

Ain/798/2261/01
Ain/798/2261/02
Ain/798/2261/03

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 Policy DMG1 of the Ribble Valley Core Strategy.

4. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all the existing/retained trees and hedging shown on approved drawing Ain/798/2261/04 shall have been enclosed with temporary protective fencing in accordance with BS5837:2012 [Trees in Relation to Demolition, Design & Construction] which is to be inspected on site by the Local Planning Authority. 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 vegetation in the interest of visual amenity in accordance with Policies DMG1 and DME2 of the Ribble Valley Core Strategy.

5. 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 holiday cottages 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, DME2, DMB1 and DMB3 of the Ribble Valley Core Strategy.

6. The holiday cottages hereby approved shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence. A register of all occupants/owners of the holiday cottages hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain the name and address of the principal occupier/owner(s) together with all 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, DME2, DMB1 and DMB3 of the Ribble Valley Core Strategy.

7. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, the holiday cottages hereby permitted shall not be altered or extended, no new windows shall be inserted (including rooflights) and no additional buildings or structures shall be erected within its external area 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 and DME2 of the Ribble Valley Core Strategy.

8. The car parking and manoeuvring areas (as shown on approved drawing Ain/798/2261/04) shall be laid out in accordance with the approved plan before the holiday cottages hereby approved are 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.

9. No external lighting shall be installed on any structure 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 Key Statement EN2 and Policy DMG1 of the Ribble Valley Core Strategy.

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

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

11. 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.

12. 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 / 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 made available for use before the holiday cottages hereby approved are first brought into use 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.

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. Foul and surface water shall be drained on separate systems.

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.

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

3. APPLICATION REF: 3/2015/0750
GRID REF: SD 383312 446506

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF LAND TO FORM EXTENSION TO EXISTING CARAVAN SITE FOR THE SITING OF A FURTHER 16 HOLIDAY CARAVANS. TODBER CARAVAN PARK, BURNLEY ROAD, GISBURN BB7 4JJ.

APPROVED subject to the following conditions:

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

REASON: Required to be imposed 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:

Planting Plan: PP-0-01 Revision: 2

Proposed Block Plan (Option 02): 3579-253 Revision (March 2017)

Typical Lodge Elevations: 3579-260

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 all 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 detailed design of the proposal is appropriate to the locality and to protect the character and appearance of the Defined Open Countryside in accordance with Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

4. 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 phasing for the siting of lodges, implementation of landscaping proposals, woodland planting and informal pedestrian trails/routes have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall indicate that the landscaping proposals and recreational/amenity routes shall be implemented in full prior to the siting of any lodge hereby approved. The submitted details shall also provide a detailed programme of timings for the implementation and completion of all landscaping elements and/or earthworks and a phasing plan (including timings) for the siting of each lodge following the full implementation of the aforementioned landscaping proposals.

The development shall be carried out in strict accordance with the timings and details provided within the approved details.

REASON: To ensure that adequate visual mitigation is provided in advance of the siting of the proposed lodges and to ensure that the recreational areas/routes are delivered on an appropriately phased basis to ensure that adequate provision is provided to serve the occupants of the wider site and lodges/caravans hereby approved in accordance with Policies DMG1, DMG2 and DMB5 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 landscape management plan, including long-term design objectives, management

responsibilities and maintenance schedules for all landscape areas has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall also indicate that the landscaping proposals shall be maintained for a period of not less than 25 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 landscape management of the site shall thereafter be carried out in strict accordance with the approved details.

REASON: In order to ensure that the landscaping hereby approved is adequately and appropriately managed in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until full details of existing and proposed ground levels and proposed building/lodge floor and ridge height levels (all relative to ground levels adjoining the site) including the levels of the proposed roads have been submitted to and agreed in writing by the Local Planning Authority.

For the avoidance of doubt the submitted information shall include existing and proposed sections through the site including details of the height, scale and location of proposed caravans/lodges in relation to adjacent landform. The development shall be carried out in strict accordance with the approved details.

REASON: To ensure a satisfactory form of development that is visually compatible with the defined open countryside and in the interests of protecting the visual amenities and character of the area in accordance with Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

7. 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 lodge/caravan units hereby approved shall only be used as holiday accommodation and for no other purpose, including any other purpose within Use Class C3.

REASON: In order to limit occupation of the lodges/caravans to that of holiday use only and to define the scope of the permission. It is further considered that the condition is required to prevent the use of the lodges/caravans for permanent occupation which may lead to unsustainable patterns of development which would be of harm to the Development Strategy for the Borough and to ensure the development accords with Key

Statements DS1, DS2 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy.

8. The caravans/lodges hereby approved shall not be occupied otherwise in accordance with the following terms:
 - A. The caravans/lodges shall be occupied for holiday purposes only
 - B. The caravans/lodges shall not be occupied as any persons or individuals sole or main place of residence
 - C. The owners/operators of the site shall maintain an up to date register of the names of all owners/occupiers of individual caravans/lodges on site which shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain the name and address of the principal owner/occupier together with dates of occupation.

REASON: In order to limit occupation of the lodges/caravans to that of holiday use only and to define the scope of the permission. It is further considered that the condition is required to prevent the use of the caravans/lodges for permanent occupation which may lead to unsustainable patterns of development which would be of harm to the Development Strategy for the Borough and to ensure the development accords with Key Statements DS1, DS2 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy.

9. The number of lodges/caravans on the site area subject to this consent shall not exceed 16 and under no circumstances should the site to which this consent relates accommodate touring caravans or any other caravans/lodges other than those indicated on the drawings hereby approved.

REASON: To clarify the nature of the consent hereby approved and to protect the visual amenities and character of the area in accordance with Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

10. Details of the alignment, height and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development shall have been submitted to and approved by the Local Planning Authority prior to their installation. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, no external lighting/floodlighting or building/ground or wall mounted lighting shall be erected or placed anywhere within the site to which this consent relates without written consent from the Local planning Authority.

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

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 unless and until a scheme for protective fencing for trees within and adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority.

Such fencing shall be in accordance with BS5837 (2012): 'Trees in Relation to Construction'. Such fencing shall be erected in its entirety prior to any other operations taking place on the site. This fencing should not be breached or removed during development. Furthermore within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials unless expressly agreed by the Local Planning Authority.

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 Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

13. No tree felling, vegetation clearance works, site clearance works, demolition work or other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless the site has been subject to additional surveys by a competent ecologist, the results of which shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the ecological survey/s.

REASON: To protect any nesting birds that may be present on the site and to minimise the potential impacts upon species of conservation concern in accordance with Policy DMG1 and Key Statement EN4 of the Ribble Valley Core Strategy.

14. 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 the mitigation measures to be provided and their precise location. The submitted details shall take account of the mitigation and compensation recommendations contained within the submitted Ecological Assessment (April 2015) and provide detailed timings for installation or implementation of

all mitigation/compensation measures. The development shall be carried out in strict accordance with the approved details and the agreed mitigation measures shall be implemented in accordance with the approved timings and thereafter retained in perpetuity.

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

15. 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 foul and surface water drainage for the site have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: To ensure appropriate drainage for the proposed development and to ensure that there is no flood risk on- or off-the site resulting from the proposed development in accordance with Policy DME6 of the Ribble Valley Core Strategy.

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 details of all refuse collection/storage points/areas and utility buildings (where applicable) have been submitted to and agreed in writing by the Local planning Authority. The development shall be carried out in strict accordance with the approved details.

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

(Rachel Whaley spoke in favour of the above application. Alan Kinder spoke against the above application).

4. APPLICATION NO: 3/2017/0771/P
GRID REF: SD 374238 444441

DEVELOPMENT DESCRIPTION:

PROPOSED WAR MEMORIAL AT LAND IN FRONT OF PILLINGS COTTAGE
CORONATION GARDENS GRINDLETON ROAD WEST BRADFORD BB7 4TB

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 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 '001 Location Plan', '010A Existing Plans and Elevations', '020A Proposed Plans and Elevations' and '030 Memorial'.

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

5. APPLICATION REF: 3/2017/0797
GRID REF: SD 365099 430903

DEVELOPMENT DESCRIPTION:

TWO STOREY EXTENSION TO SIDE CREATING GARAGE AND UTILITY ROOM AT GROUND FLOOR LEVEL AND ADDITIONAL BEDROOM AT FIRST FLOOR LEVEL (WITHIN NEW ROOF). NEW SINGLE STOREY PORCH TO FRONT. RENDER TO FRONT ELEVATION AT MELROSE, CHURCH LANE, MELLOR, BB2 7JL

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

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

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

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

Proposed Plans & Elevations – Drawing No: 1737-G&T-Z0-00-DR-A-0002
Proposed Block Plan – Drawing No: P2017-G&T-Z0-00-DR-A-1005

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

4. No part of the extension hereby approved shall be occupied until the additional parking provision as per submitted plan 'Existing & Proposed Site Plan – Project No: 1737 – Drawing No: 07' has been constructed and completed in accordance with the scheme details agreed by the Local Planning Authority.

REASON: In order the parking standards for the size of dwelling are met.

(Mrs Bolton spoke in favour of the above application. Mrs Jones spoke against the above application).

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

6. APPLICATION REF: 3/2017/0573
GRID REF: SD 373281 441769

DEVELOPMENT DESCRIPTION:

APPLICATION FOR 36 DWELLINGS (INCLUDING 11 AFFORDABLE UNITS), CAR PARKING, LANDSCAPING AND NEW ACCESS FROM UNION STREET, CLITHEROE.

The Head of Planning Services reported clarification from the LLFA that they had no objections and from the Highway Authority who had confirmed that they had no objections. He also reported 6 additional letters of concern and informed Committee that there would be an additional condition and alteration to two other conditions.

DEFERRED and DELEGATED to the Director of Community Services for approval subject to the satisfactory completion of a Legal Agreement, within 3 months from the date of this Committee meeting or 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:

Details

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:

Plans:

16041 01 Rev H (amended plan received 14/09/17)
16041 03
16041 05 Rev A (amended plan received 13/09/17)
5327.02 Rev C (amended plan received 13/09/17)
5327.03 Rev C (amended plan received 13/09/17)
SCP/16391/F02 (plan received 22/08/17)

House Types:

01 – Bellflower
02 A – Brookline Special (amended plan received 14/09/17)
03 – Charlock
04 – Foxtail
05 – Holly Hock
06 – Rosebay
07 – Woodrush
08 – Single Garage
09 – Sales Garage
16041-H-01 A – Holly Hock Plot 34 (amended plan received 14/09/17)

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

Materials

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

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

4. Prior to the commencement of the development details of the design and position of the external meter boxes shall be submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the details shall indicate that no meter boxes will be located on the primary elevations of the proposed dwellings or on locations that that are afforded a high level of visibility upon the streetscene. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and results in

acceptable standard of appearance in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Ground levels

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

REASON: To ensure a satisfactory form of development in the interest of visual and residential amenities and in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Highways

6. Prior to any building work commencing on site a scheme for the provision of facilities to charge electric vehicles within at least 30% of the dwellings hereby approved shall have been submitted to the Local Planning Authority for approval. The development shall be carried out in strict accordance with the approved details and the charging facilities shall be made available for use prior to the occupation of each dwellings house within which they will be installed.

REASON: To ensure that provision is made for electric powered cars and to support sustainable methods of travel in accordance with Key Statement DMI2 and Policy DMG3 of the Core Strategy.

7. 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.

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

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

10. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 2015 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2015, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

11. 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 as part of a Section 278 Agreement, under the Highways Act 1980. Such highway improvement works will include the provision of give way signs, as shown on drawing SCP/16391/F02 (plan received 22/08/17), and highway improvements for the site access. No part of the development hereby approved shall be occupied until the approved scheme/highway works have been constructed and completed in accordance with the approved details.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other

road users in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

12. Prior to commencement 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 Greenfield Avenue/Union Street. A similar survey shall be carried out every six months and the final inspection within one month of the completion of the last house, and the developer shall make good any damage to Greenfield Avenue/Union Street to return it to the pre-construction situation as required.

REASON: To maintain the construction of Greenfield Avenue/Union Street in the interest of highway safety.

13. The car parking and manoeuvring areas for vehicles shall be marked out and made available for use in accordance with the approved plan 16041 01 Rev H (amended plan received 14/09/17) before the dwelling to which those spaces relate becomes first occupied and the five car parking spaces shown at the southern end of the site (adjacent to Greenfield Avenue) shall be marked out and made available for use before any dwelling is first occupied. All car parking spaces shall be permanently maintained as such thereafter.

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

14. Prior to commencement of development on site, a scheme detailing the location, size and design of the cycling storage facilities for all dwellings with integral/detached garages shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage facilities shall be provided in accordance with the approved details before each unit hereby permitted becomes operative and shall be retained as such thereafter.

REASON: To ensure that provision is made for cycles and to support sustainable methods of travel in accordance with Key Statement DMI2 and Policy DMG3 of the Core Strategy.

Ecology and Trees

15. The development hereby approved shall be carried out in complete accordance with the "Recommendations and Ecological Enhancement" measures detailed/recommended within Section 5 of the submitted Ecological Survey and Assessment (ERAP Ltd Ref: 2016-276)

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.

16. Notwithstanding the submitted details and requirements of condition 15, 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 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 construction 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 protected species in accordance with Section 9 of the NPPF, and Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

17. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all the existing/retained trees and hedging shown on drawing 5327.02 Rev C (amended plan received 13/09/17) shall have been enclosed with temporary protective fencing in accordance with BS5837:2012 [Trees in Relation to Demolition, Design & Construction] which is to be inspected on site by the Local Planning Authority. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

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

18. 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: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging

activities and reduce or remove the impact of development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

19. Notwithstanding the submitted details, no building works shall commence on site until details of a scheme for any external building or ground mounted lighting/illumination, shall have been submitted to and approved in writing by the local planning authority.

For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

The lighting schemes(s) shall be implemented in accordance with the approved details and retained as approved unless agreed in writing by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

20. Prior to occupation of the first dwelling, a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings), shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the proper long-term management and maintenance of the landscaped areas in the interests of visual amenity and biodiversity enhancement, in accordance with Key Policy DMG1 and DME3 of the Ribble Valley Core Strategy.

21. No development, including any site preparation, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a scheme of phasing for the approved landscaping scheme (as shown on approved drawing 5327.03 Rev C - amended plan received 13/09/17) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the duly approved timings and phasing's. 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: To ensure the proposed landscaped areas are provided on a phase by phase basis in accordance with Policy DME1 of the Ribble Valley Core Strategy.

Archaeology

22. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. 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. The scheme of works should be phased and consist of

- (a) An initial phase of archaeological investigation of the development site and the production of a report; and
- (b) A second phase of recording or other mitigation works shown to be necessary by the initial investigation.

These works should be undertaken by an appropriately qualified and experienced archaeological contractor to the standards and guidance issued by the Chartered Institute for Archaeologists (CIfA, www.archaeologists.net).

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

Residential Amenity

23. 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.

Contamination

24. The development hereby approved shall adhere to the recommendations and conclusions of the Phase II Geo-Environmental Site Assessment (March 2017 Ref: 11-525-r1).

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

Drainage

25. No development shall commence until final details of the design, based on sustainable drainage principles, and implementation of an appropriate

surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the post development surface water run-off rate will not exceed the pre-development greenfield run-off rate for the corresponding rainfall event. The maximum surface water run-off rate from the development will be no greater than 10.6l/s. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing watercourses (open or culverted) and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include a site investigation and test results to confirm infiltrations rates. If infiltration is shown to be a viable option for the disposal of surface water, then this should then be used as the primary method for disposing of surface water from the site. Disposal via an ordinary watercourse will only be considered where infiltration is proved to be unsuitable.
- g) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details and no works above slab level shall be carried out before the works are implemented. Thereafter the drainage details shall be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that the proposed development can be adequately drained and to ensure there is no flood risk on or off the site resulting from the proposed development in accordance with Policy DME6 of the Ribble Valley Core Strategy.

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

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

The plan shall be implemented in accordance with the approved details and no works above slab level shall be carried out before the works are implemented. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

REASON: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development. To reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system in accordance with Policy DME6 of the Ribble Valley Core Strategy.

27. No development shall take place until further investigations have been carried out to confirm that the works detailed on drawing no. '30250/AppH Rev B' have been completed in full. This includes works to replace the existing 525mm diameter culverted watercourse within the site (to the junction between Union Street and Queen Street) and works to clear and re-grade the open ditch along the northern and eastern boundaries of the site. The final surface water drainage scheme should reflect the findings of this investigation as appropriate.

REASON: To ensure that the existing watercourse does not pose a flood risk, on-site or off-site and to ensure that the proposed development can be adequately drained in accordance with Policy DME6 of the Ribble Valley Core Strategy.

28. Foul and surface water shall be drained on separate systems.

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.

29. 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 in accordance with Policy DME6 of the Ribble Valley Core Strategy and the National Planning Policy Framework.

30. No development approved by the submission shall be commenced until full details of the improvements to the south west culvert, existing ditches and land drain as detailed on planning 30250/APP/HREvB (amended plan received 11 October 2017) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the agreed culvert, ditches and land drain works shall be undertaken and completed prior to any development taking place in conjunction with the development hereby approved.

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.

INFORMATIVES:

1. The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer.
2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section on 0300 123 6780, or emailing the Developer Support Section, Lancashire County Council, Environment Directorate, at lhscustomerservice@lancashire.gov.uk
3. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

4. This consent does not give approval to a connection being made to the County Council's highway drainage system.
5. For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found via the following website: www.lancashire.gov.uk/flooding.

(Mr Robinson spoke in favour of the above application. Mrs Dixon spoke against the above application).

(Councillor Geldard returned to the meeting)

7. APPLICATION REF: 3/2017/0616/P
GRID REF: SD 377444 443028

DEVELOPMENT DESCRIPTION:

DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF 60 DWELLINGS AND ASSOCIATED INFRASTRUCTURE AT CLITHEROE HOSPITAL, CLITHEROE

The Head of Planning Services reported an additional letter of objection and a letter from the NHS in support of the application. Historic England had confirmed again that the building was not worthy of listing.

DEFERRED and DELEGATED to the Director of Community Services for approval subject to the satisfactory completion of a Legal Agreement, within 3 months from the date of this Committee meeting or 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:

Details

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

Plans

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

Red Line Boundary – A094939_001 Rev B

Site Layout – PL-01 rev B (amended plan received 10/10/17)

Materials Layout – ML-01 A (amended plans received 10/10/17)

Landscape Layout 5493.01 Rev. B (amended plans received 05/10/17)

Drainage Strategy - C2-P-96 rev. P01 (amended plans received 10/10/17)

Drainage Strategy - C2-P-97 rev. P01 (amended plans received 10/10/17)

House Types:

Ashdown – ASH 1.71

Buttermere – BUT(LTH) 1.9 (amended plans received 05/09/17)

Buttermere (LTH) – BUT(LTH) 1.2 (amended plans received 05/09/17)

Chatham (Plot 34 + 58) – CHA 2.0 (amended plans received 11/10/17)

Chatham – CHA 1.7

Churchill – Chur 1.7 (amended plans received 11/10/17)

Cleveland (Plot 59 + 60) – CLE 2.0 (amended plans received 11/10/17)

Cleveland – CLE 1.7

Garth – GAR 1.7 (amended plans received 05/09/17)

Garth Plot (Plot 31 + 35) – GAR 2.0 (amended plans received 11/10/17)

Maidstone (Plot 32 + 33) – MAI 2.0 (amended plans received 11/10/17)

Maidstone – MAI 1.7 (amended plans received 05/09/17)

Oakhurst (Plot 30) – OAK 2.0 (amended plans received 11/10/17)

Oakhurst – OAK 1.7 (amended plans received 05/09/17)

Dormer Bungalow – Bung 1.7 (amended plans received 11/10/17)

Welland – WEL 1.7 (amended plans received 05/09/17)

Windermere – Win 1.7 (amended plans received 05/09/17)

Winster – Win 1.7

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

Materials

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

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

4. Prior to the commencement of the development details of the design and position of the external meter boxes shall be submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the details shall indicate that no meter boxes will be located on the primary elevations of the proposed dwellings or on locations that that are afforded a high level of visibility upon the streetscene. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

Highways

5. Prior to any building work commencing on site a scheme for the provision of facilities to charge electric vehicles within at least 30% of the dwellings hereby approved shall have been submitted to the Local Planning Authority for approval. The development shall be carried out in strict accordance with the approved details and the charging facilities shall be made available for use prior to the occupation of each dwellings house within which they will be installed.

REASON: To ensure that provision is made for electric powered cars and to support sustainable methods of travel in accordance with Key Statement DMI2 and Policy DMG3 of the Core Strategy.

6. 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.

7. Notwithstanding the submitted details or the requirements of condition 2, 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 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;

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

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

9. The parking, garaging and associated manoeuvring facilities shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved Site Layout Dwg. No. PL1 rev B (amended plan received 10/10/17) prior to the occupation of any of the dwellings. Such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and turning facilities to serve the site in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

10. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 2015 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2015, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

11. 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 as part of a section 278 agreement, under the Highways Act 1980. The off-site highway works shall include the widening of the footway to the front of the site to a minimum width of 2.0m, alterations to the existing street lighting on Chatburn Road where required, the introduction of an extended 30mph speed limit and waiting restrictions on Chatburn Road, and reinstatement of the redundant access points.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

12. 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 any development commences and maintained thereafter.

REASON: Vehicles reversing to and from the highway are a hazard to other road users, for residents and construction vehicles in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

13. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 2015 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2015, 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 Chatburn Road to points measured 68m in an easterly direction and 104m in a westerly direction along the nearer edge of the carriageway of Chatburn 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

14. The two existing vehicle access points (onto Chatburn Road) shall be physically and permanently closed and the existing footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire

County Council Specification for Construction of Estate Roads, concurrent with the formation of the new access.

REASON: To limit the number of access points and to maintain the proper construction of the highway in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

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

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

16. Prior to the commencement of any development an order shall be placed for staff costs, the advertising and implementation of traffic regulation orders for waiting restrictions along Chatburn Road and the extension of the 30mph speed limit up to and including the Pimlico Link Road roundabout speed limits, to the satisfaction of the Local Planning Authority in consultation with the Highway Authority.

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

Ecology and Trees

17. The development hereby approved shall be carried out in complete accordance with the recommendations and mitigation measures detailed within the submitted Protected Species Survey (Dec 2016) and Phase 1 Habitat Survey (Dec 16).

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.

18. Notwithstanding the submitted details and requirements of condition 19, 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 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 construction 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 protected species in accordance with Section 9 of the NPPF, and Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

19. 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 place until a detailed method statement for the removal or long-term management/eradication of Himalayan Balsam and Japanese Knotweed on the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of Himalayan Balsam and Japanese Knotweed during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/ root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall thereafter proceed in strict accordance with the duly approved method statement.

REASON: Himalayan Balsam and Japanese Knotweed are invasive plants, the spread of which is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent its spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment.

20. Within the six month period prior to any demolition or tree clearance works, a bat survey and ecology update shall have first been undertaken by a suitably qualified ecologist and submitted for the writing approval of the Local Planning Authority, in order to establish the habitat potential of the site (including all trees and buildings). The development shall then be undertaken in complete accordance with the recommendations and mitigations contained within this approved report.

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.

21. 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: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging activities and reduce or remove the impact of development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

22. Notwithstanding the submitted details, no building works shall commence on site until details of a scheme for any external building or ground mounted lighting/illumination, shall have been submitted to and approved in writing by the local planning authority.

For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

The lighting schemes(s) be implemented in accordance with the approved details and retained as approved unless agreed in writing by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

23. Prior to occupation of the first dwelling, a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings), shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the proper long-term management and maintenance of the landscaped areas in the interests of visual amenity and biodiversity enhancement, in accordance with Key Policy DMG1 and DME3 of the Ribble Valley Core Strategy.

24. 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 and these details shall identify the measures to be taken to encourage habitat connectivity. 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 to enhance biodiversity in accordance with Policies DMG1, DME3 and DMH3 of the Ribble Valley Core Strategy.

25. No development, including any site preparation, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a scheme of phasing for the approved landscaping scheme (as shown on approved drawing 5493.01 Rev B - amended plan received 05/10/17) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the duly approved timings and phasing's. 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: To ensure the proposed landscaped areas are provided on a phase by phase basis in accordance with Policy DME1 of the Ribble Valley Core Strategy.

26. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all the existing/retained trees and hedging shown on drawing 5493.01 Rev B (amended plan received 05/10/17) shall have been enclosed with temporary protective fencing in accordance with BS5837:2012 [Trees in Relation to Demolition, Design & Construction] which is to be inspected on site by the Local Planning Authority. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

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

27. Notwithstanding the submitted details, precise specifications including a method statement of the creation of the pond shall have been submitted to and approved by the Local Planning Authority before the implementation of any works within the Root Protection Areas of the protected trees, primarily G4 and G5 (as referenced within Clitheroe Old Hospital, A671, Chatburn Rd Tree Preservation Order 2017).

Any excavation within the Root Protection Area (RPA) of the protected trees shall be carried out by hand tools unless an arboriculturalist is present to monitor vehicle use. Any vehicle used in this way must work from existing hard standing and not enter the soft ground at any time.

If any roots are uncovered which are larger than 25mm or in clumps larger than 25mm all works should stop as the roots may be essential to the trees health and safety and appropriate action must be taken , in accordance with BS5837 (2012): Trees in Relation to Construction.

REASON: To protect trees 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 Statement EN2 and Policies DME1 and DME2 of the Ribble Valley Core Strategy.

28. 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 Woodland Management Plan, including long-term design objectives, management responsibilities, maintenance schedules and phasing/timetable of works to undertaken for G1 (as referenced within Clitheroe Old Hospital, A671, Chatburn Rd Tree Preservation Order 2017) has been submitted to and approved in writing by the Local Planning Authority. The Woodland Management Plan shall be carried out in complete accordance with the approved details, including the approved phasing/timetable of works.

REASON: To ensure the proper long-term management of retained woodland areas in the interests of visual amenity and biodiversity in accordance with Key Statements EN2 and EN4 and Policies DME1, DME2 and DME3 of the Ribble Valley Core Strategy.

Contamination

29. The development hereby approved shall adhere to the recommendations, mitigation measures and conclusions detailed within the “Ground Investigation Report” (Ref: A094939 – February 2017).

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

Residential Amenity

30. 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.

31. Notwithstanding the requirements of condition 2 of this approval, the following windows 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:

First floor landing window in the rear elevation of the Ashdown House Type;
First floor bathroom window in side elevation of the Churchill House Type;
First floor ensuite, bathroom and landing windows in both side elevations of the Cleveland House Type;
First floor landing and ensuite windows in both side elevation of the Maidstone House Type;
First floor bathroom and landing windows in both side elevation of the Oakhurst House Type;
First floor bathroom and landing windows in both side elevation of the Welland House Type;
First floor bathroom window in the side elevation of the Windermere House Type;
First floor bathroom window in the side elevation of the Winster House Type;

The duly installed window shall be retained as such thereafter.

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

Noise

32. The development hereby approved shall adhere to the recommendations, mitigation measures and conclusions detailed within the submitted "Noise Assessment" (Ref: A103492 – June 2017).

REASON: To ensure satisfactory levels of amenity for residents in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

Archaeology and Heritage

33. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological 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. The programme of recording should comprise a Level 3 record, as set out in 'Understanding Historic Buildings' (Historic England 2016). It should be undertaken by an appropriately experienced and qualified professional

archaeological contractor to the standards and guidance set out by the Chartered Institute for Archaeologists.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site in accordance with Policy DME4 of the Ribble Valley Core Strategy.

34. No development shall take place until the applicant, or their agent or successors in title, has undertaken a photographic record of the interior, exterior and immediate surroundings of the former workhouse and infirmary buildings and submitted details of a method of "interpretation" (in relation to the former Clitheroe Union Workhouse) to be installed at the site. The submitted details shall include the content of this "interpretation", its design and siting, and a timetable for its installation on site, and the development shall be carried out in complete accordance with the approved details.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site in accordance with Policy DME4 of the Ribble Valley Core Strategy.

Drainage

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

Those details shall include, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the post development surface water run-off rate will not exceed the pre-development greenfield run-off rate for the corresponding rainfall event. The maximum surface water run-off rate from the development will be no greater than 10.6l/s. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing watercourses (open or culverted) and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;

- f) Evidence of an assessment of the site conditions to include a site investigation and test results to confirm infiltrations rates. If infiltration is shown to be a viable option for the disposal of surface water, then this should then be used as the primary method for disposing of surface water from the site. Disposal via an ordinary watercourse will only be considered where infiltration is proved to be unsuitable.
- g) Details of water quality controls, where applicable.

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

REASON: To ensure that the proposed development can be adequately drained and to ensure there is no flood risk on or off the site resulting from the proposed development in accordance with Policy DME6 of the Ribble Valley Core Strategy.

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

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

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

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

sustainable drainage system in accordance with Policy DME6 of the Ribble Valley Core Strategy.

37. Foul and surface water shall be drained on separate systems.

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.

38. 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 in accordance with Policy DME6 of the Ribble Valley Core Strategy and the National Planning Policy Framework.

INFORMATIVES:

1. The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer.
2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section on 0300 123 6780, or emailing the Developer Support Section, Lancashire County Council, Environment Directorate, at lhscustomerservice@lancashire.gov.uk .
3. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

4. No work to any trees covered by a TPO (other than the removal of two trees within the application) shall be undertaken without the relevant works to trees application being submitted to the LPA.
5. For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.
6. The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found via the following website: www.lancashire.gov.uk/flooding.

(Louise Leyland spoke in favour of the above application. Mr Burke spoke against the above application).

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SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2017/0133	Land off Dale View Billington	31/8/17	41	With Applicants Solicitor

<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>
3/2016/0974	Land West Preston Road Longridge	16/2/17	31 weeks	275	Decision 18/9/17

373

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2017/0670	Conversion of former Punch Bowl Inn (Grade II listed building) into 5 holiday lets and café including demolition and extensions. New pitch holiday lodge park with 15no units within curtilage	Former Punch Bowl Inn Longridge Road Hurst Green
3/2017/0766	Removal of two existing cantilever roof structures and replace with single span roof, Yorkshire boarded down to eaves at both ends. Slate blue fibre sheets to be used for roof	Brungerley Farm Clitheroe Road Waddington
3/2017/0844	Erection of one two-storey building comprising 6 workshop/office space units with associated parking facilities	Chapel Hill Trading Estate Chapel Hill Longridge

<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>
3/2015/0393 R	10/08/16	Land west of Preston Road Longridge (Grimbaldeston Farm)	Inquiry	In abeyance until end of October 2017	Bespoke timetable
3/2017/0088 R	03/07/17	1 & 2 Abbeycroft The Sands Whalley	WR		Awaiting Decision
3/2017/0039 R	07/08/17	18 Netherwood Gardens Brockhall Village Langho	HH		Awaiting Decision
3/2016/1196 R	03/07/17	Lower Standen Farm Whalley Road Pendleton	WR		Awaiting Decision
3/2016/0708 R	10/07/17	The Dog and Partridge Public House, Tosside	Hearing	05/09/17	Appeal Dismissed 04/10/17
3/2016/0709 R	10/07/17	The Dog and Partridge Public House, Tosside	Hearing	05/09/17	Appeal Dismissed 04/10/17
3/2017/0029 R	24/07/17	Field at Hellifield Road, Gisburn	WR		Awaiting Decision
3/2017/0045 R	Awaiting start date from PINS	Newton Hall Newton in Bowland	WR (to be confirmed)		
3/2016/1202 R	17/08/17	Barn within the grounds of Greengore Farm	WR		Awaiting Decision
3/2017/0192 R	19/07/17	Countess Hey Elmridge Lane Chipping	WR		Awaiting Decision
3/2017/0308 R	10/08/17	Fields Fm Barn Back Lane Chipping	HH		Awaiting Decision
3/2017/0220 R	07/08/17	2a Whittingham Road Longridge	WR		Awaiting Decision
Enforcement	Awaiting start date from PINS	Demesne Farm Newsholme Gisburn	Hearing (to be confirmed)		

<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>
3/2017/0441 R	Awaiting start date from PINS	19 Woodfield View Whalley	WR (to be confirmed)		
3/2017/0595 R	Cancelled by PINS	St Marys Community Centre Church Street Clitheroe			Incorrect appeal – legislation provides no right of appeal until TPO confirmed
3/2016/0999 R	Awaiting start date from PINS	Land at Dale View Billington	WR (to be confirmed)		
3/2016/0980 R	Awaiting start date from PINS	Land off Dale View Billington	WR (to be confirmed)		
3/2016/1192 R	Awaiting start date from PINS	Hammond Ground Whalley Road Read	Inquiry (to be confirmed)		

375 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Committee's approval and proposals to increase this Committee's fees and charges with effect from 1 April 2018. These proposals were the first stage in the review of the Committee's budget for the forthcoming 2018/2019 financial year. The Council's latest budget forecast allows for a 2% increase in the level of income raised from fees and charges and this review aims to increase budgeted income for 2018/2019 by this amount as a minimum. Last year when setting fees and charges for 2017/2018 there were some substantial increases approved with an overall increase of 10% being approved, which was later reduced to 8%.

The key messages from the Budget Working Group to officers and also for Committee to bear in mind when reviewing fees and charges were:

- Any charges should look to meet the cost of providing the services being used.
- As an absolute minimum all fees and charges should be increased by 2%.
- Where possible comparisons should be made to the charges being made by our neighbours in Lancashire or wider if appropriate.
- A thorough review of services for areas where we are not currently charging should be made and a charge made where appropriate; as part of this review innovative ways of charging should be considered.

Committee were reminded that planning application fees are set nationally by the government. There was also a national requirement within the Building (Local Authority Charges) Regulations 2010 which states that charges for building regulation fees should be based on achieving a full cost recovery. Work on calculating these fees had been undertaken and proposed fees for 2018/2019 would be brought to the next meeting in November.

Discussions had been held between budget holders and financial services to enable the budget holder to propose a set of fees and charges for their services. The proposed set of fees and charges was set out for Committee's information which outlined two options; one which included an increase on pre-application advice and one that excluded it.

RESOLVED: That Committee approve the level of fees and charges to be levied for this Committee for 2018/2019 as outlined in the report at Annex 1 which included increasing the charges on pre-application advice.

376 CAPITAL PROGRAMME REVIEW AND NEW BIDS

The Director of Resources submitted a report recommending the proposed five year capital programme 2018/2019 to 2022/2023 for this Committee. There was originally one scheme already approved for 2018/2019 to 2021/2022 totalling £14,500. No further bids had been submitted for 2022/2023.

RESOLVED: That Committee

1. approve the proposed five year capital programme for 2018/2019 to 2022/2023; and
2. recommend to Policy and Finance Committee the future five year capital programme for this Committee.

377 PLANNING FOR THE RIGHT HOMES IN THE RIGHT PLACES: CONSULTATION PROPOSALS

The Chief Executive submitted a report informing Committee of the Department for Community and Local Government Consultation 'Planning for the Right Homes in the Right Place, Consultation Proposals' and the likely implications of these proposals on the authority.

The main elements of the consultation are:

- A proposed approach to a standard method for calculating housing need (including data for every authority on how many homes would be needed as a result of the approach);
- Improving how authorities work together in planning and housing (and other requirements) across boundaries;
- How the new approach can help authorities plan for needs of particular groups and support neighbourhood planning;

- Proposals for improving use of Section 106 Agreements in making the use of viability assessments simpler, quicker and more transparent; and
- Seeking further views on how homes can be built out more quickly.

Responses to the consultation must be made by Thursday, 9 November 2017 in the form of a response to an online questionnaire. The report outlined in some detail the proposed approach to calculating housing need, how the new approach would be implemented, benefits of the new approach, deviation from the new method, implications of a standardised approach for calculating the five year supply of housing and the housing delivery test, further comments on the proposed approach including guidance in relation to calculating economic uplift, statement of common ground, planning for a mix of housing needs, neighbourhood planning, the proposed approach to viability assessments and planning fees.

Once the consultation responses had been submitted it was the CLGs current intention to publish a revised national planning policy framework in early 2018 and following further consultation issue a revised NPPF in Spring 2018. If this timetable was adhered to any revised final NPPF would guide the review of the Core Strategy.

Committee discussed some of the consultation questions and the implications for the Council.

RESOLVED: That the response to the Consultation be delegated to the Chief Executive in consultation with a small task and finish group, consisting of the Chairman of Planning and Development, Health and Housing, Economic Development Committees and the Chairman and Vice Chairman of Policy and Finance Committee, together with a Member of the Liberal Democrats.

378 LOCAL DEVELOPMENT SCHEME UPDATE AND LOCAL PLAN REVIEW

The Chief Executive submitted a report informing Members of the updated Local Development Scheme and setting out the initial consideration and anticipated timeframes for a review of the Local Plan.

The Local Development Scheme is a statutory document that the Council has to have in place that is a public statement of the programme that the Council intend to take forward to deliver and keep up to date the Local Plan for the area. A copy of the LDS was attached for Members' information.

Once the HEDPD is adopted the Local Development Framework would be complete the Council would move towards a review of the Local Plan documents. The timetable set out in the LDS reflected the work necessary on the Local Development documents to undertake this review and meet the Council's commitments.

As part of the review process there would need to be a review of the existing evidence base, a detailed programme of work and funding implications would need to be developed.

RESOLVED: That Committee

1. authorise the Chief Executive to publish the Local Development Scheme and progress work on the Local Plan Review in consultation with the Development Plan Working Group, keeping this Committee informed as appropriate;
2. ask the Budget Working Group to consider and monitor budget implications of the Local Development Scheme and to refer the matter to the Policy and Finance Committee to consider the necessary budgetary provisions.

379 CAPITAL MONITORING 2017/18

The Director of Resources submitted a report providing Members with information on the progress of the approved Planning and Development Committee 2017/18 Capital Programme for the period to the end of September 2017.

To date there have been no spend on the introduction of planning portal link to the planning application system and planning system update scheme. The scheme would not be able to be fully implemented in year as it would be 12 months before the whole M3 planning system will be migrated over to Assure.

RESOLVED: That the report be noted.

380 REVENUE MONITORING 2017/18

The Director of Resources submitted a report for Committee's information on the position for the first six months of this year's Revenue Budget as far as this Committee was concerned. The report outlined by Cost Centre and comparison between actual expenditure and the original estimate for this period and highlighted the variations, along with the budget holders' comments and agreed action plans.

RESOLVED: That the report be noted.

381 APPEALS

There were no appeals.

382 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 8.27pm.

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

Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 7 November 2017, starting at 6.30pm
Present: Councillor K Hind (Chairman)

Councillors:

J Alcock	S Hirst
S Atkinson	A Knox
S Bibby	G Mirfin
A Brown	J Rogerson
P Elms	I Sayers
M French	D T Smith
T Hill	R Swarbrick

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

Also in attendance: Councillor N Walsh.

383 APOLOGIES

There were no apologies for absence from the meeting.

384 MINUTES

The minutes of the meeting held on 12 September 2017 and the Sub-Committee Meeting held on 10 October 2017 were approved as a correct record and signed by the Chairman.

The Chief Executive referred to Minute 263 – Ribble Valley Homes Proposed Amalgamation and informed Committee that a consultation letter had now been sent out to all tenants.

385 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

386 PUBLIC PARTICIPATION

The Chairman welcomed Mr Geoff Carefoot to the meeting to speak on Agenda item 29 – Land at Longridge. Mr Carefoot expressed grave concern that this particular piece of land at Longridge should be sold to the Berry Lane Medical Centre as in his opinion, it belongs to the people of Langridge.

387 SURVEILLANCE COMMISSIONS INSPECTION REPORT DATED 14 AUGUST 2017

The Chief Executive submitted a report outlining the recommendations of the Officer of Surveillance Commissions Inspection Report that had taken place on 14 August 2017 and seeking approval of the revised policy.

The Inspector had carried out a paper exercise and concluded that a full inspection was not required; however she did make a number of comments and recommendations. These included:

- the requirement to complete a risk assessment prior to the authorisation and re-authorisation of a CHIS be added to the existing RIPA policy; and
- the corporate RIPA policy be further enhanced by the introduction of control measures to ensure that it should become necessary to utilise on-line covert identities/pseudonyms; these be centrally logged and a record made of what research activity is conducted; details of which should be reported.

The policy document had been updated accordingly and was appended for Committee's information.

RESOLVED: That Committee

1. note the Inspectors recommendations; and
2. approve the amended policy with immediate effect.

388 LOCAL COUNCIL TAX SUPPORT SCHEME (LCTS) 2018/2019

The Director of Resources submitted a report updating Members requesting that Committee recommend to Full Council our LCTS Scheme for 2018/2019. It was explained that billing authorities had a duty to agree a scheme by 31 January each year. It was proposed that the Council keep our existing LCTS Scheme which matches our previous Council Tax benefit scheme but with a 12% reduction in entitlement for working age claimants as agreed previously.

However it was further proposed that some minor amendments are made to our scheme concerning maintaining and uprating income disregards, non-dependant deductions, applicable amounts and premiums in line with Housing Benefit as is done each year.

*** RESOLVED: That Committee recommend to Full Council the approval of the Local Council Tax Support Scheme for 2018/2019 as set out in the report. ***

389 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Committee's approval on proposals to increase this Committee's fees and charges with effect from 1 April 2018. These proposals were the first stage in the review of the Committee's budget for the forthcoming 2018/2019 financial year.

The Council's latest budget forecast allows for a 2% increase in the level of income raised from fees and charges and this review aims to increase budgeted income for 2018/2019 by this amount as a minimum. After applying this percentage increase, proposed charges have generally been rounded up or down to minimise any problems with small change which inevitably impacts on the individual percentage rise for each separate charge, particularly when the charge is low.

The key messages from the Budget Working Group to officers and also for Committee to bear in mind when reviewing the fees and charges were:

- any charges should look to meet the costs of providing the services being used;
- as an absolute minimum all fees and charges should be increased by 2%;
- where possible comparisons should be made to the charges made by our neighbours in Lancaster or wider if appropriate;
- a thorough review of services for areas where we are not currently charging should be made and a charge made where appropriate as part of this review innovative ways of charging should be considered.

RESOLVED: That Committee approve the level of fees and charges to be levied for this Committee for 2018/2019 as outlined in the report at Annex 1.

390 LOCAL TAXATION WRITE-OFFS

Committee were asked to approve the write-off of certain business rate debts relating to two companies that had been dissolved. Reasonable steps by various means had been taken to collect these debts.

RESOLVED: That Committee approve the writing-off of £2,462.52 NNDR debts and £60 costs where it has not been possible to collect the amounts due.

391 REVIEW OF FINANCIAL REGULATIONS AND CONTRACT PROCEDURE RULES

The Director of Resources submitted a report asking Committee to consider a recommendation that Council accept the updated Financial Regulations and Contract Procedure Rules. These are key components of the Council's Constitution and Corporate Governance arrangements and apply to every Member and officer of the Council and anyone acting on the Council's behalf.

The report highlighted the main changes and clarifications that had been made to the Financial Regulations and to the Contract Procedure Rules.

*** RESOLVED: That Committee recommend to Full Council the acceptance of the revised Financial Regulations and revised Contract Procedure Rules. ***

392 CAPITAL PROGRAMME REVIEW AND NEW BIDS 2018/2023

The Director of Resources submitted a report recommending the proposed future five year capital programme 2018/2019 to 2022/2023 for this Committee.

For this Committee there were originally 4 schemes approved for the financial years 2018/2019 to 2021/2-22 totalling £91,500. Heads of Service had reviewed these schemes which had resulted in the windows server upgrade scheme being recommended for deletion from the 2018/2019 programme.

Heads of Service had also been requested to put forward new bids for 2022/2023 for this Committee and five new bids had been submitted totalling £473,200. Details of the scheme bids were included for Committee's information.

It was pointed out that other Committees would be receiving similar reports for the new scheme bids and that all these bids would be finally considered alongside each other by the Budget Working Group and Policy and Finance Committee against the limited financial resources that are available to finance the Capital Programme.

RESOLVED: That Committee

1. approve the proposed five year Capital Programme for 2018/2019 to 2022/2023; and
2. recommend to Policy and Finance Committee a future five year Capital Programme for this Committee's services.

393 ICT LICENCES AND SOFTWARE

The Director of Resources submitted a report informing Committee of two areas of additional revenue expenditure with regard to licenses following the recent ICT infrastructure installation and also software with migration and to seek Member approval for the proposed funding of the same.

Committee were informed of the old infrastructure. Licences were able to be purchased outright; however due to the virtual nature of the environment since installation of the new infrastructure, it was now required that an annual subscription of licences that carry software assurance be bought. As a partial result of this the capital scheme for Windows server upgrade in 2018/2019 for £23,500 was no longer required, however the annual subscription for SQL service licences with software assurance would create a new revenue liability of £3,970 per annum.

Good for Enterprise is the current mobile email solution and approximately 18 months ago Good was purchased by Blackberry. Both product sets have now been integrated which means new support versions of our email platform are required and we need to migrate from Good for Enterprise to Blackberry Unified Enterprise Management. The cost of this work will be £2,550 and would be a one-off cost to the Council. This could be financed from the ICT repairs and renewals earmarked reserve as there were adequate resources available to fund these items.

RESOLVED: That Committee

1. approve a supplementary estimate of £3,970 per annum in respect of the SQL server licences and a one off supplementary estimate of £2,550 in respect of the Blackberry Unified Enterprise Management software and migration; and
2. approve the use of the ICT repairs and renewals earmarked reserve to support in the introduction of the supplementary estimate in full.

**BOUNDARY COMMISSION PARLIAMENTARY BOUNDARY REVIEW –
REVISED PROPOSALS**

The Director of Resources submitted a report regarding the Boundary Commission's review of Parliamentary Constituencies within England. The Boundary Commission had revised the composition of 25 of the 68 constituencies they proposed in September 2016.

After careful consideration they had decided not to make any revisions to the composition of the remaining 43. However in some instances they had revised the proposed names for these constituencies. Under the revised proposals 13 constituencies in the north-west would be the same as they are under the existing arrangements. In Lancashire the Boundary Commission had reconfigured 9 constituencies, one of which also has an alternative name proposed.

The report went on to outline the summary of responses to the initial proposals and the summary of the counter proposals put forward. Minor changes had been made to the proposed Parliamentary boundaries for what had affecting the Ribble Valley area but these were in the area of the South Ribble constituency. They had also suggested that the proposed Clitheroe and Colne constituency would be more appropriately named Pendle and Ribble Valley due to the constituency containing numerous wards from both local authorities.

The report outlined the wards that would make up this constituency and those that would make up the North Lancashire constituency, both of which affected wards within the Ribble Valley.

Members of the public and the Council can have their say by giving the Commission their views on these revised proposals during the 8 week consultation period via the consultation website which closes on 11 December 2017.

Following consideration of all the representations received at this stage final recommendations would be made to the Government and the legislation states that they must do this during September 2018.

RESOLVED: That Committee delegate to the Chief Executive in consultation with the Working Group any further response to the Commission regarding the Parliamentary Boundary Review in respect of the Ribble Valley constituency.

CHANGES TO CONCURRENT FUNCTION GRANTS SCHEME

The Director of Resources submitted a report asking Committee to agree the revision of the Concurrent Functions Grant Scheme to include the grant previously awarded separately under the Parish Lengthsman Scheme by Planning and Development Committee.

The Concurrent Grant Scheme which was approved a number of years ago by this Committee gives grant assistance for those Parishes and Town Councils who provide services in their areas which elsewhere are provided by the Borough

Council. This support was set at a rate of 25% of eligible net revenue expenditure in the previous year subject to the overall cost to the Borough Council not exceeding £20,000 per annum.

It was now proposed to amalgamate the Concurrent Grant Scheme with the Parish Lengthsman Grant Scheme which has a budget of £10,000 creating a single Concurrent Function Grant pot of £30,000.

It was proposed that applications be invited from all Parishes and once these have been received consideration could be given to the total available funding requested against the total grant pot available. A report would then be brought back to this Committee regarding recommended allocations and how this may impact on the method in which grants are allocated in the current scheme.

RESOLVED: That Committee approve the amalgamation of the Concurrent Grant Scheme with the Parish Lengthsman Grant Scheme and that applications be invited from all Parishes and a further report be submitted to this Committee.

396 REFERENCE FROM HEALTH AND HOUSING COMMITTEE – FIRE PROTECTION MEASURES AT THE JOINERS ARMS, 90 WHALLEY ROAD, CLITHEROE

The Director of Resources submitted a report asking Committee to consider a reference from the Health and Housing Committee with regard to a request for a supplementary estimate of £14,500 for fire protection and extractor fans work at 90 Whalley Road, Clitheroe.

Following the sad events at Grenfell Tower and this being the first year where the Council has taken back management of 90 Whalley Road, a fire risk assessment had been undertaken, which had identified that extractor fans were required in 5 of the flats to ensure the newly installed fire detection systems can work efficiently. An estimated total value of the works is £14,500 and it was suggested that this cost be funded from the repairs and maintenance earmarked reserve or the flexible homeless support grant.

RESOLVED: That Committee approve the request for the supplementary estimate of £14,500 with the full amount to be financed from the flexible homeless support grant.

397 CORPORATE PEER CHALLENGE UPDATE

The Director of Resources submitted a report updating Committee on the LGA Corporate Peer Challenge. The report outlined the dates for the Corporate Peer Challenge, the team that would carry out the Corporate Peer Challenge, the interviews and focus groups that have been organised at the request of the Peer team, the documents that had been provided and other arrangements that had been made.

RESOLVED: That the report be noted.

398

BUDGET 2017: BUSINESS RATE RELIEF SCHEMES UPDATE

The Director of Resources submitted a report updating Members on the progress made regarding Business Rate Relief Scheme announced by the Chancellor in his budget on Wednesday, 16 March 2017. This was to provide additional relief to those businesses who had been most impacted by the re-evaluation and would be made available to small business, pubs and a discretionary relief scheme.

The Head of Revenues and Benefits provided an update to Committee with regard to progress with applications. The latest position was outlined in that 13 businesses would benefit from supporting small business scheme and these had been paid grant relief totalling £14,485.63. An estimated 53 businesses would benefit from the pub relief scheme and these had been invited to apply for the relief. Relief had currently been granted to 32 businesses totalling £30,246.58. A further 64 businesses were estimated to benefit from the local discretionary relief scheme and again these had been invited to apply. To date 32 businesses had received grant relief totalling £59,248.08.

RESOLVED: That the report be noted.

399

COUNCIL TAX BASE 2018/2019

The Director of Resources submitted a report informing Members of the Council Tax Base for 2018/2019. A calculation had been carried out across all of the Parishes and had resulted in an overall tax base for 2018/2019 of 22,902 which is an increase of 1.9% on the tax base for 2017/2018 of 22,481.

RESOLVED: That the report be noted.

400

TREASURY MANAGEMENT MONITORING 2017/2018

A report of the Director of Resources was submitted for Committee's information on the Treasury Management activities for the period 1 April 2017 to 30 September 2017, covering such areas as the Public Works Loan Board, borrowing requirements, temporary investments, Prudential indicators, Local Government Bonds Agency and approved organisation and recent event.

RESOLVED: That the report be noted.

401

REVENUES AND BENEFITS GENERAL REPORT

Committee considered a report which covered the following areas:

- National Non-Domestic Rates (NNDR);
- Council Tax;
- Sundry Debtors;
- Housing Benefit and Council Tax Support Performance;
- Housing Benefit overpayments.

RESOLVED: That the report be noted.

402 REVENUE MONITORING 2017/2018

The Director of Resources submitted a report for Committee's information for the first 6 months of this year's revenue budget as far as this Committee was concerned. The report outlined by cost centre and comparison between actual expenditure and the original estimate for the period and highlighted the variations along with the budget holder's comments and agreed action plans.

RESOLVED: That the report be noted.

403 OVERALL REVENUE MONITORING 2017/2018

The Director of Resources submitted a report for Committee's information to consider the position on the revenue budget for the current financial year up to the end of September.

RESOLVED: That the report be noted.

404 CAPITAL MONITORING 2017/2018

Committee considered a report on the progress of the approved capital programme for the period to the end of September 2017 with regard to schemes which fall under the remit of this Committee.

One of the schemes included in the capital programme was for the Civic Suite upgrade and it was agreed that a task and finish group of 5 Members should be appointed to work with officers on this capital scheme to give their feedback on what was being proposed.

RESOLVED: That the report be noted.

405 OVERALL CAPITAL MONITORING 2017/2018

Committee received an update report on the progress of the overall approved capital programme for the period to the end of September 2017.

RESOLVED: That the report be noted.

406 BUDGET WORKING GROUP

Committee received the minutes of the Budget Working Group meetings held on 17 August 2017 and 27 September 2017.

407 COMMUNICATIONS WORKING GROUP

Committee received the minutes of the Communications Working Group held on 29 August 2017 and 26 September 2017.

408 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

409 EXCLUSION OF PRESS AND PUBLIC

That by virtue of the next item of business being exempt information under categories 1 and 3 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

410 LOCAL TAXATION AND HOUSING BENEFIT WRITE-OFFS

Committee considered a report asking them to approve the writing-off of Council Tax debts of £2,426.40 plus £240 costs and Housing Benefit debts of £1,376.94 where it had not been possible to collect the amount due.

RESOLVED: That Committee approve the writing-off of Council Tax debts of £2,426.40 plus £240 costs and Housing Benefit debts of £1,376.94.

411 SUNDRY DEBTOR WRITE-OFFS

Committee considered a report asking them to approve the writing-off of an outstanding Sundry Debtor invoice relating to an individual totalling £1,499.39.

RESOLVED: That Committee approve the writing-off of a Sundry debt of £1,499.39.

412 LAND BY BERRY LANE MEDICAL CENTRE, LONGRIDGE

The Director of Community Services submitted a report outlining details of a proposal received from Berry Lane Medical Centre, Longridge, to buy a piece of land to enable the centre to be expanded and seeking a Committee decision on the proposal.

Following consideration of this request at both Community Services Committee and Policy and Finance Committee a formal offer had now been received from the practice that equalled the valuation of the District Valuer. It did not however include anything for the reconfiguring of the play area currently situated on this land.

Committee discussed the proposal taking into account the comments made by Mr Carefoot under the public participation item.

RESOLVED: That Committee refuse the request from the Medical Centre to purchase the land from the Council.

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, 9 November 2016 starting at 6.30pm
Present: D Peat (Chairman)

Councillors:

P Ainsworth	D Smith
B Hilton	R Swarbrick
M Robinson	D Taylor
G Scott	N C Walsh
R Sherras	

Parish Representatives:

C Holden	Aighton Bailey & Chaigley
E Kinder	Barrow
T Austin	Billington & Langho
H Fortune	Bolton-by-Bowland, Gisburn Forest & Sawley
M Walsh	Bolton-by-Bowland, Gisburn Forest & Sawley
H Douglas	Chatburn
P Brown	Chipping
E Pickup	Clayton-le-Dale
M Fenton	Clitheroe Town Council
K Hutton	Grindleton
I Forrester	Hothersall
B Murtagh	Mellor
S Rosthorn	Newsholme & Paythorne
J Bennett	Newton
A Steer	Osbaldeston
P Young	Ramsgreave
I Sayers	Ribchester
R Whittaker	Rimington & Middop
A Haworth	Sabden
J Shorter	Sabden
G Meloy	Simonstone
K Hodson	Slaidburn & Easington
H D Parker	Waddington
R Chew	West Bradford
J Bremner	Wilpshire
A Schofield	Wiswell

In attendance: Chief Executive and Head of Regeneration and Housing.

Also in attendance: Councillors S Bibby and T Hill and Dr Sakthi Karunanithi, Director of Public Health and Wellbeing, Lancashire County Council.

413

APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Borough Councillors P Dobson and L Graves and from the following Parish Representatives:

P Tyson	Aighton, Bailey & Chaigley
R Carr	Bowland Forest (Higher)
E Miller	Bowland Forest (Lower)
A Schofield	Clayton-le-Dale
P Robinson	Clitheroe Town Council
T Hoyle	Dinckley
P Entwistle	Grindleton
R Hirst	Simonstone
P Hallett	Thornley with Wheatley

414 MINUTES

The minutes of the meeting held on 14 September 2017 were approved as a correct record and signed by the Chairman.

415 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

416 MATTERS ARISING

- a) Minute 268 – a representative from Sabden asked for an update on when work will commence on the roundabout at the junction of the A59 and Pendle Road, Clitheroe. No further update was available at the meeting on this issue, where it had previously been reported that work was expected to commence in March 2018.
- b) Minute 270(i) – the representative from Wiswell commented on the issues that could arise between the legal interpretation of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the Management Guidance and Appraisal of the Conservation Areas which appeared on the Ribble Valley Borough Council website.
- c) Minute 270(ii) – a reply had been received from Lancashire County Council highways, advising that their website for reporting highways faults and monitoring progress of repairs was being updated over the coming two months, and that in the meantime updates could be requested from highwaysdistrictlead@lancashire.gov.uk. This information had been circulated to Parish Clerks.

417 PRESENTATION BY DR SAKTHI KARUNANITHI, DIRECTOR OF PUBLIC HEALTH AND WELLBEING, LANCASHIRE COUNTY COUNCIL

The Chairman introduced Dr Sakthi Karunanithi, the Director of Public Health and Wellbeing at Lancashire County Council, informing Members that, although people were living longer, their health and/or quality of life may be poorer. Dementia had replaced cardiac issues as the leading cause of death. Detailed statistics for small areas could be accessed through the Lancashire County Council website, and Parish Councillors could make a difference in their areas.

Dr Karunanithi explained that a part of his role is preparation of reports and analysis of statistics for the whole County but that it is possible to drill down for

detailed local information. He produced figures to illustrate the projected healthy life span for a child born in 2017, which was considerably less than the life expectancy of that child. In some areas of the Ribble Valley, such an average child may reach the projected retirement date in a healthy condition, whereas across other parts of the Ribble Valley and across most of Lancashire, the average child would have developed a health condition before retirement.

He explained that, as well as genes, social factors are the determining factor in health and wellbeing, with lifestyle being a factor in 40% of deaths. Lifestyle choices, including drinking, smoking and narcotic use, are major factors for the finances of the health service and for the public sector in general. Local authorities, through Parish, District and County Councils, can have an influence on health and wellbeing, being able to contribute to those factors affecting lifestyle by influencing decisions on many policies including, for example, licensing and planning, and he welcomed this opportunity to receive the views of the Parishes.

Questions were raised and observations were made by Members.

Concern was raised about distinct problems of loneliness and social isolation in rural communities, and the particular pressures experienced by the farming community. Work was being carried out locally, with practical solutions such as the field nurse service being introduced for these identified problems.

A query was raised about the reason for the gap between healthy life expectancy and actual full life expectancy. Many social factors were involved, including lifestyle choices and drinking and smoking, changes in choices available to individuals regarding healthy and unhealthy food, and in parental involvement with young people.

The representative from Simonstone reported on the activities and events organised by the community for the ageing population of that village. Dr Karunanithi emphasised the five factors encouraged to maintain wellbeing, including after retirement, which comprised of people trying to be connected with other people; being active; taking notice of what is going on around them; volunteering; and keeping learning. He encouraged Parish Councils to assist with wellbeing, as they were a fundamental route of communication to other public authorities with wellbeing responsibilities. Locally, Parish Councillors are aware of issues, and have assets that can support wellbeing such as benches, and have contact with clubs and organisations who provide local support.

The Chief Executive advised Members of resources available to support health and wellbeing in Parishes, including the recreation grant scheme and concurrent functions funding, which were available to support sports and other activities and facilities. Members advised the meeting of initiatives currently taking place in the Ribble Valley, including the school “walk a mile” scheme, park runs, and many junior sports clubs.

RESOLVED: That Dr Karunanithi be thanked for his presentation.

418 PRESENTATION BY COUNCILLOR SUSAN BIBBY, CHAIR OF RIBBLE VALLEY DEMENTIA ACTION ALLIANCE

Councillor Bibby informed Members of the importance for a person to be respected for who they are and not to be defined or excluded because of their dementia. It was important to understand that people with dementia have challenges, but that they may wish to participate in local life.

The Ribble Valley Dementia Action Alliance (RVDAA) could assist communities, including villages and Parishes, to become dementia friendly, by preparation of an action plan, but this required volunteers locally. The RVDAA was a partnership of many people, organisations and businesses, was not political or a charity in itself, but was owned by the community and backed by the Alzheimer's Society. The RVDAA, of which Ribble Valley Borough Council had been a member for six years, had aims of combatting the stigma associated with dementia by making places and people aware of the condition, and providing facilities for people with dementia and for respite for their carers.

She explained that there were over 100 types of dementia, that no two people are affected in exactly the same way, and that it is projected that 1 million of the population will have dementia by 2025 and 2 million by 2050.

Councillor Bibby and Dr Karunanithi answered questions. No cause had been identified for the onset of dementia, but there were known associations with certain lifestyles. The RVDAA could work with villages to prepare an action plan, acting as facilitator, and could make presentations to clubs or associations.

Councillor Bibby distributed a leaflet 'Living well with Dementia in Ribble Valley' identifying services and support available locally.

RESOLVED: That Councillor Bibby be thanked for her presentation.

419 LITTLE GREEN BUS – RECRUITMENT OF VOLUNTEER DRIVERS

The Head of Regeneration and Housing reported verbally on the attempts to increase the number of volunteer drivers, with particular reference to the Hodder Valley villages of Whitewell, Dunsop Bridge, Newton and Slaidburn. One driver had volunteered, but it had been difficult to identify the scale of the demand as there had been low response to enquiries, despite publicity being distributed locally and on local radio. All parishes were encouraged to consider the possible demand in their area. Training would be given, and there was no cost for volunteers as all expenses were reimbursed.

420 MATTERS BROUGHT FORWARD BY PARISH COUNCILS

- a) A representative from Grindleton had advised of the success of Ribble Valley villages in the Best Kept Village competition, with some villages receiving awards or being highly commended in more than one category. Success had been recorded by Grindleton, Sabden, Chipping, Hurst Green and York, with Whalley being the winner of the North West in Bloom, Small Town category.

RESOLVED: That letters of congratulations be sent to each of the villages.

- b) A representative from Slaidburn reported on problems experienced with self-seeded saplings which were in between the carriageway of narrow roads and the adjacent wall or hedge. The Head of Regeneration and Housing explained that highways issues should generally be reported to Lancashire County Council, or that a Lengthsman might be able to act. The Chief Executive advised the meeting that Ribble Valley Borough Council are writing to all Parishes with regard to concurrent functions funding, which can contribute 25% of the cost of a Lengthsman.
- c) Heritage Open Days – The representative of Clitheroe Town Council, Councillor Maureen Fenton, gave a brief explanation on the evolution of Heritage Open Days over the last 20 years. The event, which lasts over a long weekend from Thursday to Sunday, has moved from concentration purely on opening historic places to public access to promotion of the stories behind the places and the people involved. Events did not have to be large in scale or serious. However, in the Ribble Valley in 2017, there had only been participation by 7 locations/activities in Clitheroe and by Whalley Abbey. She encouraged further participation across the Ribble Valley, to make it a destination for the weekend, and mentioned Longridge interest in the history of Club Row and its Building Society association, and the range of history in Slaidburn. Tom Pridmore, the Tourism and Events Officer at Ribble Valley Borough Council, is interested in development in this event. Further detail on Heritage Open Days was available at www.heritageopendays.org.uk and Councillor Fenton could be contacted at: cllr.fenton@ribblevalley.gov.uk.

The Chairman referred to the work and funding available of the Pendle Hill Landscape Partnership, which may be able to assist in this respect.

- d) A representative from Sabden requested whether other parishes had received a satisfactory response from Lancashire County Council to requests for repair of potholes. Although Sabden were dissatisfied, Lancashire County Council had responded and carried out repairs elsewhere.

The Chairman invited Parishes to consider topics for future agendas.

The meeting closed at 7.44pm.

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

Minutes of Policy & Finance Sub-Committee

Meeting Date: Tuesday, 14 November 2017 starting at 3.30pm
Present: Councillor K Hind (Chairman)

Councillors:

S Atkinson
P Elms

In attendance: Chief Executive, Head of HR.

421 APOLOGIES

There were no apologies for absence from the meeting.

422 PUBLIC PARTICIPATION

There was no public participation.

423 MINUTES

The minutes of the meeting held on 10 October 2017 were approved as a correct record and signed by the Chairman.

424 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

425 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the following 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.

426 SHORTLISTING OF APPLICANTS

Committee looked at all the applications received and considered who should be shortlisted to attend for interview.

The Chief Executive reminded them that all applications should be compared against the person specification for the post, as well as other considerations that included how well the application form had been completed, other relevant information and evidence to support claims made.

RESOLVED: That 7 applicants be invited for interview with a possible 8th subject to checks being made with regard to qualifications.

427 PRESENTATION TOPIC

Committee discussed the presentation topic proposed and how it should fit in with the interview process. The interviews would take place over two days on 4 and 5 December 2017.

RESOLVED: Committee agreed on the presentation topic as outlined by the Head of HR.

428 INTERVIEW QUESTIONS

The Head of HR circulated a list of proposed interview questions for Committee to consider.

RESOLVED: That Committee consider the questions and give feedback to the Head of HR by the following day.

The meeting closed at 4.50pm.

If you have any queries on these minutes please contact Marshal Scott (425111).

Minutes of Licensing Committee

Meeting Date: Tuesday, 14 November 2017 starting at 6.30pm
Present: Councillor J Alcock (Chairman)

Councillors:

A Brown	K Hind
S Brunskill	J Holgate
P Elms	S Hore
M Fenton	G Mirfin
G Geldard	G Scott
L Graves	

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

429 APOLOGIES

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

Councillor A Knox was not in attendance.

430 MINUTES

The minutes of the meeting held on 19 September 2017 were approved as a correct record and signed by the Chairman.

Committee received the minutes of the Licensing Sub-Committee held on 25 September 2017.

431 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

432 PUBLIC PARTICIPATION

There was no public participation.

433 RECOMMENDATION ON ADOPTION OF TAXI LICENSING POLICY

The Chief Executive submitted a report informing Committee of the results of the consultation on the Taxi Policy, and seeking approval for the adoption of the Taxi Licensing Policy. There had been a considered and detailed response on five aspects of the proposed policy submitted on behalf of 27 Hackney Carriage drivers. Each of these points had been carefully considered and advice given to Committee of the view taken in respect of each factor, and the justification for inclusion of each of those aspects as drafted in the policy.

Members expressed their appreciation for the response and considered the various points made, taking into account the priority of public safety.

*** RESOLVED: That Committee approve the Taxi Licensing Policy as consulted upon and recommend its adoption to Full Council. ***

434 FEES AND CHARGES

The Chief Executive submitted a report asking Committee to determine the annual fees for hackney carriage and private hire licences, scrap metal dealers licences and sex establishment licences. The Council has the power to charge for licences subject to statutory provisions which both give rise to the power to charge and specify the way the charge for certain licences has to be calculated. The legislation provides that the fees should be set at a level which provides such a fee as they consider reasonable with a view to recovering the costs of issue and administration. The report outlined the current fees charged alongside the proposed fees to be charged; the uplift in fees was approximately 2% rounded up or down as most appropriate.

RESOLVED: That Committee agree to set the fees for

1. Hackney carriage and private hire licences for the year 2018/2019 as set out in Appendix 1 to the report;
2. Scrap metal dealers licences for the year 2018/2019 as set out in Appendix 2 to the report; and
3. Sex establishment licences for the year 2018/2019 as set out in Appendix 3 to the report.

435 LICENSING SUB-COMMITTEE TRAINING FOR ELECTED MEMBERS

The Chief Executive submitted a report informing Committee about training relating to Licensing Sub-Committees.

RESOLVED: That the report be noted.

436 NOTES OF SAFETY ADVISORY GROUP DATED 19 OCTOBER 2017

Committee received the notes of the meeting of the Ribble Valley Safety Advisory Group meeting held on 19 October 2017.

437 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the following 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.

ENFORCEMENT AND COMMUNITY ALCOHOL PARTNERSHIP

The Chief Executive submitted a report informing Committee of the enforcement activities carried out by the Council and the Community Alcohol Partnership.

On 20 July 2017, a Community Alcohol Partnership was launched in Clitheroe aimed at tackling underage drinking and anti-social behaviour. The partnership consisted of the Council, Lancashire County Council Trading Standards, the Police, schools, shops and the health sector, and sought to tackle alcohol related harm to children by reducing sale of alcohol to under age purchasers, advising children on the dangers of drinking and promoting alcohol free activities. Concerns had arisen with regard to groups of children congregating in certain parts of Clitheroe, and because of this Lancashire County Council Trading Standards had carried out test purchases. Whilst certain shops and supermarkets in Clitheroe had failed on test purchases of alcohol by an underage volunteer, Committee were advised that those premises had not failed on a follow-up visit, and that the Council's Planning/Licensing Enforcement Officers had carried out a licencing inspection of those premises. The Planning and Licensing Enforcement Officers had been invited to attend all Community Alcohol Partnership meetings.

Members were also advised of the current position with regard to taxi enforcement, and the arrangements made.

RESOLVED: That the report be noted.

The meeting finished at 6.52pm and was followed by a training session which concluded at 8.20pm.

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

Minutes of Economic Development Committee

Meeting Date: Thursday, 16 November 2017, starting at 6.30pm
Present: Councillor R Swarbrick (Chairman)

Councillors:

S Atkinson	M French
S Bibby	K Hind
I Brown	S Hirst
P Dowson	J Holgate
P Elms	J Rogerson
R Elms	I Sayers
M Fenton (7.20pm)	

In attendance: Chief Executive, Head of Cultural and Leisure Services, Head of Regeneration and Housing, Regeneration Policy Officer and Tourism and Events Officer.

Also in attendance: Councillors R Sherras and N Walsh.

439 APOLOGIES

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

440 MINUTES

The minutes of the meeting held on 21 September 2017 were approved as a correct record and signed by the Chairman.

441 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no declarations of pecuniary and non-pecuniary interest although the Chairman reminded Committee that he works for a broadband company.

442 PUBLIC PARTICIPATION

There was no public participation.

443 UPDATE ON BROADBAND

Councillor Sherras was given permission to speak on this item and reminded Committee that in spite of lots of lobbying for superfast broadband in rural areas, there were still many problems and although connections had been made to cabinets throughout the borough this does not necessarily mean that householders will have access to superfast broadband. This meant a lot of people were losing out to the financial advantages of being on the internet at a reasonable speed and were therefore being deprived.

The Chairman welcomed Sean McGrath from Lancashire County Council to update Committee on the works being carried out in Lancashire. He gave Committee some statistics with regard to commercial and public investment in the Ribble Valley and the number of premises that had been broadband enabled. He asked that householders check their line speed on Think Broadband and then register any problems with the Superfast Lancashire website. He gave details about the initial contract and the extension programme that was currently taking place as well as the future programme with the aspiration of 100% broadband in Lancashire.

Members asked several questions of Mr McGrath with regard to the connectivity and how most rural areas of Ribble Valley can be enabled.

The Chairman thanked Mr McGrath and his colleagues for attending the meeting.

444

BROWN TOURISM SIGNS

The Director of Community Services submitted a report outlining the process involved for businesses who wish to get a brown sign installed to assist people to get to their location. He reminded Committee that the responsibility of brown signs was that of the local Highways Authority and to place a sign further afield such as on a motorway would require an application to the Highways Agency. The signs are designed to guide visitors to a tourist destination along the most appropriate route during the latter part of their journey, particularly if the destination is difficult to find and are not there as a substitute for marketing.

He informed Committee that simply applying for signage gives no guarantee of success and that each application is judged according with guidance and a range of eligibility criteria, as well as road safety and traffic management factors.

He also reminded Committee that the cleaning and maintenance of the signs is not the responsibility of the applicant but that of the highway authority and as such, as this is generally a low priority, signs become overgrown or discoloured, making them difficult to read or in some cases hidden altogether.

RESOLVED: That Committee

1. ask the Chief Executive to write to the Lancashire County Council Chief Executive requesting that all brown signs and road signs in the borough are cleaned and where necessary the vegetation is cut back to make them visible;
2. ask the Director of Community Services to request Lancashire County Council to provide a presentation to the Ribble Valley Tourism Association on the process for applying for brown signs; and
3. ask the Chief Executive to investigate the costs for brown signs to be erected at Samlesbury and Gisburn on the A59 directing people to our main service centres and report back to Committee.

445 TOURISM PERFORMANCE STATISTICS 2016

The Director of Community Services submitted a report outlining the latest tourism performance statistics done by Marketing Lancashire. STEAM is an industry standard model that is applied at both County and District level resulting in year on year performance measurements for employment, bed spaces, economic growth and visitor numbers for both staying and day visitors.

The main issue of note was the significant growth in the Ribble Valley visitor economy amongst the best performing across Lancashire in terms of economic growth and top in terms of growth in visitor numbers.

RESOLVED: That

1. a press release be done highlighting the successful growth in the local visitor economy; and
2. that Council Officers continue to work with Marketing Lancashire to refine and update the accuracy of local tourism data as used annually to collate the STEAM study.

446 SUPPORT AND FINANCE FOR LOCAL BUSINESS

The Chief Executive submitted a report for Committee's information of an overview on the range of current measures available to support business and economic growth in Ribble Valley and Lancashire. The report outlined a number of organisations both locally and across Lancashire that worked both individually and in partnership that businesses in Ribble Valley can access for assistance in addressing a broad range of business requirements through the key pre-start, start-up and growth stages in business. The Council also worked in partnership with some of these organisations and often acts as a broker for local businesses seeking help, advice and information.

Committee considered this information and were impressed with the help available to businesses in the Ribble Valley. It was suggested that the word 'regeneration' would not necessary be a search word used for businesses looking to set up and perhaps an alternative would be more appropriate.

RESOLVED: That the report be noted.

447 REVIEW OF CURRENT TOURISM MARKETING ACTIVITY

The Director of Community Services submitted a report for Committee's information on current tourism marketing activity. This included the Ribble Valley Wedding Partnership, Go Ribble Valley Group Tourism Partnership, the 2018 Discover Ribble Valley Visitor Guide and the Ribble Valley Tourism Heritage Trail.

RESOLVED: That the report be noted.

448 ECONOMIC DEVELOPMENT UPDATE

The Chief Executive submitted a report for Committee's information on an overview on a range of new developments taking place across Ribble Valley contributing towards the continuing economic growth of the area.

Of particular interest was the new £5m Christian Heritage Retreat Centre at Stonyhurst College.

RESOLVED: That the report be noted.

449 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

Councillor Joyce Holgate, the Council's representative on the Ribble Valley Tourism Association, gave an update on their activities and informed Committee that the Association grows from strength to strength and are very active in the Ribble Valley.

The meeting closed at 7.45pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 30 November 2017 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

S Atkinson	J Rogerson
I Brown	I Sayers
S Brunskill	R Sherras
M French	R Swarbrick
G Geldard	D Taylor
S Hind	N Walsh
S Knox	

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

Also in attendance: Councillor G Scott (from 6.55pm).

450 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor P Dowson.

451 MINUTES

The minutes of the meeting held on 26 October 2017 were approved as a correct record and signed by the Chairman.

452 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor S Atkinson declared an interest in planning application 3/2017/0889 and Councillor J Rogerson declared an interest in planning applications 3/2017/0357 and 3/20170957.

453 PUBLIC PARTICIPATION

The Chairman welcomed Mr Lumb, Mr Wright and Mr Bunyon who spoke on agenda item No 6 – Bolton by Bowland Neighbourhood Plan. She also welcomed the Reverend Froud who spoke on agenda item No 7 – Tree Preservation Order at St Mary's Centre, Clitheroe.

The Chairman also informed Members that parts of the Committee were being recorded by a member of the public.

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

1. APPLICATION REF: 3/2017/0184
GRID REF: SD 374353 441579

DEVELOPMENT DESCRIPTION:

ERECTION OF 10 DWELLINGS AND ASSOCIATED WORKS AT LAND OFF WILKIN SQUARE, CLITHEROE.

APPROVED subject to the following conditions:

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

REASON: Required to be imposed 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:

15.63/PL01 Rev: A - Proposed Site Plan
15.63/PL02 Rev: A - Proposed Floor Plans
15.63/PL03 Rev: A - Proposed Elevations
15.63/PL04 Rev: A – Proposed Sections

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 surfacing materials including details of the glazing and windows/door framing 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 detailed design of the proposal is appropriate to the locality and to protect the character and appearance of the defined Conservation Area in accordance with Key Statement EN5 and Policies DMG1 and DME4 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, 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 and to protect the character and appearance of the defined Conservation Area in accordance with Key Statement EN5 and Policies DMG1 and DME4 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 full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall be submitted to and approved in writing by the Local Planning Authority.

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 the proposed housing in relation to adjacent existing development/built form (where applicable). The details shall clearly show the eaves and ridge heights of the proposed building/dwelling(s) relative to the eaves and ridge heights of existing neighbouring development/built form. 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 proposal responds positively to the topography of the site and to ensure that the detailed design of the proposal is appropriate to the locality and to protect the character and appearance of the defined Conservation Area in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

6. Prior to the commencement of development a noise survey/assessment ensuring that the rating level of noise emanated from uses adjoining the site will not have an undue or detrimental impact on the residential amenities of future occupiers of the development shall be submitted to and agreed in writing by the Local Planning Authority. The assessment shall have been made in accordance with the current version of British Standard 4142 and the Planning Practice Guidance.

Should the assessment indicate that noise from uses adjacent the site is likely to adversely affect the residential amenities of future occupiers then the submitted information shall also be accompanied by a detailed scheme or precise details of any sound mitigation/attenuation measures that are required or recommended by the findings of the assessment/survey.

The approved sound mitigation/attenuation measures shall be implemented as part of the construction of the dwellings in strict accordance with the approved details prior to first occupation and thereafter retained. Thereafter a verification report, that demonstrates the approved details have been installed as agreed, shall be submitted to and agreed in writing by the Local Authority.

REASON: In order that the Local Planning Authority may ensure that the activities associated with the proposal are appropriate to the locality and to protect the residential amenities of nearby residents/occupiers in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

7. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until 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 agreed in writing, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

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

Those details shall include, as a minimum:

- a) Evidence of approval from United Utilities of permission to connect surface water drainage in to the 300mm diameter public United Utilities combined sewer within Highfield Rd, as stated in section 6.3.6 of the FRA, at the approved discharge rate.
- b) 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);

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 and to ensure that there is no flood risk on or off the site resulting from the proposed development in accordance with Policy DME6 of the Ribble Valley Core Strategy.

9. No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To ensure that the drainage for the proposed development can be adequately maintained and to ensure that there is no flood risk on- or off-the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system in accordance with Policy DME6 of the Ribble Valley Core Strategy.

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

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

REASON: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development, to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system in accordance with Policy DME6 of the Ribble Valley Core Strategy.

11. The development hereby approved shall be carried out in strict accordance with the approved Flood Risk Assessment (FRA) (Ref: 2016-128 dated 30th January 2017) and the following mitigation measures detailed within the FRA:

- a) Finished floor levels are set no lower than 75.8m above Ordnance Datum (mAOD)
- b) Flood storage compensation of 13.25 cubic metres to be provided on site, details of which shall be provided prior to commencement of development.

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: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy DME6 of the Ribble Valley Core Strategy.

12. The drainage for the development hereby approved, shall be carried out in accordance with the principles set out in the submitted Flood Risk Assessment (Ref No. 2016-128, dated 30/01/17) which was prepared by FRC Ltd. No surface water will be permitted to drain directly or indirectly into the public sewer.

Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policy DME6 of the Ribble Valley Core Strategy.

13. The parking areas hereby approved shall be surfaced and marked out in accordance with a scheme that shall first have been submitted to and agreed in writing by the Local Planning Authority. The agreed parking scheme shall be implemented and made available for use prior to first occupation of any of the dwellings hereby approved.

REASON: In order that the Local Planning Authority may ensure that adequate parking provision is provided on site and to ensure the proposal is appropriate to the locality and to protect the character and appearance of the defined Conservation Area in accordance with Key Statement EN5 and Policies DMG1, DMG3 and DME4 of the Ribble Valley Core Strategy.

14. Notwithstanding the submitted details, details of proposed cycle storage provision shall have been submitted to and approved by the Local Planning Authority prior to commencement of development. For the avoidance of doubt all proposed cycle storage shall be enclosed and lockable.

The development shall be carried out in strict accordance with the approved details and the approved details 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 that encourages the use of sustainable means of transport in accordance with Key Statement DMI1 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

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

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

(Mr Stanton spoke in favour of the above application. Mr Wallis spoke against the above application).

2. APPLICATION REF: 3/2017/0351
GRID REF: SD 377818 447230

DEVELOPMENT DESCRIPTION:

APPLICATION FOR APPROVAL OF RESERVED MATTERS FOR 14 HOUSES, 3 BUNGALOWS AND A NEW ACCESS ROAD INCLUDING APPEARANCE, LANDSCAPING AND LAYOUT, FOLLOWING OUTLINE PLANNING PERMISSION 3/2013/0440. LAND TO THE REAR OF PENDLE STREET EAST, SABDEN.

APPROVED subject to the following conditions:

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

010-223 Drg No.06 Rev A:	Bungalow Plan and Elevations
010-223 Drg No.13 Rev B:	Plot 01 Plan
010-223 Drg No.14 Rev A:	House Plans and Elevations
010-223 Drg No.15:	Plot 01 Elevations
010-223 Drg No.19 Rev: A	Site Plan
010-223 Drg No. 21 Rev B:	Boundary Treatments
010-223 Drg No. 22 Rev A:	Landscaping and Surface Treatments
010-223 Drg No. 23 Rev A:	Waste Management Plan
010-223 Drg No. 24:	Side Elevations and Materials

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

2. Precise specifications or samples of all external surfaces, including surfacing materials including details of the window/door framing 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 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 Key Statements EN2 and EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

3. Notwithstanding the submitted details, prior to their installation, elevational details at a scale of not less than 1:20 of the proposed boundary treatments/fencing, walling and any retaining walls, including their location, shall have been submitted to and approved by the Local Planning Authority. For the avoidance of doubt the submitted details shall also include the precise nature of the bollards to be erected within the site adjacent Bridleway 16. 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 Key Statements EN2 and EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

4. 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 full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall be submitted to and approved in writing by the Local Planning Authority.

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 the proposed housing in relation to adjacent existing development/built form (where applicable). The details shall clearly show the eaves and ridge heights of the proposed building/dwelling(s) relative to the eaves and ridge heights of existing neighbouring development/built form. 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 proposal responds positively to the topography of the site and to ensure that the detailed design of the proposal is appropriate to the locality in accordance with Key Statements EN2 and EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

5. The windows in the rear (east) elevation of the dwelling indicated as Plot 01 (Site Plan - Drg No. 19 Revision A) hereby approved shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The windows shall remain in that manner in perpetuity at all times unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect nearby residential amenity and to negate the potential impacts of the development in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a scheme for the 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 agreed whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Key Statements EN2 and EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

7. The entirety of the parking areas and driveways hereby approved shall be surfaced and marked out in accordance with a scheme that shall first have been submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the agreed dedicated parking provision for 27 and 29 Pendle Street East (Site Plan - Drg No. 19 revision A) shall be implemented and made available for use prior to first occupation of any of the dwellings hereby approved and thereafter retained for use by numbers 27 and 29 Pendle Street east in perpetuity.

REASON: In order that the Local Planning Authority may ensure that adequate dedicated parking provision is provided on site to serve the dwellings hereby approved in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

8. The refuse storage areas hereby approved shall be constructed and made available for use prior to first occupation of any of the dwellings to which they

are associated. The refuse storage provision shall be retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that adequate dedicated refuse storage provision is provided on site to serve the dwellings hereby approved in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

9. 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 / 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 take account of the enhancement recommendations contained with the previously approved Ecological Phase 01 Survey Report (October 2012) and any subsequent recommendations made within any revised documentation submitted pursuant to condition 11 of outline consent 3/2013/0440. The submitted details shall identify the nature and type of the nesting boxes/artificial roosting sites and the location(s) or wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into the dwellings hereby approved during the construction stage of the development and made available for use prior to first occupation 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 minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

10. 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 unless and until a revised tree and hedgerow survey/arboricultural impact assessment has been submitted to and agreed in writing by the Local Planning Authority including details for the protective fencing of affected trees/hedgerow (where applicable).

Any specified tree/hedgerow protection measures shall remain in place throughout the construction phase of the development and the methodology approved shall be adhered to during all site preparation/construction works.

REASON: To ensure the adequate protection of 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 Statement EN2 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

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

Those details shall include, as a minimum:

- A. Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- B. The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate which has been calculated at 5 litres per second. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- C. Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- D. Flood water exceedance routes, both on and off site;
- E. A timetable for implementation, including phasing as applicable;
- F. Details of water quality controls, where applicable.

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

REASON: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off the site resulting from the proposed development in accordance with Policy DME6 of the Ribble Valley Core Strategy.

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

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

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

REASON: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development, to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system in accordance with Policy DME6 of the Ribble Valley Core Strategy.

- 13. No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To ensure that the drainage for the proposed development can be adequately maintained and to ensure that there is no flood risk on- or off-the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system in accordance with Policy DME6 of the Ribble Valley Core Strategy

- 14. 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 Policy DMG1 of the Ribble Valley Core Strategy.

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

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area in accordance with Key Statements EN2 and EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

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

3. APPLICATION REF: 3/2017/0357
GRID REF: SD 361065 436542

DEVELOPMENT DESCRIPTION:

CONSTRUCTION OF TEN, TWO-STOREY HOLIDAY COTTAGES, INCLUDING ASSOCIATED PARKING AND ACCESS, LANDSCAPING AND ASSOCIATED WORKS, IN CONNECTION WITH EXISTING HOLIDAY PARK AND LOWER MOSS FARM, LOWER LANE, LONGRIDGE

The Head of Planning Services informed Committee of an update on the drainage condition.

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:

RAI/10/Dwg 01
RAI/10/Dwg 02
RAI/10/Dwg 03
RAI/10/Dwg 04
6201 01-01 (amended plan received 29/09/17)

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

Materials

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 holiday units 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 Policy DMG1 of the Ribble Valley Core Strategy.

Use of units

4. 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 holiday cottages 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, DME2, DMB1 and DMB3 of the Ribble Valley Core Strategy.

5. The holiday cottages hereby approved shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence. A register of all occupants/owners of the holiday cottages hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain the name and address of the principal occupier/owner(s) together with all 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, DME2, DMB1 and DMB3 of the Ribble Valley Core Strategy.

6. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, the holiday cottages hereby permitted shall not be altered or extended, no new windows shall be inserted (including rooflights) and no additional buildings or structures shall be erected within its external area 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 and DME2 of the Ribble Valley Core Strategy.

Highways

7. The car parking and manoeuvring areas (as shown on approved drawing RAI/10 Dwg 02) shall be laid out in accordance with the approved plan before any of the holiday cottages hereby approved are 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.

8. 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.

Amenity

9. No external lighting shall be installed on any structure 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 Key Statement EN2 and Policy DMG1 of the Ribble Valley Core Strategy.

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.

Landscape and Ecology

11. 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.

12. 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 shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the type, species, siting, planting distances and programme of planting of any trees, shrubs, hedges and other soft landscaped areas. The duly approved landscaping scheme shall be carried out within the first planting season after any holiday cottage hereby approved becomes operative and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, shrubs, hedges or areas of soft landscaping 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.

13. 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 / 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 location(s) or wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be made available for use before the holiday cottages hereby approved are first brought into use 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.

Drainage

14. Foul and surface water shall be drained on separate systems.

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.

15. 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 in accordance with Policy DME6 of the Ribble Valley Core Strategy and the National Planning Policy Framework.

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

Those details shall include, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;

- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield run-off rate which has yet to be agreed. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing watercourses (open or culverted) and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include a site investigation and test results to confirm infiltrations rates. If infiltration is shown to be a viable option for the disposal of surface water, then this should then be used as the primary method for disposing of surface water from the site. Disposal via an ordinary watercourse will only be considered where infiltration is proved to be unsuitable.
- g) Details of water quality controls, where applicable.

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

REASON: To ensure that the proposed development can be adequately drained and to ensure there is no flood risk on or off the site resulting from the proposed development in accordance with Policy DME6 of the Ribble Valley Core Strategy.

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

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

REASON: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development. To reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system in accordance with Policy DME6 of the Ribble Valley Core Strategy.

18. No development hereby permitted shall be brought into use until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To ensure that the drainage for the proposed development can be adequately maintained and that there is no flood risk on- or off-the site resulting from the proposed development in accordance with Policy DME6 of the Ribble Valley Core Strategy.

INFORMATIVE:

The proposals indicate that the applicant intends to discharge surface water into the open watercourse at the west side of the development site.

Under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), you need consent from the Lead Local Flood Authority if you want to build a culvert or structure (such as a weir) or carry out works within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not.

As a minimum, the applicant will be expected to:

Carry out studies of the existing culvert/watercourse condition and capacity;

Undertake an examination of the downstream condition and implications of the development proposal, and;

Restrict discharge rates so that the peak runoff rate from the development to the ordinary watercourse for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.

As per Lancashire County Council Consenting and Enforcement Policy, it should be noted that the Lead Local Flood Authority will generally refuse consent for applications which seek to culvert an existing ordinary watercourse. This is in line with Environment Agency guidance on protecting watercourses:

<http://evidence.environment-agency.gov.uk/FCERM/en/FluvialDesignGuide/Chapter8.aspx?pagenum=6>

(Councillor Rogerson returned to the meeting)

4. APPLICATION NO: 3/2017/0602/P
GRID REF: SD 361561 437175

DEVELOPMENT DESCRIPTION:

OUTLINE PLANNING PERMISSION FOR INDUSTRIAL UNITS (USE CLASSES B1, B2, B8) AND ASSOCIATED ACCESS, PARKING, LANDSCAPING AND SERVICES INFRASTRUCTURE WITH ALL MATTERS RESERVED EXCEPT ACCESS AND CHANGE OF USE OF FARMHOUSE TO OFFICE (B1) AT HIGHER COLLEGE FARM, LOWER ROAD, HOTHERSALL PR3 2YY

APPROVED subject to the following conditions:

1. 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.

2. Detailed plans indicating the layout, scale and appearance of the buildings, facing materials, landscaping and boundary treatment and parking and manoeuvring arrangements for vehicles (called the "reserved matters") shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: In order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline planning permission and to comply with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

3. The permission shall relate to the development as shown on Plan Drawing 5296-01A.

REASON: To clarify which plans are relevant to the consent.

4. No single unit of B1(c), B2 or B8 accommodation hereby approved shall have a ground floor area of more than 200m² and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any Order revoking or re-enacting that Order, no internal alterations involving the removal of walls between these individual units shall be carried out which would enlarge them so that any single unit has a ground floor area of more than 200m² unless otherwise agreed in writing by the Local Planning Authority.

REASON: To prevent a proliferation of over large units in this area and to ensure that the access provided to the site can accommodate the traffic generated by the development and in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking or re-enacting that Order, no extensions or alterations, including the introduction of mezzanine floors, shall be carried out in respect of the buildings to which this permission relates.

REASON: To prevent an intensification in the use of the premises, in the interests of the visual amenities of the area and the amenities of local residents within the Borough in accordance with Key Statements EC1 and EN2 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

6. Applications for the approval of reserved matters shall be accompanied by a noise assessment to ensure 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.

7. 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.

8. No part of the development hereby granted consent shall be commenced until details of all artificial lighting has been submitted, the details of which shall include the location, intensity of lighting, type of application and direction.

The details shall include the light mitigation measures designed to reduce the impact of artificial lighting on protected species and species of conservation concern.

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 reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected species and species of conservation concern and to minimise the possibility of inconvenience to nearby residents in compliance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy Adopted Version.

9. The working hours within the premises shall be restricted to the period from 0800 to 1800 hours on Mondays to Fridays and 0900 to 1300 on Saturdays only. No work shall take place in the buildings on Sundays, Bank or Public 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).

10. 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 surrounding area due to noise from such equipment, in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

11. 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 to comply with Policy DMG1 of the Ribble Valley Core Strategy.

12. There shall not at anytime whatsoever be any working outside of the buildings, or any noise generating work inside the buildings with the doors open.

REASON: In the interest of safeguarding residential amenity and to comply with Policy DMG1 of the Ribble Valley Core Strategy Proposed Main Modifications (May 2014).

13. There shall be no deliveries or collections to/from the new units hereby approved 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 protect the amenity of the surrounding area and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

14. 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.

15. No goods, plant or material shall be displayed for sale in the open on the site.

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

16. As part of any reserved matters application and prior to the commencement of any development the following details shall be submitted to, and approved in writing by, the local planning authority, in consultation with the Lead Local Flood Authority.

- a) Information about the lifetime of the development, design storm period and intensity 1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include

refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);

- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

The scheme shall be fully implemented and subsequently maintained, 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: To ensure that the proposed development can be adequately drained, that there is no flood risk on or off the site resulting from the proposed development and that water quality is not detrimentally impacted by the development proposal in accordance with Ribble Valley Core Strategy Policy DME6.

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

- a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
- b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i. on-going inspections relating to performance and asset condition assessments
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance 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 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.

18. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (Ref No. BEK-17203-1 RevA, Dated August 2017) which was prepared by

BEK. No surface water will be permitted to drain directly or indirectly into the public sewer. Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development and no building shall be occupied until the approved foul drainage scheme has been completed to serve the buildings, in accordance with the approved details. This development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

19. Surface water draining from areas of hardstanding shall be passed through an oil interceptor or series of oil interceptors, prior to being discharged into any watercourse, soakaway or surface water sewer. The interceptor(s) shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water shall not pass through the interceptor(s). Vehicle washdowns and detergents shall not be passed through the interceptor.

REASON: To reduce the risk of pollution to the water environment and in accordance with Policy DME6 of the Core Strategy.

20. As part of any reserved matters application and prior to the commencement of any site works including delivery of building materials and excavations for foundations or services, a detailed arboricultural assessment/tree constraints plan shall indicate how the existing trees have informed the detailed layout that has been submitted for reserved matters approval.

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.

21. Applications for the approval of reserved matters shall be accompanied by full details of the landscaping of the site, including wherever possible the retention of existing trees. The scheme shall reflect the landscape character of the area and therefore indicate on a detailed planting schedule appropriate species, types and density as well as their distribution on site.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy.

22. The biodiversity mitigation measures as detailed in the ecological appraisal dated the 20 June 2017 [Sections 7.1 – 7.8.2] shall be implemented in accordance with the recommendations and any specified time table. The development shall subsequently be implemented entirely in accordance with the approved details. Thereafter, unless otherwise agreed in writing by the local planning authority, the mitigation measures shall be permanently maintained and retained in accordance with the approved details.

REASON: To protect the protected species/ species of conservation concern from damaging activities and reduce or remove the impact of development and to ensure that there are no adverse effects on the favourable status of a bat population before and during the proposed development.

23. 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 numbers [there shall be at least 1 nest brick/bat tile per unit] across the development as a whole on north or east facing elevations. 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 units during the construction of those individual units identified on the submitted plan and be made available for use before each such building 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 protected species in accordance with Section 9 of the NPPF, and Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

24. The actions, methods & timing details included in the mitigation notes attached to the protected species survey dated 1 June 2017 shall be adhered to and in the event that any bats are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

REASON: To protect the bat population from damaging activities and reduce or remove the impact of development and to ensure that there are no adverse effects on the favourable status of a bat population before and during the proposed development.

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

REASON: Vehicles reversing to and from the highway are a hazard to other road users.

26. 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 road from the continuation of the nearer edge of the carriageway of Blackburn Road to points measured 120m in each direction along the nearer edge of the carriageway of Blackburn Road, from the centre line of the access, and shall be maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority).

REASON: To ensure adequate visibility at the street junction or site access.

27. 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. For the avoidance of doubt the anticipated highway works shall include;-

- a) Provision of pedestrian refuge and localised carriageway widening
- b) Signing and lining
- c) Junction realignment at the Blackburn Road, Lower Lane, Preston Road junction
- d) Provision of a footway on the south side of Blackburn Road from the proposed pedestrian refuge to Woodville cottages
- e) Advertising and implementation of a 40mph speed limit on Blackburn Road from the current 30mph terminal point in an easterly direction

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.

28. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 27 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.

29. 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.

30. 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 shall be marked out in accordance with the approved plan before the use of the premises hereby permitted becomes operative.

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

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

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

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

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

33. The new estate road/access between the site and Blackburn 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 development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

34. 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:

- a) The parking of vehicles of site operatives and visitors
- b) The loading and unloading of plant and materials
- c) The storage of plant and materials used in constructing the development
- d) The erection and maintenance of security hoarding
- e) Details of working hours
- f) HGV delivery times and routeing to/from the site
- g) Contact details for the site manager

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.

INFORMATIVES

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section on 0300 123 6780, or email lhscustomerservice@lancashire.gov.uk .
2. For the avoidance of doubt, this permission does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council **before** starting any works on site. Information on the application process and relevant forms can be found here: <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

5. (Mrs Douglas spoke in favour of the above application. Dr Forrester on behalf of Hothersall Parish Council spoke against the above application).
APPLICATION REF: 3/2017/0610
GRID REF: SD 374602 441669

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF EXISTING RVBC CAR PARK TO FORM EXTENSION TO EXISTING LIDL FOOD STORE INCLUDING 9 STAFF CAR PARKING PLACES AT LIDL, SHAWBRIDGE STREET, CLITHEROE

The Head of Planning Services reported a late item from the applicant.

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:

Location Plan – AD 100
Proposed Site Plan – AD 110
Proposed Elevations – AD 113 – Rev A
Proposed Building Plan – AD 111 – Rev A
Landscape Details – R/1989/1
Proposed Boundary Treatments – AD 114
Proposed Lighting Layout – 0400028422 Rev A

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

Materials

3. The external materials shall match in colour, form and texture those of the existing building and there shall be no variation without the prior consent in writing of the Local Planning Authority.

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

Landscaping/Ecology

4. The landscaping/planting scheme (as shown on drawing R/1989/1 – Landscape Details) shall be carried out in complete accordance with the approved details during the first planting season after the development is substantially completed and the areas which are to be landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted.

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

5. 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: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging activities and reduce or remove the impact of development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

6. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site 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 specifications and numbers of artificial bird nesting boxes and artificial bat roosting boxes to be erected. 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 installed and made available for use before the extension hereby approved is first brought into use 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 protected species in accordance with Section 9 of the NPPF, and Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

Amenity

7. Details of any external air conditioning vents, extraction systems or any other external plant equipment shall have been submitted to and approved in writing by the Local Planning Authority prior to installation on site. The submitted information shall include details of the design, positioning, specification, noise levels, fixing and finish of all external plant equipment and the development shall be carried out in complete accordance with the approved details.

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 Policies DMG1 and DMB1 of the Ribble Valley Core Strategy.

8. The retailing use of the premises in accordance with this permission shall be restricted to the hours 07:00 to 22:00 hours Monday to Saturday, 10:00 to 17:00 hours on 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 amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Highways

9. The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads concurrent with the formation of the new access.

REASON: To limit the number of access points, and to maintain the proper construction of the highway in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

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

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

11. 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;
- The erection and maintenance of security hoardings;
- Details of construction working hours;
- HGV delivery times and routeing to/from the site;
- Contact details for the site manager.

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

12. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by the Local Planning Authority in consultation with the Highway Authority. The site access shall be implemented in complete accordance with the duly approved scheme prior to the extension hereby approved first become open for trading and retained as such thereafter.

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 in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

13. The car parking spaces and manoeuvring areas shall be provided as shown on approved Drawing Number AD 110 prior to the extension hereby approved being first brought into use, and the car parking area shall be permanently maintained thereafter clear of any obstruction to its designated purpose.

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

Drainage

14. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (Ref No. SR/17247/FRA dated July 2017) which was prepared by SCP. Any variation to the discharge of surface water or foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policy DME6 of the Ribble Valley Core Strategy, and national guidance contained within the NPPF and NPPG.

INFORMATIVE:

The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section (Area East) on 0300 123 6780, or email lhscustomerservice@lancashire.gov.uk. For the avoidance of doubt this work shall include the reconstruction of the former access and the formation of the new access.

(Mr Hutson spoke in favour of the above application)

6. APPLICATION NO: 3/2017/0714/P
GRID REF: SD 372722 437376

DEVELOPMENT DESCRIPTION:

EXTENSION TO EXISTING INDUSTRIAL ESTATE (CLASS B1, B2 AND B8 USE) TO INCLUDE CAR PARKING, LANDSCAPING AND SERVICE INFRASTRUCTURE AT LAND ADJACENT FORMER GENUS SITE, MITTON ROAD, WHALLEY BB7 9JY

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 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:

4487-04-02o Proposed Site Plan [received 11/10/2017]

4487-04-10B Building Type 1 (E and F) [received 11/10/2017]

4487-04-11B Buildings Type 2 (O and P) and Type 3 (G and S) [received 11/10/2017]

4487-04-12B Building Type 4 (H and L) [received 11/10/2017]

4487-04-13B Building Type 5 (I, M and N) [received 11/10/2017]

4487-04-14C Building Type 6 (K) [received 11/10/2017]

4487-04-15B Buildings Type 7 (Q and R) and Type 8 (T) [received 11/10/2017]

4487-04-16B Building Type 9 (J) [received 11/10/2017]

4487-04-17 Existing Site Plan

4487-04-18B Proposed Landscaping Layout [received 11/10/2017]

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

3. The external materials, including surfacing materials and their extents, of the development hereby permitted shall be carried out in complete accordance with those detailed on the approved plans and the 'Additional Planning Information' sheet submitted with the application. The materials shall be implemented within the development in strict accordance with the approved details.

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

4. No single unit of B1(c), B2 or B8 accommodation hereby approved shall have a ground floor area of more than 360m² and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any Order revoking or re-enacting that Order, no internal alterations involving the removal of walls between these individual units shall be carried out which would enlarge them so that any single unit has a ground floor area of more than 360m² unless otherwise agreed in writing by the Local Planning Authority.

REASON: To prevent a proliferation of over large units in this area and to ensure that the access provided to the site can accommodate the traffic generated by the development and in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking or re-enacting that Order, no extensions or alterations, including the introduction of mezzanine floors, shall be carried out in respect of the buildings to which this permission relates.

REASON: To prevent an intensification in the use of the premises, in the interests of the visual amenities of the area and the amenities of local residents within the Borough in accordance with Key Statements EC1 and EN2 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

6. Unless otherwise agreed in writing by the Local Planning Authority, during the construction period 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.

7. No part of the development hereby granted consent shall be commenced until details of all artificial lighting has been submitted, the details of which shall include the location, intensity of lighting, type of application and direction.

The details shall include the light mitigation measures designed to reduce the impact of artificial lighting on protected species and species of conservation concern.

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 reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected species and species of conservation concern and to minimise the possibility of inconvenience to nearby residents in compliance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy Adopted Version.

8. The working hours within the premises shall be restricted to the period from 0800 to 1800 hours on Mondays to Fridays and 0900 to 1300 on Saturdays only. No work shall take place in the buildings on Sundays, Bank or Public 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).

9. 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.

10. 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 surrounding area due to noise from such equipment, in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

11. 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 to comply with Policy DMG1 of the Ribble Valley Core Strategy.

12. There shall not at anytime whatsoever be any working outside of the buildings, or any noise generating work inside the buildings with the doors open.

REASON: In the interest of safeguarding residential amenity and to comply with Policy DMG1 of the Ribble Valley Core Strategy Proposed Main Modifications (May 2014).

13. There shall be no deliveries or collections to/from the new units hereby approved 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 protect the amenity of the surrounding area and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

14. 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.

15. No goods, plant or material shall be displayed for sale in the open on the site.

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

16. The biodiversity mitigation measures as detailed in the Ecological Appraisal [ref.3466] submitted with the application [Sections 7.1 – 7.8.2] shall be implemented in accordance with the recommendations and any specified time table. The development shall subsequently be implemented entirely in accordance with the approved details. Thereafter, unless otherwise agreed in writing by the local planning authority, the mitigation measures shall be permanently maintained and retained in accordance with the approved details.

REASON: To protect the protected species/ species of conservation concern from damaging activities and reduce or remove the impact of development and to ensure that there are no adverse effects on the favourable status of a bat population before and during the proposed development.

17. Unless otherwise agreed in writing by the local planning authority, the artificial bird/bat nesting/roosting features as detailed on approved plan 4487-04-18B shall be incorporated into the buildings during the actual construction and before the development is first brought into use and the mitigation measures shall be permanently maintained and retained at all times thereafter.

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

18. The approved landscaping scheme [ref.4487-04-18B] shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

19. Foul and surface water shall be drained on separate systems.

REASON: To secure proper drainage and to manage the risk of flooding and pollution.

20. Surface water draining from areas of hardstanding shall be passed through an oil separator or series of oil separators, prior to being discharged into any watercourse, soakaway or surface water sewer. The separator(s) shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water or vehicle washdowns and detergents shall not pass through the separator(s) and should be drained instead to foul sewer or sealed system.

REASON: To reduce the risk of pollution to the water environment in accordance with Core Strategy Policy DME6.

21. The new estate road/access between the site and Mitton 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 development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

22. The existing access shall be physically and permanently closed at its junction with the internal estate road except for emergency situations. Provision shall be retained for the unobstructed passage of pedestrians and cyclists concurrent with the formation of the new access.

REASON: To limit the number of access points to, and to maintain the proper construction of the highway.

23. 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.

24. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 23 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.

25. 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
Details of working hours
HGV delivery times and routeing to/from the site
Contact details for the site manager

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.

26. 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.

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

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

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

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

29. No development shall commence until final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and

approved in writing by the local planning authority. Those details shall include, as a minimum:

- a) Information about the lifetime of the development design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change – see EA advice <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in AOD;
- b) The drainage scheme should demonstrate that surface water run-off must not exceed the existing pre-development runoff rate for the corresponding rainfall event and must not exceed 11.2 litres per second. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required on or off-site to ensure the adequate discharge of surface water without causing flooding or pollution (which should include the refurbishment or removal of any existing watercourses, culverts, headwalls or unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing where applicable;
- f) Site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation 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 prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site; to reduce the risk of flooding to the proposed development, elsewhere and to future users and; to ensure that water quality is not detrimentally impacted by the development proposal.

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

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

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

The plan shall be implemented in accordance with the approved details prior to first occupation 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.

INFORMATIVES

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section on 0300 123 6780, or email lhscustomerservice@lancashire.gov.uk.
 2. This consent does not give approval to a connection being made to the County Council's highway drainage system.
 3. For the avoidance of doubt, this planning permission does not grant the applicant permission to connect to the ordinary watercourse(s) and it does not mean that land drainage consent will be given. The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found via the following website: www.lancashire.gov.uk/flooding.
7. APPLICATION REF: 3/2017/0763
GRID REF: SD 374444 441974

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF PART OF GROUND FLOOR FROM PUBLIC HOUSE TO HOT FOOD TAKEAWAY AND ALTERATIONS INCLUDING THE CREATION OF A NEW DOOR ENTRANCE AT WHITE HORSE INN, YORK STREET, CLITHEROE

The Head of Planning Services reported on another objection received.

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. This permission shall be implemented in accordance with the proposal as amended by letter received 10 October 2017 (painting scheme and signage) and letter and plan received on the 7 November 2017.

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

3. The permission shall relate to the development as shown on Plan Reference 'Proposed Elevations' (but does not include 'Proposed Elevation A') and 'Proposed GA'.

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

4. Notwithstanding Part 2 Deemed Consent of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, specifications of any proposed advertisements to the York Street facade shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

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

5. The development shall be implemented in strict accordance with the proposed levels of noise and odour mitigation shown within the submitted information.

REASON: To ensure that residential amenities are not significantly affected by the re-use of the former town centre public house and in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

(Mrs Douglas spoke in favour of the above application)
(Councillor Atkinson declared an interest in the next item and left the meeting)

8. APPLICATION NO: 3/2017/0889/P
GRID REF: SD 374637 437491

DEVELOPMENT DESCRIPTION:

DEMOLITION OF EXISTING SINGLE STOREY EXTENSION TO REAR AND EXISTING GARAGE ERECTION OF NEW TWO STOREY EXTENSION TO SIDE AND SINGLE STOREY EXTENSION TO REAR, PROPOSED NEW DRIVEWAY AND ENTRANCE GATE (RESUBMISSION OF 3/2016/0957 AND 3/2017/0155) AT 23 PENDLETON ROAD, WISWELL, BB7 9DD

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 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 'Proposed Site Plan' Amendment A (received 25 October 2017) and Proposed Plans and Elevations Amendment A (received 25 October 2017).

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

3. Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents and the alignment, height and appearance of all fences and walls and gates, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The materials shall be implemented within the development in strict accordance with the approved details.

REASON: In the interests of the character and appearance of the building and to ensure that the materials to be used are appropriate to the locality in accordance with Key Statement EN5 and Policies DMG1, DMH5, DME4 and DME2 of the Ribble Valley Core Strategy.

4. All doors and windows shall be framed in timber and retained as such in perpetuity.

REASON: In the interests of the character and appearance of the building and to ensure that the materials to be used are appropriate to the locality in accordance with Key Statement EN5 and Policies DMG1, DMH5, DME4 and DME2 of the Ribble Valley Core Strategy.

5. Notwithstanding the details shown on the approved plans, the proposed Velux roof lights shall be of Conservation Type, recessed with a flush fitting and retained as such in perpetuity.

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 EN5 and Policies DMG1, DMH5, DME4 and DME2 of the Ribble Valley Core Strategy.

6. All new and replacement door and window surrounds shall be stone to match existing.

REASON: In the interests of the character and appearance of the building and to ensure that the materials to be used are appropriate to the locality in accordance with Key Statement EN5 and Policies DMG1, DMH5, DME4 and DME2 of the Ribble Valley Core Strategy.

7. Notwithstanding the specification indicated on the submitted drawings, all new and replacement rainwater goods, including the eaves detail, shall match those of the existing building.

REASON: In the interests of the character and appearance of the building and to ensure that the materials to be used are appropriate to the locality in accordance with Key Statement EN5 and Policies DMG1, DMH5, DME4 and DME2 of the Ribble Valley Core Strategy.

8. Prior to the commencement of the development, section details at a scale of not less than 1:20 of the proposed door framing and glazing shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the character and appearance of the building and to ensure that the materials to be used are appropriate to the locality in accordance with Key Statement EN5 and Policies DMG1, DMH5, DME4 and DME2 of the Ribble Valley Core Strategy.

9. Before the development hereby permitted becomes occupied, the existing hedge, fence and vegetation on the highway frontage of the site to Pendleton Road shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of Pendleton Road

REASON: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

10. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

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

11. 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 be available for use before occupation of the extensions hereby approved.

REASON: Vehicles reversing to and from the highway are a hazard to other road users.

12. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the

recommendations of the Bat Scoping Survey Report by Batworker Consultancy that was submitted with the application.

REASON: To safeguard the favourable conservation status of the bat population in accordance with Policy DME3 of the Ribble Valley Core Strategy.

INFORMATIVE NOTES

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section (Area South) on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council, Environment Directorate, Cuerden Mill Depot, Cuerden Way, Cuerden, PR5 6BJ or email lhscustomerservice@lancashire.gov.uk.
2. Prior to the commencement of any works on site, the developer should contact Lancashire County Council's Highways Regulation Team to obtain the relevant permits to work in the adopted highway; they can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.
3. This consent does not give approval to a connection being made to the County Council's highway drainage system.

(Councillor Atkinson returned to the meeting)

9. APPLICATION REF: 3/2017/0920
GRID REF: SD 373069 441623

DEVELOPMENT DESCRIPTION:

REVISED APPLICATION FOR FIVE TOWN-HOUSES FOLLOWING OUTLINE APPROVAL 3/2015/0312 INCLUDING GARAGE BLOCK ON ST PAULS TERRACE AT BACK ST PAULS STREET, LOW MOOR, CLITHEROE BB7 2LS

The Head of Planning Services reported upon an amendment to a drawing number and four further objections that had been received.

APPROVED subject to the following conditions:

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

REASON: Required to be imposed 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:

DWG 01: Housing Development Revision C (21 November 2017)

DWG 02: Garages for Housing Development

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 surfacing materials including details of the glazing and windows/door framing 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 detailed design of the proposal is appropriate to the locality in accordance with Key Statement EN5 and PolicyDMG1 of the Ribble Valley Core Strategy.

4. Notwithstanding the submitted details, prior to their installation, elevational details at a scale of not less than 1:20 of the proposed boundary treatments/fencing, walling and any retaining walls, including their location, shall have been submitted to and approved by the Local Planning Authority. For the avoidance of doubt the submitted details shall also include elevational details and a methodology for all works to existing boundary walls affected by the development. 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 full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall be submitted to and approved in writing by the Local Planning Authority.

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 the proposed housing in relation to adjacent existing development/built form (where applicable). The details shall clearly show the eaves and ridge heights of the proposed building/dwelling(s) relative to the eaves and ridge heights of existing neighbouring development/built form. 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 proposal responds positively to the topography of the site and to ensure that the detailed design of the proposal is appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. The windows in the north (front) and side (east) elevations of the development hereby approved (As indicated on DWG 01: Revision B 7th November 2017) shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The windows shall remain in that manner in perpetuity at all times unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect nearby residential amenity and to negate the potential impacts of the development in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

7. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until 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 agreed in writing, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

8. No development shall commence until details of the dedicated garaging and to which dwelling they will be assigned has been submitted to and agreed in writing by the Local Planning Authority.

The agreed garaging (including allocation to an individual dwelling) shall be implemented and made available for use prior to first occupation of any of the dwellings hereby approved and retained as such in perpetuity thereafter unless otherwise agreed in writing by the Local Planning Authority.

For the avoidance of doubt, the garaging for each individual dwelling shall be kept available for the parking of vehicles ancillary to the enjoyment of the household to which they are allocated and shall not be separated from their respective dwelling by way of sale or sub-letting

REASON: In order that the Local Planning Authority may ensure that adequate dedicated parking provision is provided on site to serve the dwellings hereby approved in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

9. The parking areas hereby approved shall be surfaced and marked out in accordance with a scheme that shall first have been submitted to and agreed in writing by the Local Planning Authority. The agreed parking scheme shall be implemented and made available for use prior to first occupation of any of the dwellings hereby approved.

REASON: In order that the Local Planning Authority may ensure that adequate dedicated parking provision is provided on site to serve the dwellings hereby approved in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

10. 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 revised siting for the refuse storage area, including precise details of the nature of the storage have been submitted to and agreed in writing by the Local Planning Authority. The agreed refuse storage area/provision shall be constructed and made available for use prior to first occupation of any of the dwellings hereby approved. The refuse storage provision shall be retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that adequate dedicated refuse storage provision is provided on site to serve the dwellings hereby approved in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

11. The doors serving the garaging hereby approved shall be of a roller shutter or similar construction that allows the door to remain within the confines of the envelope of the garage building when open or opening, the details of which shall have first been submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out in strict accordance with the approved details.

REASON: To ensure the safe operation of the immediate highway is maintained during the operation and use of the garaging in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

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 / 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 take account of the recommendations contained with the submitted Bat Survey (Dated 21st may 2015) and 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 dwellings hereby approved during the construction stage of the development and made available for use prior to first occupation 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 minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

13. No development shall take place within a phase (pursuant to condition 3 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 and precise siting of parking of vehicles of site operatives and visitors
 - B. The location and precise siting for the loading and unloading of plant and materials
 - C. The location precise siting of storage of plant and materials used in construction of the development
 - D. The locations and precise siting of security hoarding(s)
 - E. The location and method of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway and the timings/frequencies of mechanical sweeping of the adjacent roads/highway. For the avoidance of doubt such wheel washing facilities/mechanical sweeping shall remain in place/be undertaken for the full duration of the construction phase of the development
 - F. Time period schedules 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 precise details of the highway routes of plant and material deliveries to and from the site.
 - H. Details of measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
 - I. The precise days and hours of operation for all construction, site preparation and demolition works.

The methodologies and timings contained within the approved Construction Method Statement shall be strictly 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.

14. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

(a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.

(b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under Part IIA of the Environmental Protection Act 1990, focusing primarily on risks to human health and controlled waters. The investigation shall address implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and approved in writing by the LPA prior to the site investigation survey.

(c) If the site investigation indicates remediation is necessary, a Remediation Statement detailing the recommendations and remedial measures to be implemented within the site shall be submitted to and approved in writing by the LPA. The remediation shall be carried out in accordance with the agreed statement and on completion of the development/remedial works, the developer shall submit a Verification Report to the LPA for approval in writing that certifies that all works were completed in accordance with the agreed Remediation Statement prior to the first occupation of the development.

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, DME3 and DME6 of the Ribble Valley Core Strategy.

15. 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 Policy DME6 of the Ribble Valley Core Strategy.

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

17. 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 Policy DMG1 of the Ribble Valley Core Strategy.

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

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

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

10. APPLICATION REF: 3/2017/0957
GRID REF: SD 370337 438256

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF AGRICULTURAL LAND TO A CAMPING FACILITY INCLUDING AN AREA FOR TENTS AND THE SITING OF FIVE CAMPING PODS AND A FACILITIES BUILDING WITH ASSOCIATED VEHICULAR

ACCESS TRACKS AND PEDESTRIAN TRACKS AT FOXFIELDS FARM,
WHALLEY ROAD, HURST GREEN BB7 9PN

DEFERRED and DELEGATED to the Director of Community Services for appropriate conditions and Minded to Approve the development for the following reason:

REASON: There is no negative impact in the visual amenity and considered the development would be consistent with the Council's tourism objectives.

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

(Councillor Rogerson returned to the meeting)

11. APPLICATION REF: 3/2017/0962
GRID REF: SD 374154 438021

DEVELOPMENT DESCRIPTION:

APPLICATION FOR OUTLINE CONSENT FOR 20 BUNGALOWS FOR THE ELDERLY (6 DETACHED TWO-BED AND 14 SEMI-DETACHED ONE-BED) AND 9 AFFORDABLE, TWO-BED APARTMENTS WITH ASSOCIATED ROADS, ANCILLARY WORKS LANDSCAPING AND ACCESS. LAND OFF SHEEPFOLD CRESCENT, BARROW BB7 9XR

REFUSED for the following reasons:

1. The proposal is considered contrary to Key Statements DS1, DS2 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that the approval would lead to the creation of a new residential dwellings in the defined open countryside, located outside of a defined settlement boundary, without sufficient or adequate justification which would cause harm to the development strategy for the borough.
- 2 The proposal is consider to be contrary to Key Statement DS1 and DS2 and Policy DMG2 of the Ribble Valley Core Strategy in that the proposal would contribute to a level of development that already significantly exceeds the anticipated level of housing development embodied within the Ribble Valley Core Strategy in terms of the planned residual need for the settlement of Barrow. It is further considered that the level of over-supply of housing, as a result of the proposed development would undermine the Development Strategy for the Borough which seeks to critically establish both the pattern and intended scale of development in relation to housing numbers in order to achieve a sustainable pattern of development across the Borough for the duration of the plan period.

(Mr Sumner spoke in favour of the above application)

12. APPLICATION REF: 3/2017/0433
GRID REF: SD 373290 440609

DEVELOPMENT DESCRIPTION:

APPLICATION FOR OUTLINE PLANNING PERMISSION FOR UP TO 24 NEW DWELLINGS AND ASSOCIATED INFRASTRUCTURE ON LAND BEHIND 115 KEMPLE VIEW, CLITHEROE INCLUDING ACCESS VIA HENTHORN ROAD. LAND OFF HENTHORN ROAD, CLITHEROE BB7 2QF.

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 Committee meeting or 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:

1. No part of the development hereby permitted shall be commenced on any part of the development hereby approved 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 (where relevant) 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.

The submitted landscape details shall take full account of the Landscape Strategy Plan (Job 2741 Dwg No: 201 Rev: F) and the mitigation and enhancement measures as contained within the submitted Phase 1 Habitat Survey (March 2017) and subsequent Ecological Addendum (Dated 12th November 2017).

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 24 dwellings shall be developed within the application site edged red on the submitted Location Plan (Drawing 17/08/L01 Revision B)

REASON: For the avoidance of doubt and to clarify the scope of the permission in accordance with keys Statement DS1 and 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. The details in respect of the submission of any subsequent reserved matters shall be in strict accordance with the design principles, parameters and landscape strategy as set out in the following approved documentation:
 - Landscape Strategy Plan: Drawing 201 Revision F
 - Indicative Proposed Site Plan: Drawing 17/018/P01 Revision A
 - Indicative Proposed Street Scene: Drawing 17/018/P02 Revision A
 - Design & Access Statement (Revised October 2017)

REASON: To ensure the development accords with the agreed general principles in relation to design, green infrastructure and pedestrian 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.

- 5. Notwithstanding the submitted details, the height of any of the dwellings proposed in any subsequent reserved matters application(s) shall not exceed two storeys in height.

REASON: In the interests of the visual amenities and character of the area and to ensure that the proposed development remains compatible with the landscape character of the area and responds appropriately to the topography of the site so as to minimise undue visual impact in accordance with Policies DMG1 and DMG2 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, 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 Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

7. As part of any subsequent reserved matters application relating to layout and prior to the commencement of any development, precise specifications and details of the proposed pedestrian routes/footways interface with the adjacent Public Right of Way (Footpath 17), including a scheme for the improvement of the portion of the aforementioned existing Right of Way that is within the red edge of the application site (where applicable), shall have been submitted to and approved in writing by the Local Planning Authority in partnership with Lancashire County Council. The development shall be carried out in strict accordance with the approved details.

REASON: In the interests of the visual amenities and character of the area and to ensure that the proposed development interfaces with the adjacent Public Right of Way in a manner that will not compromise its safe operation and to secure enhancement of the existing footpath route in accordance with Policies DMG1, DMG2 and DMB5 of the Ribble Valley Core Strategy)

8. Applications for the approval of reserved matters shall be accompanied by full details of the proposed surface water attenuation pond(s) on site.

For the avoidance of doubt the submitted information shall include existing and proposed sections through each pond including relevant existing and proposed land levels and details of all associated landscaping and boundary treatments where applicable. The development shall be carried out in strict accordance with the approved details.

REASON: To ensure a satisfactory form of development in the interests of visual and residential amenities and to ensure the Local planning Authority can make an accurate assessment of the details relating to matters of flood risk and sustainable drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

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 strict accordance with the approved details.

REASON: To promote sustainable development, 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.

11. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) 3886/FRA/Final/v1.0/2017-07-27 and the following mitigation measures detailed within the FRA:

- All development to be located in Flood Zone 1.
- Finished floor levels are set no lower than 0.15 m above existing ground level.
- An 8 m undeveloped buffer strip will be provided from the top of bank of Pendleton Brook. No development, such as new dwellings, private gardens and fences, will be located within this 8 m easement.

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: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

12. As part of any subsequent reserved matters application relating to layout and prior to the commencement of any development, the following details shall be submitted to, and approved in writing by, the local planning authority, in consultation with the Lead Local Flood Authority.

Surface water drainage scheme which as a minimum shall include:

- a) Information about the lifetime of the development design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change – see EA advice <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in AOD;
- b) The drainage scheme should demonstrate that surface water run-off must not exceed the existing pre-development greenfield runoff rate for the corresponding rainfall event. The scheme shall subsequently be

implemented in accordance with the approved details before the development is completed.

- c) Any works required on or off-site to ensure the adequate discharge of surface water without causing flooding or pollution (which should include the refurbishment or removal of any existing watercourses, culverts, headwalls or unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing where applicable;
- f) Site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

The scheme shall be fully implemented and subsequently maintained, 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: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, to reduce the risk of flooding to the proposed development, elsewhere and to future users and to ensure that water quality is not detrimentally impacted by the development proposal in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

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

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

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the

development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

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

14. 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 unless and until a scheme for protective fencing for trees within and adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority.

Such fencing shall be in accordance with BS5837 (2012): 'Trees in Relation to Construction'. Such fencing shall be erected in its entirety prior to any other operations taking place on the site. This fencing should not be breached or removed during development. Furthermore within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials unless expressly agreed by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

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 Statement EN4 and Policies DMG1 and DME1 of the Ribble Valley Core Strategy.

15. 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 proposed enhancement and/or mitigation measures contained within the submitted Phase 1 Habitat Survey (March 2017) and subsequent Ecological Addendum (Dated 12th November 2017) has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the mitigation shall include, but not be limited to the provision for bat and bird boxes (building and pole-mounted), Barn Owl Boxes (Tree Mounted), wildflower grassland and scrub-planting.

The submitted details shall include the timing and phasing for the creation/installation of enhancement/mitigation measures and a scheme for their future management and maintenance. The submitted details shall further indicate the precise location, siting and nature of all bat/bird/owl box provision.

The agreed artificial bird/bat boxes to be building mounted shall be incorporated into their respective individual dwellings during the construction

of those dwellings 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 including the timings and methodology for all installation.

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.

16. 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.

17. Applications for the approval of reserved matters, where relevant, shall be accompanied by full details of all proposed usable public open space and associated street furnishings/play equipment.

For the avoidance of doubt the submitted details shall include the specification and nature of all proposed surfacing, street furniture, informal/formal play equipment and details of existing and proposed land levels and all associated landscaping and boundary treatments (where applicable). The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and allows for the provision of an acceptable and adequate form of usable public open space in accordance with Policies DMG1 and DMB4 of the Ribble Valley Core Strategy.

18. Notwithstanding the submitted details, no development, including any site preparation or demolition shall commence or be undertaken on site until the new estate road/access point between the proposal site and the adjacent land to the north shall have been constructed in accordance with the

Lancashire County Council Specification for Construction of Estate Roads to at least base course level.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative and to ensure the safe operation of the highway during the construction phase of the development in accordance with Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy.

19. 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 full engineering, drainage, street lighting and constructional details of the streets proposed for adoption by the Highway Authority have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

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

20. The submission of reserved matters in respect of layout shall include details of the phasing and timings for the delivery/installation/construction of the proposed footpaths/pedestrian routes (formal and informal), public open space provision, landscaping and attenuation pond shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: To ensure that adequate usable public open space/recreational areas are delivered on an appropriately phased basis to ensure that adequate provision is provided to serve the occupants of the development in accordance with Policies DMG1, DMB4 and DMB5 of the Ribble Valley Core Strategy.

21. No development shall take place 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.

(Ms Thompson spoke in favour of the above application. Mrs Fenton spoke against the above application).

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SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2017/0133	Land off Dale View Billington	31/8/17	41	With Legal, Housing & Planning
3/2017/0573	Land off Union Street Clitheroe	26/10/17	36	With Legal & LCC
3/2017/0616	Former Clitheroe Hospital Chatburn Road Clitheroe	26/10/17	60	With Legal & LCC

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APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2017/0742	Demolish existing farmhouse and rebuild. Change of use of agricultural barn to two dwellings. Change of use of mono-pitch farm building to a garage for the barn conversion. Demolish four farm buildings. Dismantle and rebuild one timber framed agricultural building in new location on the site. Reorientation of one steel framed agricultural building	Startifants Farm Longridge Road Chipping
3/2017/0772	Erection of one new dwelling in garden of 20 Abbey Fields including new vehicular access	20 Abbey Fields Whalley

3/2017/0901	Four dingle storey (two bedroom) holiday units with associated access and car parking	Sunnyside Longridge Road Clayton le Dale
3/2017/0987	Provision of additional hand-railing to a section of footpath leading from the church grounds down towards Church Close	St Mary's Churchyard Church Street Clitheroe
3/2017/0939	Two new semi-detached two storey dwellings	Land adjacent to 5 Beech Close Clitheroe

457 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>
3/2015/0393 R	10/08/16	Land west of Preston Road Longridge (Grimbaldeston Farm)	Inquiry		Appeal Withdrawn 2/11/17
3/2017/0088 R	03/07/17	1 and 2 Abbeycroft The Sands Whalley	WR		Appeal Dismissed 3/11/17
3/2017/0039 R	07/08/17	18 Netherwood Gardens Brockhall Langho	HH		Appeal Dismissed 25/10/17
3/2016/1196 R	03/07/17	Lower Standen Farm, Whalley Road, Pendleton	WR		Appeal Dismissed 25/10/17
3/2017/0029 R	24/07/17	Field at Hellifield Road, Gisburn	WR to be changed to Hearing by PINS – no date set yet		Awaiting Decision
3/2017/0045 R LDC	30/10/17	Newton Hall Newton in Bowland	WR		Appeal Withdrawn 13/11/17
3/2016/1202 R	17/08/17	Barn within the grounds of Greengore Farm	WR		Appeal Dismissed 9/11/17
3/2017/0192 R	19/07/17	Countess Hey Elmridge Lane Chipping	WR		Awaiting Decision
3/2017/0308 R	10/08/17	Fields Farm Barn Back Lane Chipping	HH		Appeal Allowed 02/11/17

<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>
3/2017/0220 R Enforcement	07/08/17 Awaiting start date from PINS	2a Whittingham Road, Longridge Demesne Farm Newsholme Gisburn	WR Hearing (to be confirmed)		Awaiting Decision
3/2017/0441 R	Awaiting start date from PINS	19 Woodfield View Whalley	WR (to be confirmed)		
3/2016/0999 R	24/10/17	Land at Dale View, Billington	WR		Statement due 28/11/17
3/2016/0980 R	24/10/17	Land off Dale View, Billington	WR		Statement due 28/11/17
3/2016/1192 R	Awaiting start date from PINS	Hammond Ground Whalley Road Read	Inquiry (to be confirmed)		
3/3016/1082 R	Awaiting start date from PINS	74 Higher Road Longridge and land to the rear	WR (to be confirmed)		

458 **BOLTON-BY-BOWLAND AND GISBURN FOREST NEIGHBOURHOOD PLAN – UPDATE**

The Chief Executive submitted a report giving an update on the Bolton by Bowland and Gisburn Forest Neighbourhood Plan. The draft plan was the subject of public engagement and consultation in accord with the applicable regulations and a revised plan had been submitted to the Ribble Valley Borough Council. Members had considered the submitted plan and agreed to appoint an Independent Examiner to carry out the Examination of the plan. The Examiner found that the plan could move to Referendum subject to certain changes to the plan to make the plan sound. The Parish Council had held an extraordinary meeting at which they had resolved to withdraw the Neighbourhood Plan due to the plan being considered to differ too greatly from the submission plan. A withdrawal notice has subsequently been received by the Council.

RESOLVED: That Committee note the recommendations of the Examiner but in the light of the Parish council resolution to withdraw the plan, agree that no further action is taken on the Bolton by Bowland and Gisburn Forest Neighbourhood Plan.

459 **TREE PRESERVATION ORDER 3/19/3/206 ST MARY'S CENTRE, CLITHEROE**

The Director of Community Services submitted a report asking Committee to consider objections to the St Mary's Centre Tree Preservation Order and decide whether the order should be confirmed. Following the submission of an application to fell the tree under the Planning (Listed Buildings and Conservation Areas) Act 1990 on 15 June 2017 which was refused on 19 July 2017, a tree

preservation order was served on 20 July. Objections to the preservation order have been made. The tree is considered to be of visual amenity value to the locality and to the wider tree scape and therefore in the interests of amenity, it was considered expedient to protect the tree growing on land included in a Conservation Area. The applicant has claimed that the boundary wall fronting York Street is being undermined by the tree and is in a dangerous condition. This has not been substantiated by any definitive evidence.

Members considered the situation with the tree in question with particular regard to the safety issues involved. It was brought to Members' attention that having a tree preservation order on this tree does not preclude a planning application being submitted or determined and in instances where a planning permission is granted and where the details indicate which trees are to be removed as part of the detailed consent, the planning permission supersedes a tree preservation order and the loss can be mitigated.

RESOLVED: That Committee defer confirming the tree preservation order at St Mary's Centre, Clitheroe until the next meeting of Committee subject to receipt of a detailed report regarding condition of the boundary wall on York Street, Clitheroe.

460 RIBBLE VALLEY BROWN FIELD LAND REGISTER

The Chief Executive submitted a report informing Committee regarding the government requirement for all local authorities to produce a public Brownfield Land Register of sites capable of being developed for housing and that may potentially be subsequently be given a permission in principle to be developed for future housing and to describe the register's detailed structure.

RESOLVED: That the report be noted.

461 HOUSING LAND AVAILABILITY

The Chief Executive submitted a report providing Members with key information on the results of the most recent Housing Land Availability Survey October 2017 which has a base date of 30 September 2017.

RESOLVED: That the report be noted.

462 MINOR CHANGES TO THE DEVELOPMENT MANAGEMENT PROTOCOL

The Director of Community Services submitted a report advising Members of minor changes to the Development Management Protocol in relation to the section on pre-application advice. The section had been altered to emphasise the importance and benefits to developers of the importance of pre-application advice and that officers will not normally engage in significant discussion during the application process when the pre-application service has not been used.

RESOLVED: That the report be noted.

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APPEALS

- a) 3/2017/0039 – amendments made to front and rear first floor balcony areas following approval of planning permission at 18 Netherwood Gardens, Brockhall Village, Old Langho – appeal dismissed,
- b) 3/2016/1196 – erection of 5 dwellings and associated works at Lower Standen Hey Farm, Whalley Road, Clitheroe – appeal dismissed.
- c) 3/2017/0308 – formation of new window opening in existing dwelling at Fields Farm Barn, Back Lane, Chipping – appeal allowed.
- d) 3/2017/0088 – demolition of an external toilet block to be replaced with a single storey extension to both 1 and 2 Abbeycroft, The Sands, Whalley – appeal dismissed.
- e) 3/2016/1202 – renovation and conversion of an existing barn within the curtilage of a listed property, into a residential property. Replacement of a dilapidated lean-to garage with a new garage more in-keeping with the barn at Greengore Farm, Hurst Green, BB7 9QT – appeal dismissed.

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REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 8.34pm.

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