

Minutes of Planning and Development Committee

Meeting Date: Thursday, 31 October 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 Care foot	R Sherras
J Clark	R Thompson
M French	N Walsh
A Humphreys	

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

Also in attendance: Councillor A Knox.

332 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor B Holden.

333 MINUTES

The minutes of the meeting held on 3 October 2019 were approved as a correct record and signed by the Chairman.

334 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

335 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2019/0661
GRID REF: SD 370965 435021

DEVELOPMENT DESCRIPTION:

ERECTION OF 31 AFFORDABLE TWO AND THREE-BEDROOM HOUSES AND TWO-BEDROOM BUNGALOWS (FOR RENT AND FOR SHARED OWNERSHIP). LAND AT PETRE WOOD CLOSE LANGHO BB6 8FD

GRANTED 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 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:

- L001 Location Plan
- L002 Existing site plan
- L003F Proposed site plan
- L004C Site Sections
- L005A Block Type 1
- L006A Block Type 2
- L007A Block Type 3
- L008A Block Type 4
- L009A Proposed Boundary Types
- 227-01-Rev: B Detailed Planting Plan 1 of 2
- 227-02-Rev: B Detailed Planting Plan 2 of 2

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

Protection of Amenity

4. The recommendations within the submitted Environmental Noise Report (AA0173B) shall be implemented in full and thereafter retained.

For the avoidance of doubt the acoustic barrier fence shall be installed in its entirety prior to first occupation of any of the dwellings hereby approved. In the case of the acoustic glazing, this shall be installed on a dwelling by dwelling basis prior to the first occupation of that dwelling.

REASON: In the interests of protecting future residential amenity by mitigating potential harm from adjacent/nearby sources of noise and disturbance.

Affordable Housing Provision

5. The residential units hereby approved shall only be used for the purposes of providing affordable housing accommodation as defined within Annex 2 of the National Planning Policy Framework or any subsequent guidance amending or revoking and re-enacting that guidance to be occupied by households or

individuals in housing need. This condition shall not be binding upon any of the following:

- a) A charge or mortgagee of the Registered Provider or any receiver appointed by them in the event of default of the Registered Provider under the terms of the charge or mortgage;
- b) A tenant of a residential unit who exercise any statutory right to buy or right to acquire such residential unit or any person deriving title through that tenant or any mortgagee or charge;
- c) A lessee of a residential unit held under a shared ownership lease who acquire 100% of the interest under that lease or any successor or any successor mortgagee or charge of that lessee.

REASON: To clarify the nature of the consent hereby approved and to ensure the development meets the definition of affordable housing (as defined within Annex 2 of the National Planning Policy Framework or any subsequent guidance amending or revoking and re-enacting that guidance).

6. All the dwellings hereby permitted shall be provided as affordable dwellings (as defined as defined within Annex 2 of the National Planning Policy Framework or any subsequent guidance amending or revoking and re-enacting that guidance) to be managed by a Registered Provider.

Prior to occupation of any of the dwellings hereby approved an affordable housing scheme shall have first been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be provided in accordance with the approved scheme.

The affordable housing scheme shall include:

- i. The tenure of each dwelling unit, which shall consist of 50% of the dwellings for affordable rent and 50% of the dwellings for shared ownership; and
- ii. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing.

In respect of the affordable rented dwellinghouses the affordable housing scheme shall detail:

- i. The occupancy criteria to be used for determining the identity of the tenants; and
- ii. The means by which the occupancy criteria shall be enforced in line with the Local Planning Authority local need criteria; and
- iii. How such occupancy criteria, and compliance with such will be managed.

In respect of the older persons accommodation the affordable housing scheme shall detail:

- i. The 2 affordable rented dwellings that will be reserved solely for occupation by those that meet the Local Planning Authority definition of 'older persons housing'; and

- ii. The means by which the occupancy criteria shall be enforced in line with the Local Planning Authority local need criteria; and
- iii. How such occupancy criteria, and compliance with such will be managed

REASON: To clarify the nature of the consent hereby approved and to ensure the development meets the definition of affordable housing (as defined within Annex 2 of the National Planning Policy Framework or any subsequent guidance amending or revoking and re-enacting that guidance) and to ensure that the social rented affordable housing meets the Local Authority definition of 'local needs' housing.

7. Prior to the occupation of any of the shared ownership dwellings hereby approved full details and timings of a marketing strategy shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the marketing arrangements for the initial and future sales of the shared ownership properties. The shared ownership properties shall thereafter be marketed in accordance with the approved details.

REASON: To clarify the nature of the consent hereby approved and to ensure the development meets the definition of affordable housing (as defined within Annex 2 of the National Planning Policy Framework or any subsequent guidance amending or revoking and re-enacting that guidance) and to work with the registered provider in respect of securing future occupiers for the shared ownership properties.

Landscape and Ecology

8. Prior to the construction of any of the dwellings(s) hereby approved details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites shall be 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 species site plan and include details of plot numbers and identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird and 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 minimise/mitigate the potential impacts upon protected species resultant from the development

9. The landscaping proposals hereby approved shall be implemented in the first planting season following the first occupation of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority.

This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted. All trees/hedgerow shown

as being retained within the approved details shall be retained as such in perpetuity.

REASON: To ensure the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of the development.

10. No removal of vegetation including trees or hedges shall be undertaken within the nesting bird season (1st March – 31st August inclusive) unless a pre-clearance check on the day of removal, by a licenced ecologist, confirms the absence of nesting birds. A letter from the ecologist confirming the absence of nesting birds shall be submitted to the Council within one month of the pre-clearance check being undertaken.

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.

11. During the construction period, all trees as shown to be retained within the submitted Arboricultural Impact Assessment (19/AIA/ Ribble V/06) shall be protected in accordance with British Standard BS 5837 (2012) or any subsequent amendment to the British Standard.

All protective fencing shall be in accordance with BS5837 (2012): 'Trees in Relation to Construction' and be erected in its entirety prior to any other operations taking place on the site. The agreed tree protection shall remain in place and be maintained for the duration of the construction phase of the development. For the avoidance of doubt no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protection areas(s) specified.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved.

Drainage and Flooding

12. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (ref: PET-AJP-ZZ-00-DR-C-1000 (rev P02, dated 27/06/2019)).

Prior to the commencement of the development final details of the design and implementation of an appropriate surface water drainage scheme shall have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:

- A. A final surface water drainage layout plan; appropriately labelled to include all pipe/structure references, dimensions, design levels, finished floor levels and external ground levels (in AOD);
- B. A full set of flow calculations for the surface water drainage network. The calculations must show the full network design criteria, pipeline schedules and simulation outputs for the 1 in 1 year, 1 in 30 year and 1 in 100-year return period, plus a 40% allowance for climate change

and a 10% allowance for urban creep. The calculations must also demonstrate that the post development surface water run-off rate shall not exceed 6l/s.

- C. A final site plan showing all on-site surface water catchment areas, i.e. areas that will contribute to the proposed surface water drainage network;
- D. Confirmation of how surface water is to be managed within the non-drained areas of the site, i.e. gardens and public open space.
- E. A final site plan showing all overland flow routes and flood water exceedance routes, both on and off site;
- F. Details of any measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses; and
- G. Details of an appropriate management and maintenance plan for the surface water drainage network over the lifetime of the development.

For the avoidance of doubt, no surface water will be permitted to drain directly or indirectly into the public sewer.

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 ensure that appropriate maintenance mechanisms are put in place for the lifetime of the development.

13. 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 undertaken and managed in accordance with the approved details.

REASON: To ensure that the construction phase(s) of development does not pose an undue flood risk on site or elsewhere and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

Highways Matters

14. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details.

REASON: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

15. 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 information shall provide precise details of:

- A. The siting and location of parking for vehicles of site operatives and visitors
- B. The siting and location for the loading and unloading of plant and materials
- C. The siting and locations of all site cabins
- D. The siting and location of storage of plant and materials used in constructing the development
- E. The siting and locations of security hoarding
- F. The siting 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).
- G. The timings/frequencies of mechanical sweeping of the adjacent roads/highway
- H. 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)
- I. The highway routes of plant and material deliveries to and from the site.
- J. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
- K. Days and hours of operation for all construction works.
- L. Contact details for the site manager(s)

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

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway for the duration of the construction phase of the development.

2. APPLICATION REF: 3/2019/0671
GRID REF: SD 368832 434044

DEVELOPMENT DESCRIPTION:

CONSTRUCTION OF FOUR TWO-STOREY HOLIDAY COTTAGES AND FORMATION OF A SHORT LENGTH OF ACCESS ROAD AT DEWHURST FARM, LONGSIGHT ROAD, LANGHO BB6 8AD

APPROVED subject to the following conditions:

Timings and Commencement

- 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.

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:

Units 1 & 2 Proposed Floor Plans, Roof Plan & Elevations, Proposed Cross Section (Tur/155/2672/01 A (received 10.09.19)

Units 3 & 4 Proposed Floor Plans, Roof Plan & Elevations, Proposed Cross Section (Tur/155/2672/02 A (received 10.09.19)

Existing and Proposed Site Plans (Tur/155/2672/03 A received 10.09.19)

Location Plan (Tur/155/2672/04)

Proposed Bin Storage Areas. Plan and Elevations of Bin Store. Swept Path Analysis for Refuse Wagon (Tur/155/2672/05 (received 11.09.19)

Highway Plan (Tur/155/2672/06 (received 18.09.19)

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

Matters of Design

3. For the avoidance of doubt this planning approval does not incorporate the erection of external lighting on any structure hereby approved, or elsewhere within the site.

REASON: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising.

4. No unit of holiday accommodation hereby approved shall be brought into use until 1.2 metre high natural stone walls to bound its plot, have been erected.

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

5. External refuse recycling/bin stores shall be made available for use in accordance with drawing no. Tur/155/2672/05 before the development hereby approved is first brought into use and retained thereafter.

REASON: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and in the interest of visual amenity.

6. The proposed new length of track between the application site and the existing access from the A59 to Dewhurst Farm shall be constructed from two strips of dark coloured gravel, with a central grass strip (as per the email from Colin Sharpe (GHA) dated 16.09.2019).

REASON: To ensure that the materials used are visually appropriate to the locality.

7. Notwithstanding the submitted details, precise specifications or samples of external facing and roofing materials shall have been approved in writing before their use in the proposed development. The materials shall be implemented within the development in strict accordance with the approved details submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

8. A dedicated electric vehicle charging point shall be provided for each unit of holiday accommodation prior to first use of the development hereby approved. Thereafter, the electric vehicle charging points shall be permanently maintained.

REASON: To promote sustainable modes of transport.

Further Control over Development

9. 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 units hereby approved shall only be used as short-term holiday accommodation and for no other purpose.

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.

10. Each 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 28 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 guests of each unit of 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 main guest who made the booking together with dates of occupation.

REASON: The permission relates to the provision of holiday accommodation. The condition is necessary to define the scope of the permission hereby approved and to ensure that the development promotes sustainable tourism and contributes to the area's economy.

Highways

11. Prior to the first use of the development hereby permitted, sight lines of 200m in both directions from a point 2.4m south of the edge of the carriageway of the A59 shall be provided as shown on drawing no. Tur/155/2672/06.

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.

12. The access road improvements shown on submitted Drawing Number Tur/155/2672/06 shall have been fully completed prior to the holiday units hereby permitted being brought into use.

REASON: In the interests of highway safety.

13. The car parking and manoeuvring areas shall be laid out in accordance with the approved plans before the holiday accommodation 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.

Landscape and Ecology

14. Any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive] unless preceded by a pre-clearance check by a licensed ecologist on the day of removal which confirms the absence of nesting birds.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds.

15. No above ground development shall take place 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. The details shall be submitted on a building dependent bird and bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting sites. 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 the building during the construction works before the development is first brought into use and shall be retained and maintained thereafter.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and protected species.

Residential Amenity

16. Prior to first rental period of each holiday unit hereby approved a Management Plan shall have been submitted to, and agreed in writing by, the Local Planning Authority and shall provide details of the following:

- i) Measures to ensure that the behaviour of the guests is reasonable and not detrimental to the amenities of nearby residents.
- ii) Details of the person or persons who would be responsible for assisting the guests of the cottage(s) with any queries/problems; and would also be responsible for ensuring that the behaviour of guests is reasonable and not detrimental to the amenities of nearby residents.
- iii) The addresses of the person or persons responsible for the operation of the holiday unit(s).

Thereafter, the development shall be operated in strict accordance with the approved details.

REASON: To ensure the satisfactory management of the site in the interests of general amenity of the area, to safeguard where appropriate neighbouring residential amenity.

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.

Drainage and Flooding

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

REASON: To secure proper drainage and to manage the risk of flooding and pollution.

(Tony Gaffney (Wilpshire Parish Council) spoke against the above application)

3. APPLICATION REF: 3/2019/0588
GRID REF: SD 377329 449543

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF AGRICULTURAL LAND TO PARKING AND LANDSCAPING. TWO POLY TUNNELS AND STONE SERVICE AREA AT HOLDEN CLOUGH NURSERY, BOLTON BY BOWLAND ROAD, BOLTON BY BOWLAND

REFUSED for the following reasons:

1. The proposed development has a harmful impact upon the landscape character (including cultural heritage) and scenic beauty of the Forest of Bowland Area of Outstanding Beauty and the Borough's development strategy because the car park is a large, prominent and incongruous intrusion into the open countryside beyond the established settlement boundary which does not conserve the distinctive setting of Holden and ensure the characteristic clustered form of settlement. This is contrary to Key Statements DS1, EN2 and EN5 and Policies DMG2, DME4 and DMG1 of the Ribble Valley Core Strategy.
2. The proposed development has a harmful impact upon the setting of Holden Chapel and House because the car park will result in noise and visual intrusion into the open fields between the elevated listed building and Holden. This impacts on the tranquility of the countryside and compounds the modern incremental visual disconnection of the chapel from the historic hamlet and community it served. This is contrary to Policies DME4 and DMG1 of the Ribble Valley Core Strategy.
3. The proposed development will be of significant detriment to the residential amenities of Springfield and Browfoot because of the unmitigated noise,

lighting and overlooking impacts of the proposed car park. This is contrary to Policy DMG1 of the Ribble Valley Core Strategy.

(John Metcalf spoke in favour of the above application. Christy MacDonald spoke against the above application).

337 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2019/0642	Change of use of agricultural land to D2 (assembly and leisure) and installation of up to six camping pods/holiday cabin accommodation and associated site works.	Croasdale Farm 1 Whinney Lane Langho BB6 8DQ
3/2019/0652	Demolition of existing single-storey side extension and detached garage and construction of new two-storey extension to side.	1 Laneside Cottages Whalley Road Sabden BB7 9DU
3/2018/1079	Erection of one new, single-storey, two-bedroom dwelling for agricultural worker on land adj Rileys Farm.	Rileys Farm Chapel Lane Langho BB6 8AQ

338 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 BB7 9PQ	WR			Awaiting Decision
3/2018/0468 R of LBC	09/07/2019	Great Mitton Hall Mitton Road Mitton BB7 9PQ	WR			Awaiting Decision
3/2018/1020 R of pp	Awaiting start date from PINS	Calding Bank Cottage, Whalley Old Rd Billington BB7 9JE	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		8/10/2019 10.00am Cttee Rm 1	Awaiting Decision
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
3/2019/0117 R to discharge condition	29/07/2019	Susie Cottage Rimington Lane Rimington	WR			Awaiting Decision

<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>
3/2019/0241 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 King Street Whalley	WR			Appeal Dismissed 14/10/2019
3/2018/0507 R of outline PP	24/09/2019	Land adj John Smith Playing Field Chaigley Road Longridge	Hearing		10/12/2019 Cttee Rm 1	Statement due 29/10/2019 plus SoCG Suggested Conditions Statement due 22/10/2019
3/2018/0685 R of pp	17/09/2019	Land off Whalley Road Hurst Green (Adj Reed Deep)	WR			Statement due 22/10/2019
3/2019/0497 R of pp	Awaiting start date from PINS	DJP Domestic Appliances Ltd 1-3 King Lane Clitheroe	WR (to be confirmed by PINS)			
3/2019/0040 R of PIP	26/09/2019	Land at Kingsmill Avenue Whalley	WR			Statement due 31/10/2019
3/2019/0390 R of Prior Approval	26/09/2019	Dutton Manor Mill Clitheroe Road Dutton	WR			Statement due 31/10/2019
3/2019/0479 R	Awaiting start date from PINS	1 Willow Avenue Whalley	WR (to be confirmed by PINS)			
3/2019/0554	Awaiting start date from PINS	Three Millstones Waddington Rd West Bradford	WR (to be confirmed by PINS)			

339 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Committee's approval on proposals to increase this Committee's fees and charges with effect from 1 April 2020. These proposals were the first stage in the review of the Committee's budget for the forthcoming 2020/21 financial year.

Guidance from Budget Working Group to service Committees is that they review their fees and charges in order to achieve an overall target increase in income by 2%. The Council's latest budget forecast allows for a 2% inflationary increase in the level of income raised from fees and charges and the review aims to increase budgeted income by this amount as a minimum.

There is a national requirement within the Building (Local Authority Charges) Regulations 2010 which states that charges should be based on achieving a full

cost recovery. The building control section had recently undertaken a review of charges for building control services and in October 2019 this Committee approved proposed increases averaging 3% with an implementation date of 1 November 2019. The proposed set of fees and charges was set out for Committee's information.

RESOLVED: That Committee approve the proposed fees and charges to be levied for this Committee for 2020/21 as outlined in the report at Annex 1.

340 CAPITAL MONITORING 2019/20 AND CAPITAL PROGRAMME REVIEW AND NEW BIDS

The Director of Resources submitted a report recommending the future five-year capital programme for the financial year 2020/21 to 2024/25 for this Committee. For this Committee there was no existing 2020/21 to 2023/24 capital programme and also to date no new bids had been submitted. At the end of September 2019 49.8% of the annual capital programme budget for this Committee had been spent or committed.

RESOLVED: That the report be noted.

341 REVENUE MONITORING 2019/20

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

RESOLVED: That the report be noted.

342 APPEALS

- a) 3/2018/1121 – General refurbishment of the existing building with proposed small single storey extensions to create a new servery from the restaurant and small storage unit to the rear of the building. Change of use to create a new restaurant at ground floor and retail at first floor. New infill wall and timber screens proposed to front and side boundary with existing boundary walls remaining untouched at The Old Stables, King Street, Whalley – appeal dismissed.

The meeting closed at 7.17PM.

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