

Minutes of Planning and Development Committee

Meeting Date: Thursday, 8 March 2018 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

S Atkinson	J Rogerson
I Brown	I Sayers
S Brunskill	R Sherras
P Dowson	R Swarbrick
M French	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.

Also in attendance: Councillors G Mirfin and K Hind (arrived 6.50pm).

626 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor G Geldard.

627 MINUTES

The minutes of the meeting held on 11 January 2018 were approved as a correct record and signed by the Chairman.

628 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor S Atkinson declared an interest in planning application 3/2018/0075 and Councillor S Knox declared an interest in planning application 3/2016/0927.

629 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2017/1176 (LBC)
GRID REF: SD 374247 441621

DEVELOPMENT DESCRIPTION:

REMEDIAL WORKS TO REPLACE DEFECTIVE STONE LINTELS AND REPAIR STONE LINTELS WHERE POSSIBLE AND NECESSARY AT CASTLE MUSEUM, CLITHEROE CASTLE, CASTLEGATE, CLITHEROE

The Head of Planning Services reported that the Town Council had no objections.

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

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

REASON: Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Precise specifications and samples of replacement stone to be used including its substance, texture, colour and dressing shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

2. APPLICATION REF: 3/2017/1227/P
GRID REF: SD 360374 437337

DEVELOPMENT DESCRIPTION:

PROPOSED TWO-STOREY EXTENSION TO EXISTING MEDICAL CENTRE
AT BERRY LANE MEDICAL CENTRE BERRY LANE LONGRIDGE PR3 3JJ

The Head of Planning Services reported that the Town Council welcomed this extension.

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 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:

Existing and Proposed Site Plan 5703-FWP-L(20)02
Proposed Elevations and Floor Plans 5703-FWP-L (21)04 Rev P1.2
received 5/02/18
Proposed Ground Floor, First Floor and Roof Plans 5703-FWP-L(21) 03

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

3. Only those external materials and surfacing materials as approved under condition 2 shall be used in the development.

REASON: To ensure that the appearance of the development is appropriate to the character of the building and setting of the area and comply with Policies DMG1 and DME4 of the Ribble Valley Core Strategy adopted version

4. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted statement shall provide details of:

- A. The location of parking of vehicles of site operatives and visitors
- B. The location for the loading and unloading of plant and materials
- C. The location of storage of plant and materials used in constructing the development
- D. The locations of security hoarding
- E. The location and nature of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway (For the avoidance of doubt such facilities shall remain in place for the duration of the construction phase of the development) and the timings/frequencies of mechanical sweeping of the adjacent roads/highway
- F. Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- G. The highway routes of plant and material deliveries to and from the site.
- H. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
- I. Days and hours of operation for all construction works.

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

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

5. The car parking identified on the approved plans as referred to in condition 2 shall be appropriately surfaced or paved in accordance with the approved details. Unless otherwise agreed by the LPA the spaces shall be available for use before the development hereby approved is first brought into use.

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

6. Prior to occupation of the extension a car parking and traffic management plan shall be submitted to and approved in writing by the Local Planning

Authority. The scheme shall be implemented in accordance with the details so approved and retained thereafter unless agreed otherwise in writing with the Local Planning Authority. The proposed parking contract as referred to within the submitted draft travel plan. The contract parking shall provide for the staff displaced from the existing car park (14) and also the addition parking generated by the increase in staff (+15). Any Travel Plan shall be submitted to and agreed in writing by the Local Planning Authority before commencement of the development and implemented within an agreed time frame.

REASON: In the interests of the amenities of the area and highway safety and to comply with Policies DMG1 of the Ribble Valley Core Strategy Adopted Version. As part of any car parking management this shall include the purchase of long stay parking permits for and consideration of a parking voucher system for clients.

- 7 Cycling facilities shall be provided in accordance with a scheme to be approved by the Local Planning Authority with the cycling facilities to be provided in accordance with the approved plan, before the use of the extension hereby permitted becomes operative.

REASON: To allow for the effective use of the parking areas and to comply with Policies DMG1 of the Ribble Valley Core Strategy Adopted Version.

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

3. APPLICATION REF: 3/2018/0075
GRID REF: SD 369004 432944

DEVELOPMENT DESCRIPTION:

TWO STOREY AND SINGLE STOREY REAR EXTENSION AT 2 ELY CLOSE WILPSHIRE BLACKBURN BB1 9LS

The Head of Planning Services reported an additional letter of objection.

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 Purchasing Act 2004.

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

Location Plan HM/0075/01
Garage and Driveway HM/0075/02 (Amended plans received 14/02/2018)
Proposed Floor Plan HM/0075/03(Amended Plans Received 20/02/2018)
Side Elevation Proposed HM/0075/04(Amended Plans Received 20/02/2018)
Proposed 3D Elevation HM/0075/05(Amended Plans Received 20/02/2018)

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

3. All new external work and finishes shall match those of the existing dwellinghouse in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the approved drawings.

REASON: To 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. Before the first occupation of the building/ extension hereby permitted the new window on the first floor west elevation of the two storey extension shall be fitted with obscure glazing and any part of the window that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window shall be permanently retained in that condition thereafter.

REASON: To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential amenity, in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

5. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the prior written consent of the Local Planning Authority

REASON: To protect the amenities and privacy of the neighbouring properties and in accordance with policy DMG1 of the Ribble Valley Core Strategy.

(Councillor Atkinson returned to the meeting).

4. APPLICATION REF: 3/2018/0082
GRID REF: SD 368741 433953

DEVELOPMENT DESCRIPTION:

PROPOSED ERECTION OF A TWO STOREY HOLIDAY COTTAGE FOLLOWING DEMOLITION OF AN EXISTING DUTCH BARN (RESUBMISSION OF APPLICATION 3/2017/0644) AT DEWHURST FARM, LONGSIGHT ROAD, LANGHO BB6 8ADRIAN DOWD BSc (Hons) MA (URP) MA (Arch Cons) RTPi IHBC

The Head of Planning Services reported an additional letter of objection.

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:

Tur/155/2449/01

Tur/155/2449/02

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

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

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

4. Notwithstanding the provisions of 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 cottage 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 unit hereby approved shall not be let to or occupied by any one person or group of persons for a combined total period exceeding 90 days in any one calendar year and in any event shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence. A register of all occupants of the accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain the name and address of the principal occupier together with dates of occupation.

REASON: For the avoidance of doubt and ensure that the use remains compatible with the character of the area and the intensity, frequency and nature of the usage remains commensurate and relevant to the nature of

the consent sought in accordance with Policies DMG1, DMG2, DMB3 and Key Statements EC1 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 cottage 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 amenities of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

7. The proposed access to the site from Longsight Road, Langho shall be constructed to a minimum width of 6m and this width shall be maintained for a minimum distance of 10m measured back from the nearside edge of the carriageway. Such construction should be completed prior to any other works commencing on site.

REASON: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

8. Notwithstanding the submitted details, no part of the development hereby approved shall commence until a detailed design indicating that the required sight lines of 200m in both directions can be attained and maintained from a point 2.4m south of the edge of the carriageway of A59 Longsight Road has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. The scheme shall be implemented, constructed and completed in full in accordance with the approved details prior to the development being first brought into use.

The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.

REASON: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

9. The access road improvements shown on submitted Drawing Number Tur/155/2449/02 shall have been fully completed prior to the first occupation of the holiday cottage hereby permitted.

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

10. 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.

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

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

12. Before the first occupation of the building hereby permitted the first floor bathroom window in the west facing elevation shall be fitted with obscured glazing and any part of the window that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window shall be permanently retained in that condition thereafter.

REASON: To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential amenity, in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

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

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

14. The car parking and manoeuvring areas shall be laid out in accordance with the approved plan before the holiday cottage hereby approved is first brought into use and shall be permanently maintained as such thereafter.

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

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 / 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 cottage 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 reduce the impact of development in accordance with Policies DMG1 and EN4 of the Ribble Valley Core Strategy.

16. Demolition of the Dutch barn shall be undertaken outside the nesting bird season [March - August inclusive].

REASON: To protect nesting birds in accordance with DMG1, DME3 and Key Statement EN4 of the Ribble Valley Core Strategy.

17. 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.

18. Foul and surface water shall be drained on separate systems. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.

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 and the National Planning Policy Framework.

5. APPLICATION REF: 3/2018/0126P (LBC)
GRID REF: SD 374156441161

DEVELOPMENT DESCRIPTION:

LISTED BUILDING CONSENT FOR REROOFING AND MINOR ALTERATIONS INCLUDING NEW VENTILATION GRILLS AND FLU AT THE JOINERS ARMS, WHALLEY ROAD, CLITHEROE

The Head of Planning Services reported that the Town Council had no objections.

MINDED TO APPROVE and DEFER AND DELEGATE to Head of Planning subject to expiration of consultation deadlines and the following conditions

Time Limit

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

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

Plans and Further Details

2. The approval relates to drawing numbers:-
Proposed elevations 001Rev A

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

Detailed Design

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

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

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

6. APPLICATION REF: 3/2016/0927
GRID REF: SD 371930 435481

DEVELOPMENT DESCRIPTION:

OUTLINE APPLICATION FOR THE DEVELOPMENT OF A CLASS C2 CONTINUING CARE RETIREMENT COMMUNITY. LAND OFF ELKER LANE BILLINGTON.

The Head of Planning Services reported on 8 further objections received, that the development was still acceptable to the Highways Authority and that should the application be granted, that there would be an additional condition regarding a unilateral undertaking and footway provision.

MINDED TO APPROVE and DEFERRED AND DELEGATED for appropriate conditions and satisfactory unilateral undertaking.

(Mr Sumner spoke in favour of the above application. Mr Hargreaves spoke against the above application. Councillor Mirfin was given permission to speak on the above application).

(Councillor S Knox returned to the meeting)

7. APPLICATION REF: 3/2017/1100
GRID REF: SD 361189 437903

DEVELOPMENT DESCRIPTION:

OUTLINE APPLICATION FOR UP TO 15 SELF-BUILD DWELLINGS (30% AFFORDABLE SELF-BUILD) INCLUDING ACCESS. LAND ADJACENT TO JOHN SMITH PLAYING FIELD CHAIGLEY ROAD LONGRIDGE PR3 3TQ

WITHDRAWN from the Agenda by Officers.

8. APPLICATION REF: 3/2017/1188
GRID REF: SD 374972 437491

DEVELOPMENT DESCRIPTION:

ERECTION OF ONE SELF-BUILD DWELLING AND ASSOCIATED WORKS AT WISWELL BROOK FARM, MOORSIDE LANE, WISWELL BB7 9DB

WITHDRAWN from the Agenda by Officers.

9. APPLICATION REF: 3/2018/0024
GRID REF: SD 375771 434981

DEVELOPMENT DESCRIPTION:

CONVERSION AND EXTENSION OF REDUNDANT PIGGERY AND STORE TO ONE SINGLE-STOREY DWELLING INCLUDING ACCESS AND PARKING AT LAND ADJACENT HAMMOND DRIVE, READ

MINDED TO APPROVE and DEFERRED AND DELEGATED to go back to Committee for appropriate conditions.

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

631 `SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2017/0573	Land off Union Street Clitheroe	26/10/17	36	With Legal

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2017/0433	Land at Henthorn Road Clitheroe	30/11/17	24	With Housing

<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>
3/2017/0133	Land off Dale View Billington	31/8/17	13 weeks	41	Decision 30/11/17
3/2017/0616	Former Clitheroe Hospital, Chatburn Rd, Clitheroe	26/10/17	15 weeks	60	Decision 9/2/18

632 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2017/1084	Tree works – reduce height of hedgerow	Old Methodist Chapel Lower Chapel Lane Grindleton
3/2017/1138	Proposed greenhouse within existing garden area	Sands Cottage 34 The Sands, Whalley
3/2017/1142	Prior approval for a proposed change of use of agricultural building to dwelling and associated operations development (Class Q(a))	Slated Laithe Paa Lane, Paythorne
3/2017/1144	Prior approval for a proposed change of use of agricultural building to dwelling (Class Q(a))	Broach Laithe Paa Lane, Paythorne
3/2017/1160	Proposed installation of electronically operated black wrought iron gates to the existing vehicular entrance to the north east site boundary. Proposed installation of manually operated black wrought iron gates and railings to the existing boundary opening to the north east site boundary.	Stanley House Lowergate Clitheroe
3/2017/1203	Prior notification of change of use from agricultural building to two dwellings Class Q, parts (a) and (b)	Highmoor Farm Clitheroe
3/2018/0005	Conversion of barn 1 to a dwelling. Construction of new garage. Conversion of barn 2 to four dwellings and construction of parking spaces.	Fooden Old Hall Farm Fooden Lane Bolton by Bowland
3/2018/0022	Non material amendment to approved plans under application 3/2010/1014 to allow revised floor levels	11 Stubbins Lane Sabden

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2018/0051	Change of use from ground floor office to two bedroom residential apartment. No external changes proposed.	Stanley House Lowergate Clitheroe

633 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>
3/2017/0029 R	24/07/17	Field at Hellifield Road Gisburn	WR (procedure changed back from Hearing to WR)	30/01/2018 - cancelled	Appeal Allowed 15/02/18
3/2017/0192 R	19/07/17	Countess Hey Elmridge Lane Chipping	WR		Awaiting Decision
3/2017/0220 R	07/08/17	2a Whittingham Road Longridge	WR		Appeal Allowed 14/12/2017
Enforcement	17/11/17	Demesne Farm Newsholme Gisburn	Hearing	10/04/18	Awaiting Hearing
3/2017/0441 R	19/01/18	19 Woodfield View, Whalley	WR		Awaiting Decision
3/2016/1192 R	16/11/17	Hammond Ground Whalley Road Read	Inquiry	1, 2, 3, 9,10 May 2018	Bespoke timetable Statement due 2 January 2018
3/3016/1082 R	30/11/2017	74 Higher Road Longridge and land to the rear.	WR	17/04/18	Awaiting Hearing
3/2017/0751 R	13/12/2017	The Ridge Highcliffe Greaves Grindleton	WR		Appeal Allowed 08/02/18
3/2017/0741 R	Awaiting start date from PINS	13 Glen Avenue Knowle Green	HH		
3/2017/0675 R	Awaiting start date from PINS	46 Higher Road Longridge	WR		

634 REQUEST FOR CONTRIBUTION TO THE ANNUAL HEDGELAYING EVENT

The Director of Community Services submitted a report for Committee to consider a request from the Lancashire and Westmoreland Hedgelaying Association for a contribution of £1000 to the annual hedgelaying event to be held on 3 March 2018 at West Bradford in the Ribble Valley. Unfortunately, the event had failed to take place because of the adverse weather but it was thought it would be rearranged.

RESOLVED: That Committee approve the request for £1000 contribution to the Lancashire and Westmoreland Hedgelaying Association event being held at West Bradford should it be rearranged within the next few weeks.

635 LONGRIDGE NEIGHBOURHOOD PLAN SUBMISSION

The Chief Executive submitted a report informing Members as to the current development of the Longridge Neighbourhood Plan and asking them to approve a formal response to the consultation currently underway regarding the Longridge Neighbourhood Plan and thereby aid its timely development.

He reminded Members that the process of developing a neighbourhood plan begins with the designation of the specific area the plan will consider which is set out in a map included within the plan. The detail of the plan has been developed over the past two or more years by a joint steering group under the guidance of independent consultants and advised by RVBC planning policy staff. After various consultations the plan is at the Regulation 16 stage which sets out the version the neighbourhood planning group considers to be its preferred final plan and which is formally submitted to the Council. This plan is currently the subject of a consultation which started on Friday, 9 February and will end on Friday, 23 March 2018. Following the closure of this consultation period, the plan and all the consultation comments will be sent to an independent Examiner who will be appointed by RVBC to hold an Examination of the plan. Subject to the Examiner's views and comments it is then hoped to take the plan to a public Referendum administered by RVBC later this year. If the plan passes a Referendum it will then be formally adopted by RVBC as part of the legal development plan of the borough alongside the Core Strategy and other documents.

The draft plan has been the subject of internal reviews and comment throughout its development to this point and is considered to now be a well-developed document. The Council's only concern being regarding the text that has been previously raised with the qualifying body and their consultants. Members' attention was drawn to the text proposed which seeks to introduce an element of influence from the Town Council on the final mix of house types in developments by requiring pre-application consultation with the Town Council. This issue will be highlighted by way of a representation which will enable the Examiner to form a judgement on the matter.

Councillor K Hind was given permission to speak on this item and encouraged Committee to help move the plan forward.

RESOLVED: That Committee

1. note the submission stage and the comments regarding the proposed text and agree to submit a consultation response within the Regulation 19 Longridge Neighbourhood Plan consultation and to progress the plan to Examination; and
2. authorise the Chief Executive to submit a response on behalf of the Council and to advise the qualifying body that the plans should continue to Examination and that the appointment of the independent Examiner be made.

636 CALL IN PROCEDURES

The Director of Community Services submitted a report reminding Committee of the arrangements associated with the call in procedure in relation to planning applications and giving details of the use of the call in procedures. He reminded Members that the procedure had first been introduced as part of the revised delegation scheme in 2009 which gave the opportunity for Members to ask a planning application to be determined by the Planning and Development Committee rather than as a delegated decision made by the appropriate Director. Since the introduction of the procedure approximately 50 requests had been made which equates to an average of 6 per year. The report included a breakdown of call-ins according to application type which outlined the reasons they had been called in.

Members discussed the procedure and felt that it was an important part of the democratic element but acknowledged that it shouldn't just be used by planning agents to have an application heard at Committee rather than a delegated decision.

RESOLVED: That Committee agree that the Head of Planning Services in consultation with the Chair and Vice Chair of Planning and Development Committee should continue to review the call in arrangements and if necessary report back to Committee with suggested changes.

637 INCREASE IN PLANNING APPLICATION FEES

The Director of Community Services submitted a report advising Committee in relation to the recent increased planning application fees which came into effect on 17 January 2018. The report highlighted that the 20% increase is likely to result in an additional income of around £70,000 and that the Council is obliged to spend the additional income on the planning service, and as such had no overall impact on the budget but gives an opportunity to examine the overall service and how the additional income could be utilised.

RESOLVED: That the report be noted.

638 REVENUE MONITORING 2017/2018

The Director of Resources submitted a report for Committee's information on the financial position for the period up to the end of January for this year's revenue

budget as far as this Committee was concerned. The comparison between actual and budgeted expenditure shows an overspend of £28,450 on the net cost of services. After allowing for estimated transfers to and from earmarked reserves, this is increased to £39,556 for the period up to the end of January 2018. The main reason for this net overspend is that planning fee income is lower than anticipated.

RESOLVED: That the report be noted.

639 PLANNING APPEALS

The Director of Community Services submitted a report informing Members of the planning appeal process and the importance of reviewing appeal decisions to determine whether the Council's policies within the Core Strategy can be robustly defended. The report gave a six month summary of appeal decisions from July 2017 to December 2017.

RESOLVED: That the report be noted.

640 PLANNING APPLICATION STATISTICS REPORT

The Director of Community Services submitted a report updating Committee on key information in relation to determination of planning applications from 1 October 2017 to 31 December 2017.

RESOLVED: That the report be noted.

641 APPEALS

- i) 3/2017/0220/P – Transfer of current shop to a hot food premises – takeaway at 2A Whittingham Road, Longridge – appeal allowed with conditions.
- ii) 3/2017/0751/P – Erection of stable for two horses, haylage and equipment at The Ridge, Grindleton – appeal allowed with conditions.
- iii) 3/2017/0029/P – Erection of steel frame livestock shed (100' x 40') on land at Hellifield Road, Gisburn – appeal allowed with conditions.

642 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.56pm.

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