

Minutes of Planning and Development Committee

Meeting Date: Thursday, 14 January 2010, commencing at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

D Berryman	C Punchard
R Croasdale	J Rogerson
M Fielding	J S Sutcliffe
A Gridley	D Taylor
T Hill	M Thomas
J Holgate	J White (arrived 6.42pm)

In attendance: Director of Development Services, Building and Development Control Manager, Director of Resources, Legal Services Manager, Forward Planning and Regeneration Manager and Senior Accountant.

690 APOLOGIES

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

691 MINUTES

The minutes of the meeting held on 17 December 2009 were approved as a correct record and signed by the Chairman.

692 DECLARATIONS OF INTEREST

There were no declarations of interest.

693 PUBLIC PARTICIPATION

There was no public participation.

694 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

695 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2009/0605/P (GRID REF: SD 377414 433757)
PROPOSED REAR KITCHEN AND DOUBLE GARAGE EXTENSION TO FIT IN WITH PROPOSED CHANGE OF USE FROM HOTEL/PUBLIC HOUSE TO PRIVATE DWELLING AND EXTERIOR STONE WALL TO FRONT BOUNDARY OF SITE WITH STEEL GATES AT THE SIMONSTONE HOTEL, SIMONSTONE LANE, SIMONSTONE
GRANTED subject to the following condition(s):

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

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall be implemented in accordance with the proposal as amended by plan received on the 24 November 2009.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments to the proposed access and visibility splays in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3. Prior to the first use of the property as a private dwelling, the access into the site and the sightlines of 2.4m x 40m shall be formed and provided in accordance with the approved amended plan. Thereafter, nothing above 0.9m in height shall be planted, erected, placed or allowed to remain within the sightlines.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

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 G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

1. Based on the information provided, and given the close proximity of the proposal to a national high-pressure gas pipeline, any works must comply with the attached instruction booklet "Specification for Safe Working in the Vicinity of National Grid High Pressure Gas Pipelines and Associated Installations – Requirements for Third Parties" (SSW22). This requires the written permission prior to commencement of any works. There is a minimum 7 days notice required to prepare this written permission.

2. APPLICATION NO: 3/2009/0827/P (GRID REF: SD 364828 436850)
PROPOSED THREE HOLIDAY COTTAGES WITH SEVEN KENNELS,
EXERCISE AREA, PARKING AND ANCILLARY ACCOMMODATION AT LAND
ADJACENT TO COUNTRY CAKES, ORCHARD PARK, STONEYGATE LANE,
RIBCHESTER

GRANTED subject to the following condition(s):

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

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. The unit(s) of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

REASON: In order to comply with Policies G1, G5, ENV3 and RT1 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

3. The use of the kennels and grooming facilities shall be strictly in association with the holiday lets hereby approved. They shall not be used as a separate kennels/grooming business but shall be available for use only by those who are staying in the associated holiday accommodation.

REASON: In the interests of highway safety and in order to safeguard amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

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 G1 of the Ribble Valley Districtwide Local Plan.

5. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub, which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Prior to commencement of development precise specifications of the method for waste disposal and the cleaning and disinfection regime for the kennels and exercise area shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to protect the local watercourse and in the interests of animal welfare in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

(Miss Yates spoke in favour of the above application. Ms Dickman against the above application.)

3. APPLICATION NO: 3/2009/0902/P (GRID REF: SD 376544 443538)
PROPOSED ERECTION OF WAREHOUSE AND INTERNAL SECURITY FENCING AT SHACKLETONS GARDEN CENTRE, CLITHEROE ROAD, CHATBURN

GRANTED subject to the following condition(s):

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

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. There shall be no public access to the vehicles operation area off Worston Road which shall be kept free of obstructions at all times to enable use by delivery and service vehicles.

REASON: In order that delivery vehicles can safely access the site at all times and in the interests of pedestrian safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

3. The building hereby approved shall be used as a warehouse storage facility for the garden centre operating from the remainder of the site and shall not at any time operate or be used independently from the primary use of the site as a garden centre. There shall not at any time be allowed public access to the building or direct sales to any visiting member of the public from inside the building.

REASON: For the avoidance of doubt and in the interests of amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. APPLICATION NO: 3/2009/0924/P (GRID REF: SD 364805 435361)
PROPOSED CHANGE OF USE OF OFFICE NO 1 TO A CONTROL ROOM
FOR A TAXI COMPANY AT OFFICE 1, BEE MILL, RIBCHESTER

(The Building and Development Control Manager reported that the Parish Council had withdrawn their objection.)

GRANTED subject to the following condition(s):

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

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be used as a control room for a taxi company operated by not more than 2 persons at any one time.

REASON: The permission granted is for a specific use, and it is considered that other similar or more intensive uses may give rise to adverse effects on the locality, contrary to the provisions of Policy G1 of the Ribble Valley Districtwide Local Plan.

3. The premises shall not be used as a taxi stand and no customers shall visit the premises, nor shall it be used as a between journeys operational base for drivers employed in the business and shall not be used by any other private hire/taxi drivers or operators.

REASON: In the interests of the amenity of the area and to safeguard neighbouring residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. APPLICATION NO: 3/2009/0927/P(GRID REF: SD 368342 437933)
PROPOSED LOFT EXTENSION TO THE EXISTING PROPERTY AND SINGLE
STOREY EXTENSIONS TO THE SIDE AND FRONT WITH ROOMS IN THE
ROOF SPACE. PROPOSED DORMER WINDOWS TO THE NORTHEAST
ELEVATION AND A DORMER WINDOW AND A BALCONY TO THE
NORTHWEST ELEVATION (RE-SUBMISSION) AT 10 THE DENE, HURST
GREEN

(The Building and Development Control Manager reported an additional letter of objection.)

GRANTED subject to the following condition(s):

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

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall be implemented in accordance with the proposal as indicated on the plan drawing APO11109, the amended plan AP021109 dated 16 December 2009 and the A4 site plan marked 'car turning area'.

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

3. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

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 G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – "Extensions and Alterations to Dwellings".

4. All doors and windows shall be in timber and retained as such in perpetuity.

REASON: To comply with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

5. Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

6. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 15 September 2008.

REASON: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

7. The proposed garage shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.

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

Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance “Extensions and Alterations to Dwellings”.

8. The layout of the development shall ‘in perpetuity’ include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the details indicated on the site plan marked ‘Car Turning Area’ and the vehicular turning space shall be laid out and be available for use before the works are completed.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan. Vehicles reversing to and from the highway are a hazard to other road users.

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

6. APPLICATION NO: 3/2009/0956/P(GRID REF: SD 373276 436247)
PROPOSED ALTERATION TO THE EXISTING PREMISES TO RELOCATE ‘COOKIES’ LICENSED CAFÉ FROM THE FIRST TO THE GROUND FLOOR – CHANGE OF USE FROM CLASS A1 TO A4 AT MAUREEN COOKSON LTD, GEORGE STREET, WHALLEY

GRANTED subject to the following condition(s):

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

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. The café/wine bar use hereby permitted shall operate only between the hours of 9am and 7.30pm on any day.

REASON: To comply with the terms of the application and in the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3. From the time of the first use of the café/wine bar hereby permitted, the floor space at first floor level that is currently utilised by the existing licensed café, shall be used for A1 retail purposes only.

REASON: To comply with the terms of the application and because any intensification of the A3/A4 use of the building could be detrimental to the character of the area and the amenities of nearby residents contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

(Ms Cookson spoke in favour of the above application.)

7. APPLICATION NO: 3/2009/0997/P (GRID REF: SD 385080 452222)
 PROPOSED AGRICULTURAL BUILDING AT SLACK FARM, NEWSHOLME

GRANTED subject to the following condition(s):

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

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

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 G1 of the Ribble Valley Districtwide Local Plan.

3. This permission shall relate to the proposal as amended by plan received on 13 January 2010 – plan reference P1289/001A in relation to the elevational changes and also drawing numbers P1289/002, P1289/003, P1289/004.

REASON: For the avoidance of doubt since the proposal has been subject of agreed amendments.

MATTERS DEALT WITH UNDER DELEGATED POWERS

696 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/0636/P	In order to stabilise the north west gable it is proposed to build a new leaf of reclaimed semi coarsed rubble stone and random quoins with cement pointing finished flush or slightly recessed, or generally to match the front elevation of the existing house. The overall width of the new leaf will be 305mm. The roof will be extended in reclaimed matching blue slate and existing copings and kneelers refitted	Bullcocks Farm Pendleton
3/2009/0691/P	Application for discharge of conditions No 6 (landscaping of site), condition 8 (building recording and analysis), condition 3 (materials),	Salesbury Hall Salesbury Hall Lane Ribchester
Cont/		

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
Cont...	condition 4 (timber windows and doors), condition 13 (travel plan) of planning consent 3/2007/1048/P	
3/2009/0714/P	Demolition of existing attached store and construction of replacement to provide improved and extended living and bedroom accommodation	The Farmhouse Cunliffe Moss Farm Mellor
3/2009/0793/P	Proposed conservatory to the rear	19 Barn Croft Clitheroe
3/2009/0867/P	Addition of new window on gable end and replacement of roof lights with large conservation roof lights	Riverside Barn Riverside Ribchester
3/2009/0873/P	Proposed replacement garage	6 Waverley Road Ramsgreave
3/2009/0884/P	Extension of garage to front of house	Fairways 24 Whinney Lane Langho
3/2009/0893/P	Proposed conservatory	4 Church Lane Mellor
3/2009/0896/P	Single storey rear kitchen extension	82 Chatburn Road Clitheroe
3/2009/0899/P (PP) and 3/2009/0900/P (LBC)	Reinstatement of structure and internal/external remedial works following fire damage together with new external escape stair from the manager's flat	The Swan and Royal Hotel Castle Street, Clitheroe
3/2009/0901/P	Replace the existing steel container store and build a new blockwork store to match the existing garage	St Augustine's RC School Elker Lane Billington
3/2009/0903/P	Removal of the existing conservatory and replacement with a sun room	Sagar Barn Higher Hodder Clitheroe
3/2009/0906/P	Change of use of retail premises to residential use	Bowdon Books 33 Lowergate, Clitheroe
3/2009/0911/P	Proposed new entrance and admin areas	St Wilfrids R.C. Primary School, St Wilfrids Terrace Longridge
3/2009/0914/P	Single storey side extension	Clitheroe Golf Club Whalley Road Pendleton
3/2009/0918/P	Application for the renewal of planning consent 3/2006/1040/P to clear the existing storage yard and erect a new storage building including staff facilities	Read Garden Centre Old Coal Staithe Read

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/0922/P	Construction of a timber and glazed garden room	Incy Bobbin Mill 10 Longridge Road Hurst Green
3/2009/0923/P	Conversion of existing garage to family room, erection of new garage and conversion of flat roof to pitched	Llamedos 8 Rogersfield, Langho
3/2009/0930/P	Application for the discharge of conditions no. 2 (relating to building materials) and condition no. 6 (relating to tree protection measures) of planning consent 3/2008/1048/P at land to rear of	The Cottage Lower Lane Longridge
3/2009/0931/P	First floor side extension over the existing garage	14 Yew Tree Close Clayton-le-Dale
3/2009/0935/P	Application for discharge of condition no. 2 (relating to material samples), condition no.3 (relating to screen fencing) and condition no.4 (relating to an archaeological report of planning consent 3/2009/0308/P	Blue Slates Sunnyside Avenue Ribchester
3/2009/0938/P	Construction of timber pavilion to be located on a playing field, and installation of a trim trail, which will also be located on a playing field	St Mary RC School Whalley Road Langho
3/2009/0939/P	Demolition of an existing building, small extension of curtilage and erection of garage and another building to be used as stables and for agricultural purposes. Resubmission of planning consent 3/2009/0347P	Lambing Clough Barn Lambing Clough Lane Hurst Green
3/2009/0946/P	Install a drop kerb	37 Edisford Road Clitheroe
3/2009/0962/P	Proposed change from sunbed treatment salon to form 2No retail shops with a self contained flat at first floor, resubmission of previously approved application to include alterations to the shop front	82-86 Lowergate Clitheroe
3/2009/0940/P	Proposed roof over existing slurry store (Phase 1)	Fair Oak Farm Leagram-in-Bowland Chipping
3/2009/0941/P	Proposed roof over existing slurry store (Phase 2)	Fair Oak Farm Leagram-in-Bowland Chipping

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/0942/P	New first floor side extension to create additional sleeping space. Altered roof profile to include 2 hipped ends to ensure the new design is sympathetic to the existing house	3 Knunck Knowles Drive Clitheroe
3/2009/0944/P	Change of use of vacant shop from A3 to A1 use (Re-submission)	16A Berry Lane Longridge
3/2009/0949/P	Conversion of the garage/games room into dwelling	Ashgrove Barn 1 Shawbridge Street Clitheroe
3/2009/0954/P	Convert existing garage into reception room, build a first floor extension above and add a small utility room to the rear. Internal alterations to existing building	50 Bracken Hey Clitheroe
3/2009/0958/P	Conversion of the garage/games room into dwelling (LBC) in the grounds	Ashgrove Barn 1 Shawbridge Street Clitheroe
3/2009/0959/P	Application for the discharge of conditions no. 2 (relating to materials), condition no. 6 (relating to velux rooflights) and condition no. 10 (relating to archaeological recording) of planning consent 3/2006/0724/P	The Stables Eaves House Farm Waddington Road West Bradford
3/2009/0965/P	Application for the discharge of condition no. 2 (relating to materials) of planning consent 3/2009/0060/P	The Old Vicarage Lower Lane Longridge
3/2009/0969/P	Creation of a new doorway and painting of external render	Brungerley Building Waddow Hall, Clitheroe
3/2009/0972/P	Proposed extension of existing porch and construction of first floor balcony	Crannifer Cottage Garstang Road, Chipping
3/2009/0979/P	Demolition of concrete block built workshop/storage building with corrugated asbestos roof to make way for a housing development (see application 3/2009/0821/P) on land at the end of	Severn Street Longridge
3/2009/0981/P	Replace old canopy and erection of a new canopy	Clitheroe Cricket & Tennis Club Chatburn Road Clitheroe
3/2009/0982/P	Single storey rear extension	59 Fairfield Drive Clitheroe

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/0986/P	Application for discharge of condition no. 4 (archaeological recording) of planning consent 3/2009/0287	The Heaning Dunsop Road Newton-in-Bowland
3/2009/0998/P	Application for a non-material amendment to planning consent 3/2009/0155/P, to alter the roof for the proposed porch on the organic café from mono-pitch glazed roof to duo-pitch slate and amended window/door dimensions	The Sanctuary of Healing Dewhurst Road Langho

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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2009/0834/P	Construction of bay windows to rear elevation of the property at	2 Corn Mill Mews Whalley Clitheroe	Policy G1 and ENV16
3/2009/0951/P	First floor extension above the existing kitchen with a new window in the gable wall and the construction of a new doorway	13 Main Street Bolton-by-Bowland	G1 and ENV16 – Detrimental to the character and appearance of the property within a designated Conservation Area and the setting of the adjacent Listed Buildings.
3/2009/0955/P	First floor side extension over lounge to form bedroom	The Old Spout House Whinney Lane Mellor	G1, ENV3 and H17 – Detrimental impact upon the character of the building and upon the visual amenities of the area.

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SECTION 106 UPDATES

None.

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AGRICULTURAL NOTIFICATIONS WHERE PLANNING CONSENT **WILL** BE NECESSARY

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/1015/P	Proposed concrete slurry pit	Mylah Farm, Rimington

700 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/0932/P	Application for a Lawful Development Certificate for a proposed side extension at ground floor to provide an en-suite	15 Albany Drive Copster Green

701 APPLICATIONS WHERE SECTION 106 HAS NOW BEEN ISSUED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/0374/P	Construction of 2 retail units at ground floor and construction of 2 flats at first floor (live/work units)	Central Garage Manor Road Whalley

702 APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/0196/P	To professionally clean the war memorial in the Garden of Remembrance in Clitheroe Castle Grounds	Garden of Remembrance Clitheroe Castle Castlegate Clitheroe
3/2009/0553/P	Outline planning permission for the erection of 2No 3 bed two storey semi detached residential units	Land north west of Police Station Preston Road Ribchester
3/2009/0750/P	Single storey mono pitched side extension and detached double garage and associated	The Cottage Lower Lane Longridge
3/2009/0783/P	Demolition of existing buildings and construction of a replacement dwelling	Rowan Cottage Old Clitheroe Road Dutton
3/2009/0802/03/ 04/05	Phases 1-4 of a free range poultry building and mobile home for agricultural worker for a temporary period of three years	Land off Ribchester Road Dinckley
3/2009/0891/P	Increase width of existing internal single door to barn from corridor to 1800mm wide opening	Roefield Leisure Centre Edisford Road Clitheroe

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APPEALS UPDATE

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2009/0463 Not yet determined	26.8.09	East Lancashire Developments Ltd Erection of three terraced houses, one detached dormer bungalow with private car park and diversion of existing sewer (Resubmission) Land at Greenacres/Tennyson Avenue, Read	WR	—	APPEAL DISMISSED 15.12.09
3/2008/0674 & 0675 D	27.8.09	John Reilly Civil Engineering Ltd Proposed alterations to listed boundary wall including the creation of a new access point and track to serve stud farm The Stud Farm Woodfold Park Further Lane Mellor	WR	Now to be determined under the written reps procedure	Awaiting site visit
3/2009/0466 D	10.9.09	Mr John Bailey & Miss Kirsty Sellers Erection of two storey rear extension and additional accommodation for dependent relatives Dean Slack Head Smalden Lane Grindleton	WR	—	AWAITING DECISION
3/2009/0321 O	16.9.09	Mr Terry Griffiths Erection of a new industrial unit (class B2 use) at the rear of the existing industrial unit Unit 3 90 Berry Lane Longridge	WR	—	AWAITING DECISION

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2009/0079 D	25.9.09	Mrs Christine Verity Proposed single storey garden room to front elevation Holkers Cottage Whins Lane Read	WR	—	Awaiting site visit
3/2009/0383 & 0384 C	8.10.09	Individual Inns Ltd Extension to first floor to form bedrooms and associated works (Resubmission) The Spread Eagle Hotel Sawley	WR	—	Awaiting site visit
3/2009/0352 D	2.11.09	Mr H Berry Retention of agricultural workers dwelling and residential curtilage for temporary period of three years Lower Monubent Farm Hellifield Road Bolton-by-Bowland	—	Hearing – to be held 23.2.10, commencing at 10am	
3/2009/0631 D	5.11.09	Mr & Mrs J Hayes First floor extension to side of dwelling Seedalls Barn Easington Road Cow Ark	Householder Appeal	—	AWAITING DECISION

704 RECENTLY ISSUED ENFORCEMENT NOTICES

<u>Ref No:</u>	<u>Type:</u>	<u>Activity:</u>	<u>Location:</u>
3/2009/001/E	EN	Unauthorised building works and alterations to a listed building	Mellor Lodge Preston New Road Mellor
3/2009/028/E	EN	Erection of steel flue pipes/ducts	Geno's, 39 Berry Lane Longridge

705 REVISED CAPITAL PROGRAMME 2009/10 AND PROPOSED PROGRAMME 2010/15

The Director of Resources submitted a report asking Committee to approve the revised programme for the current year and to consider the future 5-year capital programme for this Committee.

She reported that there were no unfinished schemes from 2008 on this Committee and as such there was no slippage. The revised programme for 2009/2010 consists of one scheme – Clitheroe Town Centre Master Plan £20,000 which is now finished.

The Director of Resources reminded Committee that the proposed five year capital programme 2010/2015 was a draft programme at this stage that would require further consideration by both the Budget Working Group and the Policy and Finance Committee in order to produce a five year programme for the Council that was affordable both in capital and revenue terms. Committee discussed the two capital schemes that had been put forward. It was highlighted that the scheme put forward to purchase land for economic development, although referred predominantly to the Barrow Brook Business Park may well be used for other sites, should it remain in the programme.

RESOLVED: That Committee

1. approve the revised capital programme for 2009/10 as set out in the report; and
2. approve the future 5-year programme for 2010/11 to 2014/15 as outlined with the amendment that economic development monies to be made available might not necessarily be for Barrow Brook Business Park.

706 REVISED REVENUE BUDGET 2009/10 AND ORIGINAL ESTIMATE 2010/11

The Director of Resources submitted a report asking Committee to agree a revised revenue budget for 2009/10 and consider a draft revenue budget for 2010/11 for submission to Policy and Finance Committee. She informed Committee that when the budget was prepared for the current year, provision had been made for increases in pay and prices of 2%. The national pay award had finally settled at a lesser percentage which had resulted in a £12,000 saving for this development department. However the revised budget was £73,000 higher than the original estimate overall and the Director of Resources highlighted the main variations for these differences.

With regard to the draft revenue budget for 2010/11 she reminded Committee of a number of potential problems that could have a significant impact on the budget which included the economic downturn on service income levels, the level of investment income received, public sector funding, pension fund contributions, increase in national insurance contributions, pay awards and the transfer of administration of concessionaries travel scheme to the upper tier authority. The Director of Resources also reminded Committee that whilst the savings required for 2010/11 may appear modest, based on the assumptions of the budget forecast, substantial savings would be required from 2011/12. She highlighted each budget heading for this Committee and reminded Members that Service Managers would be submitting their Service Plans in due course and that all identified savings would be considered by the Budget Working Group and Corporate Management Team before being recommended to Policy and Finance Committee.

RESOLVED: That Committee

1. approve the revised revenue budget for 2009/10;
2. approve the proposed fees and charges as set out in the report; and
3. approve the revenue budget for 2011 for submission to the next Policy and Finance Committee.

707 CHANGES TO PLANNING LEGISLATION AND EXTENSION OF DELEGATION SCHEME

The Director of Development Services submitted a report updating Committee on changes to planning legislation and to seek amendments to the delegation scheme arising from the changes. He reported that although the changes were minor to allow a more proportionate approach, the delegation scheme need to be amended to incorporate these changes.

RESOLVED: That Committee

1. note the new application types;
2. agree that the delegation scheme be amended to allow the Director of Development Services to determine applications for extensions of time under section 91 and 92 of the Town and Country Planning act 1990 and non-material amendments under section 96a of the Town and Country Planning Act 1990; and
3. that the non-material amendments development control procedure note be approved for development control purposes.

708 REGIONAL SPATIAL STRATEGY PARTIAL REVIEW INTO GYPSY AND TRAVELLER ACCOMMODATION AND CAR PARKING STANDARDS

The Director of Development Services submitted a report informing Committee of the forthcoming planning inspectorate examination of parts of the Regional Spatial Strategy for the north west relating to gypsy and traveller accommodation policy and car parking standards to which the Council have already contributed comments and the outcome of which will have implications for future site allocations within the Local Development Framework.

RESOLVED: That the report be noted.

709 MINERALS AND WASTE SITE ALLOCATIONS PROPOSED CONSULTATION – PRE-CONSULTATION DRAFT

The Director of Development Services submitted a report informing Committee of the forthcoming consultation on important planning documents relating to the location of future mineral and waste facilities within the borough. He informed Committee that within Ribble Valley this call produced two sites for consideration; the first was a site called Cuttock Clough near Waddington Fell for grit stone

mineral extraction which had been excluded. The position of the other call site; a proposed composting site adjacent to Horrocksford Bank Farm near West Bradford Bridge had not been made clear, it neither being specifically excluded nor being mentioned as a potential allocation. Its position would be explored further on receipt of the formal consultation draft document.

RESOLVED: That the report be noted.

710 APPEALS

3/2009/0463/P – erection of three terraced houses, one detached dormer bungalow with private car park and diversion of existing sewer at land at Greenacres/Tennyson Avenue, Read – appeal dismissed.

The meeting closed at 7.52pm.

If you have any queries on these minutes please contact Stewart Bailey (414491).