

Minutes of Planning and Development Committee

Meeting Date: Thursday, 5 September 2019 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

T Austin	S Knox
I Brown	S O'Rourke
B Buller	J Rogerson
S Carefoot	R Sherras
J Clark	R Thompson
B Holden	N Walsh
A Humphreys	

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

Also in attendance: Councillors M Hindle and G Mirfin.

182 APOLOGIES

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

183 MINUTES

The minutes of the meeting held on 1 August 2019 were approved as a correct record and signed by the Chairman.

184 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor S Carefoot and J Rogerson both declared an interest in planning application 3/2019/0427 – 27 Humber Street, Longridge.

185 PUBLIC PARTICIPATION

There was no public participation.

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

Councillor S Carefoot and J Rogerson declared an interest in the next item of business and left the meeting.

1. APPLICATION REF: 3/2019/0427
GRID REF: SD 360537 437561

DEVELOPMENT DESCRIPTION:

DEMOLITION OF EXISTING DWELLING AND REPLACEMENT WITH DORMER BUNGALOW AT 27 HUMBER STREET, LONGRIDGE

DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval subject to no adverse comments (which are within the remit of the Local Planning Authority) being received from United Utilities in respect of the sewer which is understood to cross the application site. If no comments are received within 3 months of the date of the Committee the decision will be issued.

(Mr Black spoke against the above application. Councillors S Carefoot and J Rogerson returned to the meeting).

2. APPLICATION REF: 3/2019/0444
GRID REF: SD 377579 437273

DEVELOPMENT DESCRIPTION:

FULL APPLICATION FOR AMENDMENTS TO THE LEVELS OF PLOTS 7 TO 21 AND 25 TO 30 OF RESIDENTIAL DEVELOPMENT (PURSUANT TO PLANNING PERMISSION 3/2018/0361 (FOR THE DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF CULVERT TO SABDEN BROOK; DEVELOPMENT OF 30 DWELLINGS INCLUDING RECONSTRUCTION OF FORMER MARBIL OFFICE BUILDING AS NEW DWELLINGS; RECONSTRUCTION OF BASE OF MILL CHIMNEY AS AN ECOLOGY TOWER AND ASSOCIATED ACCESS AND LANDSCAPING. FORMER VICTORIA MILL WATT STREET SABDEN BB7 9ED.

APPROVED subject to the following conditions:

Timings and Commencement

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

Site Location Plan - LP01 Rev B
1582SPLVMS-SL01 AA Proposed Site Layout
Design Material

1582SPLVMS-ASH01A Plot 1-4 17-4-18
1582SPLVMS-ASH02A Plot 8 17-4-18
1582SPLVMS-ASH03A Plot 9+10 17-4-18
1582SPLVMS-BRE01A Plot 19 17-4-18

1582SPLVMS-BT01B Boundary Treatment
 1582SPLVMS-COB01A Plot 26 17-4-18
 1582SPLVMS-EAM01A Plot 27 17-4-18
 1582SPLVMS-FES01A Plots 13,14,16,17+21
 1582SPLVMS-GAR01A Single Garage
 1582SPLVMS-GAR02A Double Garage
 1582SPLVMS-GAR03A Treble Garage
 1582SPLVMS-GAR04A Feature Garages
 1582SPLVMS-HAR01A Plot 5
 1582SPLVMS-HUT02A Plot 11
 1582SPLVMS-KT01a A Plot 18pt1
 1582SPLVMS-KT01b A Plot 18pt2
 1582SPLVMS-KT02a A Plot 20pt1
 1582SPLVMS-KT02b A Plot 20pt2
 1582SPLVMS-MIL01A Plot 28-30pt1
 1582SPLVMS-MIL02A Plot 28-30pt2
 1582SPLVMS-MIL03A Plot 28-30pt3
 1582SPLVMS-MIL04A Plot 28-30pt4
 1582SPLVMS-MIL05A Plot 28-30pt5
 1582SPLVMS-MIL06A Plot 28-30pt6
 1582SPLVMS-MIL07A Plot 28-30pt7
 1582SPLVMS-ECO/PL1Ecology Chimney
 1582SPLVMS-ECO/EL1 Rev:A Ecology Chimney 1
 1582SPLVMS-ECO/EL2 Rev:A Ecology Chimney 2
 1582SPLVMS-ECO/SE1 Rev:A Ecology Chimney Section
 1582SPLVMS-OBC01A Plot 22-24
 1582SPLVMS-PEN01A Plot 7
 1582SPLVMS-REA01A Plot 6
 1582SPLVMS-RS01A Refuse Strategy
 1582SPLVMS-SS01C Street Scenes
 1582SPLVMS-SS02C Street Scenes
 1582SPLVMS-SS03C Street Scenes
 1582SPLVMS-SS04C Street Scenes
 1582SPLVMS-SS05C Street Scenes
 1582SPLVMS-SS06C Street Scenes
 1582SPLVMS-TWI01A Plot 12+15
 1582SPLVMS-WHI01A Plot 25
 Proposed Landscaping Plans
 GL0900 01B - Detailed Landscape Proposals
 GL0900 02A - Sabden Brook Landscape Sections
 GL0900 02B – Sabden Brook Landscape Sections to replace GL0900 02A –
 Sabden Brook Landscape Sections.
 Design and Access Statement 17 04 18
 17140-C-52B External Works Layout
 17140-C-SK.06A Plan Showing Extents of Adoptable Highway
 17140-CR-01 Rev D - FRA and Drainage Strategy 26-07-2018
 17140-CR-01 Rev E - FRA and Drainage Strategy 20-06-2019 to replace
 Arboricultural Implications Assessment 13611 A 15-03-2018
 Arboricultural Method Statement 13611 B 15-03-2018
 Construction Management Scheme 23-04-2018
 Amended Site Compound Plan to CMS 03-05-2019

CMS Addendum - Management of Construction Dust
 Sabden Materials Schedule vs 3 28-01-2019
 Dwg 1528SPL-VMS-BT01 Rev B Boundary Treatments Plan 28-1-19
 Bench Specification Ref Litchard_Bench
 CON18a - Sabden - Garage Working Dwgs 30-11-2018
 CON18b - AMP EV - Charging Point Specification
 CON6a - Street Lighting Location Plan
 CON6b - Civitech Lighting Specification A
 CON6c - Civitech Lighting Specification B
 CON8-9-11-12a Ecological Management and Mitigation Plan 31-08-2018
 CON8-9-11-12e - Method Statement 19-09-2018
 CON16 - 17140-C-56B Section 38 Highway Layout 09-04-2019
 CON16 - 17140-C-57C Highway Longitudinal Sections 09-04-2019
 CON16 - 17140-C-60A Section 38 Highway Kerbing Layout 09-04-2019
 CON16 - 17140-C-61B Section 38 & 278 Highway Construction Details 09-04-2019
 CON16 - 17140-C-63B Section 278 Existing Highway Alteration Layout 09-04-2019
 CON16 - 17140-C-81 Land Plan 09-04-2019
 CON16 - 17140-C-82 Site Plan 09-04-2019
 CON16 - 17140-C-83 Vehicle Tracking 09-04-2019
 CON19-20-21 - 17140-C-52B External Works Layout
 CON19-20-21 - 17140-C-53G Section 104 Drainage Layout
 CON19-20-21 - 17140-C-54C Catchment Area Plan
 CON19-20-21 - 17140-C-62A Cut & Fill Layout
 CON19-20-21 - 17140-CC-02E Proposed Surface Water Calculations
 CON19-20-21 - 17140-CR-02 Management & Maintenance Plan
 CON19-20-21 - Victoria Fold Water Management Plan 30-11-2018
 CON23b - 17140-PWAG-00-ZZ-LTR-G-1000-P01
 CON23c - ATAL2978C-001A-Edge Of Slab Detail
 CON23d - ATAL2978C-002A-Pipe Penetration Detail
 Sections through Sabden Brook – 17140-C-78 Rev: A
 following the receipt of additional information
 Typical Section Through retaining Wall

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

Further Control over Development

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2, Part 1, Classes A, B, C, and E) or any subsequent re-enactment thereof no extension/ alteration to the dwellings hereby permitted, garden shed, greenhouse, garage or car port shall be erected other than those expressly authorised by this permission.

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 or be of detriment to residential amenity.

3. 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 that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle upon the street scene/area.

4. The delivery and phasing of the Ecology Towers shall be carried out and delivered in accordance with the submitted Phasing Plan – 1582SPL/VMS-PP01.

REASON: In the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise / mitigate the potential impacts upon protected species resultant from the development.

5. No dwelling hereby approved shall be occupied until a verification plan/report, in relation to the remediation strategy for the site, has been submitted to and agreed in writing by the Local planning Authority. For the avoidance of doubt the verification plan/report shall provide details of the data that will be collected in order to demonstrate that the works set out in the agreed remediation strategy) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The scheme shall be implemented as approved.

REASON: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution.

6. The artificial bird/bat boxes shall be incorporated into the identified individual dwellings during their 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 to reduce the impact of development.

7. The landscaping proposals hereby approved (GL0900 01B) shall be implemented in the first planting season following occupation or use of the development unless otherwise required by the reports above, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality

8. No removal of vegetation including trees or hedges shall be undertaken within the nesting bird season of 1st March - 31st August. Any removal of vegetation outside the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal to ensure that removal does not result in unacceptable impacts upon nesting birds or other species of conservation concern.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds, to protect the bird population and species of importance or conservation concern from the potential impacts of the development.

9. All tree works/tree protection shall be carried out in strict accordance with the submitted Arboricultural Method Statement (13611-B/AJB). The specified tree protection measures shall remain in place throughout the construction phase of the development and the methodology hereby approved shall be adhered to during all site preparation/construction works.

The agreed tree protection shall remain in place and be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protection areas(s) specified without written consent of the Local Planning Authority.

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.

Highways

10. The new estate roads between the site and Whalley Road and Watt Street 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 (other than site demolition and clearance) takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

11. 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

Flooding and Drainage

12. The drainage 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 and to ensure that water quality is not detrimentally impacted by the development proposal

13. The drainage management and maintenance 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. No occupation of the dwellings hereby approved shall take place until the Sabden Brook culvert has been removed and the watercourse restored to open channel in accordance with drawing(s) 1582SPLVMS-SL01 RevAA Proposed Site Layout 11-06-2019 and C0N19-20-21 - 17140-C-52B External Works Layout.

REASON: To reduce the risk of flooding to the proposed development and future users

(Mrs Bagshaw spoke against the above application).

3. APPLICATION REF: 3/2019/0448
GRID REF: SD 373800 436971

DEVELOPMENT DESCRIPTION:

OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 125 DWELLINGS WITH PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEM (SUDS) AND VEHICULAR ACCESS POINT FROM A671. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS. LAND AT WISWELL LANE WHALLEY.

REFUSED for the following reasons:

1. The proposal is considered contrary to Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation new residential dwellings in the defined open countryside, located outside of a defined settlement boundary, without sufficient justification insofar that it has not been adequately demonstrated that the proposal is for that of local needs housing that meets a current identified and evidenced outstanding need.
2. The proposal is considered contrary to Key Statement DS1 and Policy DMG2 of the Ribble Valley Core Strategy insofar that it does not represent the consolidation, expansion or rounding off of development so that it closely relates to the main built of area of the settlement of Whalley.
3. The proposal is considered contrary to Policies DMG1 and DMG2 of the Ribble Valley Core Strategy by virtue of the density of the proposed developable parcels, cumulative overall density, the quantum of development proposed and its location, which would result in an anomalous and discordant pattern of development that fails to respond positively to the inherent pattern and density of adjacent built-form and fails to be well-related to the main built up area of the settlement of Whalley, being of detriment to the character and visual amenities of the area.
4. The proposed vehicular access on to the A671 would be of detriment to the safe operation of the immediate highways network by virtue of the requirement to construct a new vehicular access point onto a high speed road of strategic importance which will add an unnecessary delay to through traffic and compromise the safety of existing and future road users, and as such is considered contrary to Policy DMG3 of the Ribble Valley Core Strategy and Paragraphs 108 and 109 of the National Planning Policy Framework.

(Gary Hoerty spoke in favour of the above application. Councillors M Hindle and G Mirfin were given permission to speak on the above application).

4. APPLICATION REF: 3/2019/0482
GRID REF: SD 363796 429775

DEVELOPMENT DESCRIPTION:

APPLICATION FOR THE EXTENSION TO A STEEL PORTAL FRAMED BUILDING FOR THE STABLING AND WORK AREA FOR THE EXISTING BUSINESS. (RESUBMISSION OF APPLICATION 3/2019/0222) AT WOODFOLD HALL, FURTHER LANE, MELLOR

REFUSED for the following reason:

1. The proposal development constitutes inappropriate development in the Green Belt and as such is contrary to paragraphs 143 - 145 of the National Planning Policy Framework. In the absence of any very special circumstances to clearly outweigh the harm, the development is contrary to

Key statement EN1 and Policies DMG1 and DME2 of the Ribble Valley Core Strategy and Section 13 of the National Planning Policy Framework.

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

5. APPLICATION REF: 3/2019/0483
GRID REF: SD 363796 429775

DEVELOPMENT DESCRIPTION:

ERECTION OF TEMPORARY EQUINE WORKERS DWELLING (RESUBMISSION OF APPLICATION 3/2019/0229). LAND ADJACENT TO WOODFOLD HALL FURTHER LANE MELLOR BB2 7QA.

REFUSED for the following reasons:

1. The proposal constitutes inappropriate development in the Green Belt and as such is contrary to paragraphs 143 - 145 of the National Planning Policy Framework. It is further considered that the proposal will result in an unacceptable impact on openness arising from the scale and position of the proposed building. As such, and in the absence of any very special circumstances to clearly outweigh the aforementioned harm, the development is considered contrary to Key Statement EN1 and Policy DMG1 of the Ribble Valley Core Strategy and Section 13 of the National Planning Policy Framework.
2. It is considered that the approval of this application would lead to the creation of an anomalous, discordant and incongruous form of development that would fail to protect, enhance or conserve the character, openness and visual amenities of the Green Belt and as such is in direct conflict with Key Statement EN1 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy. It is further considered that the proposal would result in the introduction built form within the defined Green Belt to a degree and of a scale that cumulatively, when read in context with nearby built-form would have a visual suburbanising effect upon the landscape, resulting in the erosion of the sense of openness that defines the character of the area and being of significant detriment to the character, appearance and visual amenities of the defined Green Belt and immediate context contrary to Paragraphs 143-145 of the NPPF

6. APPLICATION REF: 3/2019/0510
GRID REF: SD 373942 439116

DEVELOPMENT DESCRIPTION:

ERECTION OF 14 NEW BUNGALOWS FOR THE OVER-55S AND 10 AFFORDABLE BUNGALOWS. LAND SW OF CLITHEROE GOLF CLUB, WHALLEY ROAD, BARROW BB79BA

REFUSED for the following reasons:

1. The proposal is considered contrary to Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation new residential dwellings in the defined open countryside, located outside of a defined settlement boundary, without sufficient justification insofar that it has not been adequately demonstrated that the proposal is for that of local needs housing that meets a current identified and evidenced outstanding need.
2. The proposal is considered contrary to Key Statement DS1 and Policy DMG2 of the Ribble Valley Core Strategy insofar that it does not represent the consolidation, expansion or rounding off of development so that it closely relates to the main built of area of the settlement of Barrow.
3. The proposal, by virtue of its locational aspects and the quantum of development proposed, when considered in concert with adjacent existing housing development, would contribute to and exacerbate an already anomalous and discordant pattern of development which cumulatively would be of significant detriment to the character, appearance and visual amenities of the defined open countryside and immediate context by virtue of the developments degree of visual and physical separation and poor relationship to the main built up area of the settlement of Barrow contrary to Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.
4. The proposal is considered contrary to Key Statement H3 and Policy DMH1 of the Ribble Valley Core Strategy insofar that it fails to satisfy the requirement to provide an adequate level of provision of affordable dwellings for those aged 55 and over (Older persons Housing).

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APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2019/0507	Repair works to the roof	Clitheroe Royal Grammar School York Street, Clitheroe
3/2019/0632	Change of trading hours to 24 hour opening	Roundabout Filling Station Chatburn Road, Clitheroe
3/2019/0360	Variation of Condition 5 of planning permission 3/2017/0256 to allow an extension of time to put in place a comprehensive program for carrying out the development	Dilworth Barn Back Lane Slaidburn
3/2019/0465	Erection of sheep shed with access tracks from existing vehicular accesses	Field off Lower Road Dutton
3/2019/0511	Conversion of barn into one new dwelling and creation of new vehicular access	Oaks Barn, Birks Farm Birks Brow, Longridge

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2019/0512	Conversion of barn into one new dwelling and creation of new vehicular access	Oaks Barn, Birks Farm Birks Brow, Longridge
3/2019/0071	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. Resubmission of outline application 3/2018/0688.	Land off Henthorn Road Clitheroe
3/2019/0574	Demolition of existing conservatory and erection of single storey extension to rear with ramped access.	26 Mytton View Clitheroe
3/2019/0150	Application for the removal of condition no 15 of planning consent 3/2000/0071, to allow the holiday accommodation to be used as permanent residential accommodation.	Brownhills Cottages Farlands Hall Farm New Lane Withgill, Clitheroe
3/2019/0615	Sign to be fixed to existing post mounted 'County of North Yorkshire' sign on highway verge to announce arrival into Craven District	Land at A682 Newsholme BB7 4JF (nearest)
3/2019/0587	Proposed new single storey building at the rear of the public house to create an additional guest bedroom	Three Millstones Inn Waddington Road West Bradford
3/2016/0642	Discharge of conditions 3 (materials), 5 (surface water drainage) and 18 (construction method statement) of planning permission 3/2016/0059	Whalley Industrial Park Clitheroe Road, Whalley
3/2019/0674	Application to establish that there is no breach of planning permission or listed building consent as a result of the hotel bedroom arrangement being built differently from the approved drawings in planning permission 3/2017/0268 and listed building consent 3/2017/0262	Holmes Mill Greenacre Street Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2019/0476	Re-design and enlargement of two-storey dwelling with rooms in the roof space on Plot A (previous design given permission in 3/2018/1179).	Land off Ribblesdale View Chatburn

188 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>Costs App received</u>	<u>Date of Inquiry or Hearing if applicable</u>	<u>Progress</u>
3/2018/0474 R of pp	09/07/2019	Great Mitton Hall Mitton Road, Mitton	WR			Awaiting Decision
3/2018/0468 R of LBC	09/07/2019	Great Mitton Hall Mitton Road, Mitton	WR			Awaiting Decision
3/2018/1020 R of pp	Awaiting start date from PINS	Calding Bank Cottage Whalley Old Rd Billington	WR (to be confirmed)			
3/2018/0582 R of permission in principle	21/05/2019	Land to the south Chatburn Old Rd Chatburn	Changed to Hearing Procedure		8 October 2019 10.00am Cttee Rm 1	
3/2018/0479 R of pp	03/06/2019	74 Church Street Ribchester	HH			Appeal Dismissed 31/08/2019
3/2018/1076 R of pp	16/07/2019	Sabden House Wesley Street Sabden	WR			Awaiting Decision
3/2018/1006 R of LBC	16/07/2019	Sabden House Wesley Street Sabden	WR			Awaiting Decision
3/2018/1148 R of pp	10/06/2019	Wolfen Lodge Fish House Lane Chipping	HH			Appeal Allowed 24/07/2019
3/2019/0057 R of pp	21/05/2019	Seven Acre Bungalow Forty Acre Lane Longridge	WR			Appeal Dismissed 26/07/2019
3/2019/0117 R to discharge condition	29/07/2019	Susie Cottage Rimington Lane Rimington	WR			Awaiting Decision
3/2019/0241 R of pp	16/07/2019	23 Church Street Clitheroe	WR			Awaiting Decision
3/2019/0242 R of LBC	16/07/2019	23 Church Street Clitheroe	WR			Awaiting Decision
3/2018/1121 R of pp	09/08/2019	The Stables rear of King Street Whalley	WR			Statement due 13/09/19

<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>Costs App received</u>	<u>Date of Inquiry or Hearing if applicable</u>	<u>Progress</u>
3/2018/0507 R of outline PP	Awaiting start date from PINS	Land adj John Smith Playing Field Chaigley Road Longridge	Hearing (to be confirmed by PINS)			

189 REVENUE OUTTURN 2018/2019

The Director of Resources submitted a report for Committee's information on the outturn for the 2018/2019 financial year in respect of the revenue budget for this Committee. The report showed the overall spend of this Committee by cost centre compared to the revenue estimated and details of variances.

She highlighted that the biggest area of overspend in 2018/2019 was on consultants following full and final settlement of £80,000 for appeal costs that were awarded against the Council in relation to the Lawsonsteads appeal in Whalley. The expenditure had been funded from the planning earmarked reserve.

RESOLVED: That the report be noted.

190 REVENUE MONITORING 2019/2020

The Director of Resources submitted a report updating Members on the position for the period April to July 2019 of this year's revenue budget as far as this Committee was concerned. The report outlined by cost centre a comparison between actual expenditure and the original estimate for the period to the end of July and highlighted the variations along with the budget holder's comments and agreed action plans.

RESOLVED: That the report be noted.

191 CAPITAL MONITORING 2019/2020

The Director of Resources submitted a report providing Members with information on the progress of this Committee's 2019/2020 capital programme for the period to the end of July 2019.

The report gave a summary of the Planning and Development Committee capital programme budget expenditure to date and the variances and included the full capital programme by scheme with detailed financial information and budget holder's comments.

The total approved budget for this Committee's capital programme of two schemes was £40,920. There had been no spend on either of the two schemes as at the end of July 2019.

RESOLVED: That the report be noted.

192 2018/2019 YEAR END PERFORMANCE INFORMATION

The Director of Resources submitted a report for Members' information that detailed performance against our local performance indicators. A question was asked in respect of how the Council's Brownfield register was being promoted to assist with meeting the Council's PDL target.

RESOLVED: That the report be noted.

193 APPEALS

- i) 3/2019/0057 – Conversion of the existing bungalow into a double garage and store and the creation of a replacement two storey dwelling at Seven Acre Bungalow, Forty Acre Lane, Longridge – appeal dismissed.
- ii) Costs application – Seven Acre Bungalow – refused.
- iii) 3/2018/1148 – Demolition of existing conservatory and erection of a single storey rear extension at Wolfen Lodge Fish House Lane, Chipping – appeal allowed with conditions.
- iv) 3/2018/0479 – Replacement of existing conservatory as well as replacement windows and roof of an existing wrap around at Wilkins Cottage, Church Street, Ribchester – appeal dismissed.

194 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.52pm.

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