

Minutes of Planning and Development Committee

Meeting Date: Thursday, 10 January 2019 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

I Brown	S Hind
S Brunskill	S Knox
P Dowson	J Rogerson
P Elms	R Sherras
M French	R Thompson

In attendance: Director of Economic Development and Planning, Director of Resources, Head of Legal and Democratic Services, Principal Planning Officer and Senior Accountant.

Also in attendance: Councillors J Alcock, P Dobson and M Fenton.

542 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Atkinson, R Bennett and G Geldard.

543 MINUTES

The minutes of the meeting held on 29 November 2018 were approved as a correct record and signed by the Chairman.

544 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

545 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2018/0907
GRID REF: SD 374147 438265

DEVELOPMENT DESCRIPTION:

THREE NON-ILLUMINATED ADVERTISING SIGNS 0.6 METRE HIGH (MAX) FROM GROUND LEVEL, SIGN BOARD 0.5 X 1.5 METRE AT ROUNDABOUT, HOLM ROAD, BARROW

WITHDRAWN FROM THE AGENDA

2. APPLICATION REF: 3/2018/0750
GRID REF: 372216 443262

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF REDUNDANT BARN TO FORM ONE UNIT OF RESIDENTIAL ACCOMMODATION AT TWITTER BRIDGE FARM TWITTER LANE WADDINGTON

The Principal Planning Officer referred to a letter from the agent and additional conditions should the application be approved.

DEFERRED for consideration of the application to a subsequent Committee to enable further discussions with LCC Highways in respect of the loss of the barn to agricultural use.

1. The works to which this application relates shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:

Proposed Plans and Elevations 415/2/5 Rev C received on 5/11/18 and letter dated 5/11/18.

Proposed layout and curtilage plan 415/2/3 Rev B received on 5/11/18.

Structural report and plan reference 415/2/6 Rev A.

REASON: To ensure that the development as carried out does not vary from the approved plans.

3. Precise specifications of proposed windows, rooflights and doors including elevations cross – sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved windows 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 detailed design of the proposal safeguards the character of the building and in the interests of visual quality.

4. Precise specifications of proposed external boundary shall have been submitted to and approved in writing 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 safeguards the character of the building and in the interests of visual quality.

5. 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 dwelling 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.

(Councillor Alcock was given permission to speak on the above application. John Pye spoke in favour of the above application. Sarah Bolton spoke against the above application).

3. APPLICATION REF: 3/2018/0844
GRID REF: SD 370482 434686

DEVELOPMENT DESCRIPTION:

ERECTION OF 42 NEW DWELLINGS, LANDSCAPING AND ASSOCIATED WORKS AT LAND OFF LONGSIGHT ROAD, LANGHO

The Principal Planning Officer informed Committee that no financial contribution was required by Lancashire County Council and the LLFA had no objections.

DEFERRED and DELEGATED to the Director of Economic Development for approval subject to minor amendments to the wording of the conditions and satisfactory completion of a legal agreement. This shall be within 3 months from the date of this Committee meeting or delegated to the Director of Economic Development and Planning 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 by Section 51 of the Planning and Compulsory Purchase Act 2004

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:

18/082/L01
18/082/P01 Rev B (amended plan received 28/11/18)
18/082/P02 Rev A (amended plan received 28/11/18)
18/082/P03 Rev B (amended plan received 11/12/18)
18/082/P04 Rev A (amended plan received 28/11/18)
18/082/P05 Rev A (amended plan received 28/11/18)
18/082/P06 Rev A (amended plan received 11/12/18)
101 Rev E (amended plan received 11/12/18)
201 Rev C (amended plan received 11/12/18)
202 Rev C (amended plan received 11/12/18)
203 Rev C (amended plan received 11/12/18)

House Types:

18/082/H01 Rev A (amended plan received 28/11/18)
18/082/H02
18/082/H03
18/082/H04
18/082/H05
18/082/H06
18/082/H07
18/082/H08
18/082/H09
18/082/H10
18/082/H11
18/082/H12
18/082/H13
18/082/H14
18/082/H15
18/082/H16
18/082/H17
18/082/H18
18/082/G01
18/082/G02
18/082/G03
18/082/G04

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 any above ground works taking place, details of the design and position of the external meter boxes shall have 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

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

Residential Amenity

5. 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 and land uses

6. 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:
 - All first floor windows in the side elevations of the Haworth, Grantley, Farnley and Cavendish House Type;

The duly installed window shall be retained as such thereafter.

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

7. The development hereby approved shall adhere to the mitigation measures detailed within Section 5 of the submitted "Noise Assessment" (Ref: MCP2122 – August 2018).

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

Highways

8. Prior to the commencement of the development a scheme for the construction of the site access and the off-site works of highway improvement shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the site access and off site highway works shall be completed in accordance with the approved details prior to the occupation of the first dwelling on the site.

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

REASON FOR PRE-COMMENCEMENT: The site access needs to be provided and agreed before works can commence on site.

9. 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 details in respect of:

- Timing of delivery of all off site highway works
- The parking of vehicles of site operatives and visitors
- The loading and unloading of plant and materials
- The storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding
- Contact details for the site manager
- 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 order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings and to ensure the development would not be of detriment to the safe operation of the immediate highway during the construction of the development

REASON FOR PRE-COMMENCEMENT: This information needs to be provided and agreed before any workman or machinery enter the site to ensure the safety of surrounding road users.

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 Polices DMG1 and DMG3 of the Ribble Valley Core Strategy.

11. Each residential property hereby approved shall include the facility to charge an electric vehicle within its residential curtilage. The electric vehicle charging point to serve each individual dwelling shall be provided prior that dwelling being first occupied.

REASON: To ensure that the development provides adequate and appropriate sustainable transport options and in the interest of lowering emissions resultant from vehicular movements associated with the development.

12. Within each dwelling where no garage is being provided, cycle storage facilities shall be provided in accordance with a scheme that has first been 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

13. The garage(s) hereby approved shall be kept freely available for the parking of cars and no works, 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, shall be undertaken to alter convert the space into living or other accommodation.

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling

14. 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.

15. Within three months of commencement of development on site, details of proposed arrangements of future management and maintenance of the proposed streets within the development shall have been submitted for the written approval of the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

REASON: In to ensure safe access for residents of the estate and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

Ecology and trees

16. The development hereby approved shall be carried out in complete accordance with the recommendations and ecological enhancement measures detailed within the submitted Ecological Survey and Assessment (Ref: 2018-272 September 2018).

REASON: In the interests of biodiversity and to enhance 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.

17. Notwithstanding the submitted details and requirements of condition 16, no above ground level works shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes 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 (there shall be at least 1 nest brick/bat tile per dwelling) 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.

18. Notwithstanding the submitted details or the requirements of condition 16, no development, including any site preparation, 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 Indian Balsam and Montbretia 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 Indian Balsam and Montbretia 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: Indian Balsam and Montbretia 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.

REASON FOR PRE-COMMENCEMENT CONDITIONS: The removal of invasive species from the site needs to take place prior to work commencing on site.

19. All trees identified to be retained within the approved plans and in the tree survey schedule for the arboricultural impact appraisal (dated 20th July 2018) shall be enclosed with temporary protective fencing in accordance with BS5837:2012 [Trees in Relation to Demolition, Design & Construction]. 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.

20. 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.

21. Notwithstanding the submitted details or the requirements of condition 16, 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

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

22. Notwithstanding the submitted details or the requirements of condition 2, prior to any dwelling being occupied, 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 throughout the site. 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.

23. Within three months of commencement of development on site, a scheme of phasing for the approved landscaping areas shall have been submitted for the written approval of the Local Planning Authority. The development shall be carried out in strict accordance with the duly approved timings and phasing's and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON: 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.

24. Prior to occupation of the first dwelling, a landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas referred to in condition 23 (other than within curtilages of buildings), shall be submitted to and approved in writing by the Local Planning Authority. The site thereafter shall be managed and maintained in accordance with the approved plan.

REASON: To ensure the proper long-term management and maintenance of the landscaped areas in the interests of visual amenity and biodiversity enhancement.

Play area and footpaths

25. Prior to occupation of any dwelling hereby approved, full details of the location and design of all street furniture and play equipment, including public benches, tables and details of the equipment for the proposed play area,

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 and all play equipment and street furniture shall be erected on site as agreed prior to occupation of the 20th dwelling, or within two years of the first dwelling on site being occupied, whichever is sooner.

REASON: To provide adequate and usable areas of public open space in accordance with Policy DMB4 of the Ribble Valley Core Strategy.

26. The proposed new internal footpaths and areas of public open space throughout the site shall be provided in strict accordance with the details shown on the approved plans prior to occupation of the 20th dwelling, or within two years of the first dwelling on site being occupied, whichever is sooner.

REASON: To provide adequate and usable areas of public open space and to ensure adequate permeability and connectivity with adjacent development and the existing highway/pedestrian network.

Drainage

27. 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.

28. 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.

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 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 flood levels in AOD;
- b) The drainage strategy should demonstrate that post development surface water run-off from the application site will not exceed the existing surface water 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) A site layout plan showing flood water exceedance routes, both on and off site;
- d) A timetable for implementation, including phasing as applicable;
- e) Details of water quality controls, where applicable.

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

REASON: To ensure that the proposed development can be adequately drained, to ensure that there is no flood risk on or off the site resulting from the proposed development, to ensure that water quality is not detrimentally impacted by the development proposal and to reduce the flood risk to the development as a result of inadequate maintenance

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 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 risk of flooding as a result of inadequate maintenance and to identify the responsible organisation/company/undertaker for the sustainable drainage system.

31. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details.

REASON: To ensure that the construction phase of development does not pose an undue risk on site or elsewhere and to prevent flooding arising from the development.

REASONS FOR PRE-COMMENCEMENT CONDITIONS:

Drainage is not only a material consideration but an early and fundamental activity in the ground construction phase of any development and it is likely to be physically inaccessible at a later stage by being buried or built over. It is of concern to all flood risk management authorities that an agreed approach is approved before development commences to avoid putting existing and new communities at risk.

(Councillor Dobson was given permission to speak on the above application. Katie Delaney spoke in favour of the above application. Andrew White spoke against the above application).

4. APPLICATION REF: 3/2018/0688
GRID REF: SD 372823 440546

DEVELOPMENT DESCRIPTION:

OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 110 DWELLINGS WITH PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEM (SUDS) AND VEHICULAR ACCESS POINT FROM HENTHORN ROAD. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS. LAND OFF HENTHORN ROAD, CLITHEROE

The Director of Economic Development and Planning reminded Committee that this application was on the agenda as it was minded to refuse at the last meeting.

She informed Committee that five agencies had been contacted regarding representing the Council on the highway refusal reason and all had declined.

REFUSED for the following reason:

1. The proposed development would result in an unsustainable form of development within the countryside. Due to the site's location, with a lack of cycling or suitable pedestrian access to the town centre, future residents will be wholly reliant on the car. As such the development is contrary to Key Statements DS2 and DMI2, as well as Policies DMG2 and DMG3, of the Ribble Valley Core Strategy and guidance contained within the National Planning Policy Framework.

(Councillor A Knox on behalf of Clitheroe Town Council spoke against the above application).

547 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2018/0500	Land to East Clitheroe Road Barrow	1/11/18 4/10/18	10	With Planning
3/2018/0910	Sheepfold Crescent Barrow	29/11/18	26	With Agent

<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>
3/2017/0653	Land at Chatburn Road Clitheroe	28/6/18	21 weeks	30	Decision 22/11/18

548 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>
3/2017/0961 R (Variation of S106 Ag)	Awaiting start date from PINS	Land at Chapel Hill Longridge	Hearing (to be confirmed by PINS)		
3/2017/0962 R	03/10/18	Land off Sheepfold Crescent, Barrow	Hearing	Wed 16/01/2018 Cttee Rm 1 booked	Awaiting Hearing
3/2018/0069 R	29/08/18	Land off Whalley Road Mellor Brook	WR		Appeal Dismissed 26/10/2018

<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>
3/2018/0263 R	20/08/18	Showley Brook Rest Home 10 Knowsley Road Wilpshire	WR		Appeal Dismissed 27/11/2018
3/2018/0303 R	28/09/18	Croftlands Chipping	WR There is a costs application		Appeal Dismissed 10/12/2018
3/2018/0537 R	28/09/18	Wiswell Brook Farm, Moorside Lane	WR		Appeal Dismissed 10/12/2018
3/2018/0079 R	23/07/18	New Ings Farm Hellifield Road Bolton by Bowland	WR		Awaiting Decision
3/2018/0480 R	12/11/18	The Tythe Barn Station Road Rimington	WR		Statement due 17/12/2018
3/2018/0474 R	Awaiting start date from PINS	Great Mitton Hall Mitton Road Mitton	HH appeal procedure Hearing requested (to be confirmed by PINS)		
3/2018/0468 R	Awaiting start date from PINS	Great Mitton Hall Mitton Road Mitton	LB Hearing (to be confirmed by PINS)		
3/2018/0447 R	27/11/2018	Eatoughs Barn Fleet Street Lane Ribchester	WR		Statement due 1/1/19
3/2018/0435 R	10/12/2018	32 Hall Street Clitheroe	WR		Statement due 14/01/18
3/2018/0816 R	Awaiting start date from PINS	39 Castle View Clitheroe	HH		

549 REVISED CAPITAL PROGRAMME 2018/2019

The Director of Resources submitted a report seeking Committee's approval of the revised capital programme for the current financial year for this Committee. No new capital schemes were planned for this Committee in the 2018/2019 capital programme. However, the introduction of the planning portal link to the planning application system and planning system update scheme which was included in the 2017/2018 capital programme was not completed by 31 March 2018 and had unspent budget of £30,200 available to that date. The unspent budget had been transferred into the 2018/2019 capital programme budget after

approval by this Committee in May 2018. As a result of this the total approved budget for this Committee's capital programme of one scheme was £30,200. Given this the revised estimate budget for the scheme would remain unchanged at £30,200. Any unspent budget would be carried forward to next year as slippage.

RESOLVED: That Committee approve the revised capital programme of £30,200 for this Committee as set out in the report.

550 REVISED REVENUE BUDGET 2018/2019

The Director of Resources submitted a report outlining the revised revenue budget for 2018/2019 for this Committee. She reminded Members that at this time of year, the estimates are revised for the current financial year in order to predict the likely outturn. This also assists in preparing the original estimates for the coming financial year.

The original budget for 2018/2019 initially allowed 2% for both pay and price increases. However after the detailed estimates had been prepared, the national pay award was settled which increased the pay bill nationally by 2.707% in 2018/2019 and 2.802% in 2019/2020 with substantial increases in lower pay scales as well as using data on past performance. There had been detailed discussions with budget holders and Heads of Service on past service provision and future plans which played an integral part in the budget setting process.

She informed Committee that the revised budget for 2018/2019 showed a decrease in net expenditure of £121,040 after allowing for movement in earmarked reserves. A comparison between the original and revised budgets for each cost centre was included for Committee's information and the significant variances were highlighted.

RESOLVED: That Committee agree the revised revenue estimate for 2018/2019.

551 ORIGINAL REVENUE BUDGET 2019/2020

The Director of Resources submitted a report asking Committee to agree the draft revenue budget for 2019/2020 for this Committee for consideration at Special Policy and Finance Committee.

With regard to the Council's overall financial position, she reminded Members that in September the four year budget forecast had predicted budget gaps of £101k in 2019/2020; £225k in 2020/2021 and £426k in 2021/2022.

She also reminded Members that 2019/2020 was the final year of the multi-year grant settlement which we had signed up to and as such we had not expected our allocations to change from those previously announced. Negative revenue support grant (RSG) for 2019/2020 of £108,866 was anticipated.

On 13 December 2018 the government announced the provisional financial settlement; for Ribble Valley this would mean

- Negative RSG had been eliminated gaining us £109k.
- The rural services delivery grant had been increased back to the same level as 2018/2019 gaining us £21k.
- The new homes bonus threshold remains at 0.4%.
- The Lancashire business rates pilot bid had been successful again from this would be dependent on actual business rate growth but estimates suggest it would be in the region of £400k
- The government are returning to local authorities the levy account surplus which would be £20k.

The government had also announced consultations on the future of business rate retention and the fair funding review, which may have a significant impact on our financial position beyond 2019/2020.

The Budget Working Group would continue to meet over the coming weeks and would ultimately make recommendations to Special Policy and finance Committee on 5 February 2019 in order to achieve a balanced budget.

The proposed fees and charges for 2019/2020 had been considered by Committee in October and had been incorporated into the service budgets. Following in-depth service analysis and meetings between accountants, budget holders, Heads of Service and Management Team, the proposed draft budget was now presented to Members.

Estimates had been prepared on current levels of service allowing for the nationally agreed pay award (average increase 2.8%) and price increases at 2%. The budget for each cost centre within the report was presented individually showing the original estimate savings, inflation, variations to the standard budgeted inflation, unavoidable changes to service costs, support services and capital charges, which then culminated in the draft original estimate for 2019/2020.

The report detailed individual budget areas under this Committee and comments were provided on the main variances. The draft budget was also summarised in two ways; one over the cost of the service provided by the committee (objective) and one over the type of expenditure and income (subjective).

The net expenditure for this Committee has decreased by £91,860 after allowing for associated movements on earmarked reserves. The main reasons for the net decrease were summarised for Committee's information.

RESOLVED: That Committee agree the revenue original estimate for 2019/2020 and submit to this to Special Policy and Finance Committee.

552 PRE-APPLICATION ADVICE SERVICE – FAST TRACK

The Director of Economic Development and Planning submitted a report seeking Members' approval in relation to the inclusion of household proposals to the fast track service and the implementation date of the fast track pre-application planning advice service. She requested that Members confirm that the implementation should have been from 1 November 2018.

It was important that the Council seeks ways of improving the pre-application service and it is considered that the inclusion of a household proposal scheme to the fast track service extends the range of services offered to the users. It is considered that the anticipated demand could be met by the existing resources.

RESOLVED: That Committee approve the inclusion of household proposals in the fast track service with the implementation date of 1 November 2018.

553 APPEALS

- i) 3/2013/0263 – Conversion and extensions to the former care home to create 5 dwellings at 10 Knowsley Road, Wilpshire – appeal dismissed;
- ii) 3/2018/0303 – Erection of 4 dwellings (3 net new dwellings) at Croftlands, Broad Meadow, Chipping – appeal dismissed;
- iii) Costs award – Croftlands, Broad Meadow, Chipping – allowed;
- iv) 3/2018/0537 – Erection of 1no self-build dwelling and associated work at Wiswell Brook Farm, Moorside Lane, Wiswell – appeal dismissed;
- v) Costs award - Wiswell Brook Farm, Moorside Lane, Wiswell – refused.

The meeting closed at 7.50pm.

If you have any queries on these minutes please contact Nicola Hopkins (414532).