

Minutes of Planning and Development Committee

Meeting Date: Thursday, 4 November 2010 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

R Adamson	J S Sutcliffe
D Berryman	D Taylor
T Hill	M Thomas
B Hilton	R Thompson
J Holgate	J White
J Rogerson (6.45 – 8.30pm)	

In attendance: Building and Development Control Manager, Legal Services Manager, Forward Planning and Regeneration Manager and Principal Planning Officer (Design and Conservation).

Also in attendance: Councillors S Hore and I Sayers.

417 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Elms and C Punchard.

418 MINUTES

The minutes of the meeting held on 7 October 2010 were approved as a correct record and signed by the Chairman.

419 DECLARATIONS OF INTEREST

Councillor J Rogerson declared an interest in planning application 3/2010/0685/P in relation to Brownhill Cottages, Withgill and Councillor R Thompson declared an interest in agenda item number 10 – Proposed Article 4 Directions for Grove House and 1-5 The Grove, Chipping as a board member of Ribble Valley Homes.

420 PUBLIC PARTICIPATION

There was no public participation.

421 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

422 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2010/0103/P (GRID REF: SD 370016 436544)
PROPOSED APPLICATION TO REMOVE CONDITIONS 5 AND 6 WHICH RELATES TO A UNILATERAL UNDERTAKING LIMITING THE RESIDENTIAL

ELEMENT OF A LIVE/WORK UNIT SO IT SHALL NOT BE OCCUPIED UNLESS THE WORK UNITS ARE CONSTRUCTED AND IN USE AS A COMMERCIAL UNIT AT LAND OFF CHERRY DRIVE, BROCKHALL VILLAGE, LANGHO

GRANTED.

2. APPLICATION NO: 3/2010/0283/P (GRID REF: SD 361175 441485)
PROPOSED TWO BAY WORKSHOP AND OFFICE FACILITY FOR COACH BUSINESS AT MILL LANE DEPOT, MILL LANE, HESKETH LANE, CHIPPING

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 pursuant to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the proposal as amended by plan received on the 29 July 2010 – plan reference 174/201 in relation to the proposed floor plan and elevations of the building, plans received on the 23 September 2010 – plan reference 174/105 & 174/203 in relation to the proposed cross section of the road and proposed site plan, plus plan reference 174/102 in relation to the existing site plan, plan reference 174/103 in relation to the existing site plan with trees plotted, plan reference 174/104 in relation to existing site levels and plan reference 174/206 in relation to the footpath and bridge and plan reference 174/204 in relation to the fence detail.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. Precise specification 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 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 and ENV1 of the Ribble Valley Districtwide Local Plan.

4. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 4.0 measured along the centre line of the proposed access from the continuation of the nearer edge of the carriageway of Mill Lane to points measured 70m in each direction along the nearer edge of the carriageway of Mill Lane, from the centre line of the access.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to ensure adequate visibility at the site access.

5. The area of land between the visibility splay indicated above the nearside carriageway edge of Mill Lane shall be kept clear of any obstructions whatsoever more than 1m above adjacent road level.

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

6. The access shall be constructed as indicated on the submitted plan, amended on 23 September 2010, drawing no. 174/105 and have a gradient not exceeding 1 in 20 for the first 12m back from the nearside carriageway edge of Mill Lane.

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

7. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned a minimum of 8m behind the nearside edge of the carriageway. The gates shall open away from the highway and be fully open at all times the site is in use.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

8. Before the access is used for vehicular purposes, that part of the excess extending from the highway boundary for a minimum distance of 30m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

9. No materials or equipment shall be stored on the site outside the building except for waste materials contained within bins for periodic removal unless otherwise agreed in writing.

REASON: To comply with Policy G1 and ENV1 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area.

10. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site in accordance with Policy HE12 of PPS5.

11. Before the use of the premises commences the location, size and design of any external lighting shall be submitted and approved in writing by the Local Planning Authority.

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

12. The use of the premises in accordance with this permission shall be restricted to the hours between 06.30am to 20.30pm on weekdays, 06.30am to 20.30pm on Saturdays and 07.30am to 18.30pm on Sundays and Bank Holidays.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan. The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

13. No development approved by this permission shall be commenced until a scheme for the installation of the package treatment plant has been submitted and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

14. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

15. This permission and the use of the building shall inure for the benefit of Bretherton Coaches only and not for the benefit of the land nor any other person or persons, whether or not having an interest in the land.

REASON: Permission would not have been given for the proposed development but for the personal circumstances applying in this case, as the development would otherwise be contrary to policy EC6 of Planning Policy Statement 4 'Planning for Economic Development in Rural Areas'.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any Order revoking or re-enacting that Order) any future extension to the building as defined in Part 8 Class A to C shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

17. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface water has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage.

18. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services details of how all trees identified in the arboricultural/tree survey [T1 to T17 inclusive] will be protected in accordance with the BS5837 [Trees in Relation to Construction] shall be submitted in writing.

The details shall include root protection areas, tree protection measures and tree Protection monitoring schedule.

The root protection zone shall be 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the buildings works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone:

No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order/Conservation Area/considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development in accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

(Mr Hadfield spoke in favour of the above application. Councillor S Hore was given permission to speak on the above application).

3. APPLICATION NO: 3/2010/0285/P (GRID REF: SD 360736 437564)
PROPOSED ERECTION OF ONE TWO-STOREY DWELLING IN THE GARDEN OF 5 HORNBY ROAD, LONGRIDGE

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 pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The permission shall relate to the development as shown on Plan Drawing No's 005-SP Rev. B, 005-01 and 005-02.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 6 July 2010.

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

4. 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”.

5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order revoking or re-enacting that Order) any future extensions or external alterations to the dwelling, including any development within the curtilage, hard standing or fences, as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

7. 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 16 April 2010.

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.

8. The existing hedge and proposed new boundary fence as indicated on revised site plan, drawing no. 005-SP Rev. B, shall be retained and maintained at the maximum heights indicated on the approved plan, in perpetuity.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to ensure adequate visibility at the vehicular site access.

9. The car parking spaces indicated on plan drawing no. 005-SP Rev. B shall be surfaced/ paved and marked out in accordance with the approved plan, and made available for use prior to the occupation of the dwelling hereby.

REASON: To comply with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

INFORMATIVES

If bats are found or disturbed, work shall cease until further advice has been sought from the Bat Conservation Trust.

4. APPLICATION NO: 3/2010/0576/P (GRID REF: SD 376896 456026)
PROPOSED AMENDMENT TO APPROVED HOUSE TYPE INVOLVING SITING, MOVING GARAGE FORWARDS, EXTENSION OF LEAN-TO ROOFED AREA AT REAR TO FORM KITCHEN/DINER, ALTERATION TO WEST GABLE WINDOW TO FORM FRENCH DOORS, ALTERING KITCHEN WINDOW TO THREE LIGHT, ADDITIONAL WINDOW TO EN-SUITE BATHROOM REAR ELEVATION, CHANGING WINDOW TO DOOR ON EAST GABLE TO PROVIDE ACCESS TO UTILITY, RE-SITING OF CONSERVATION ROOF WINDOW FROM NORTH TO SOUTH ROOF SLOPE AND REVISED CURTILAGE BOUNDARY AT SMITHY COTTAGE, TOSSIDE

The Building and Development Control Manager reported that the Parish Council had withdrawn their objection. He also reported that two petitions had been received, one in support of the application containing 38 signatures and one objecting to the application containing 39 signatures.

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 detailed on drawing SALMO/01, drawing 01C dated 1/9/2010.

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

5. APPLICATION NO: 3/2010/0602/P (GRID REF: SD 384319 445443)
PROPOSED STABLE BLOCK AND CHANGE OF USE OF FIELD FROM AGRICULTURE TO EQUESTRIAN AT FIELD AT JUNCTION OF STOCKS LANE AND THE A682 MIDDOP

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 detailed on drawings 010710 site layout information and 011710 stable and manure store details.

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

3. The proposed use of the stables and land hereby approved shall be for private and domestic purposes only and no trade or business whatsoever shall be carried out from within the building. The land shall not be used for competitive events or for the exercising or training of horses other than those which are stabled or kept on a permanent basis at the site.

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

4. This permission shall inure for the benefit of Mrs B Leech only and not for the benefit of the land nor any other person or persons, whether or not having an interest in the land.

REASON: Permission would not have been given for the proposed development but for the personal circumstances applying in this case, as the development would otherwise be contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

(Mrs Leach spoke in favour of the above application).

The applicant is requested to ensure that no traffic leaving the development site shall exit to the west towards the junction of Stocks Lane with the A682 Burnley Road.

6. APPLICATION NO: 3/2010/0704/P (GRID REF: SD 376610 434465)
PROPOSED CHANGE OF USE TO GARDEN AND PARKING AREA,
CONSTRUCT A BOUNDARY STONE WALL WITH A GATED ACCESS FOR
VEHICLES AT 51 WHALLEY ROAD, READ

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 pursuant to Section 91 of The Town and Country Planning Act 1990.

2. This permission shall relate to drawing no. RH/320100704/02 in relation to the site plan, drawing no. RH/320100704/03 in relation to the length and height of the proposed wall and drawing no. RH/320100704/04 in relation to the front elevation of the wall.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. Prior to commencement of development including the erection of the boundary wall, precise specifications or samples of the walling material to be used including its colour and texture shall have been submitted to and approved 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.

4. No works shall commence until a traffic regulation order to prohibit parking in the immediate vicinity of the junction (as shown on LCC Map Ref: 69933 attached to the County Surveyors comments) has been confirmed and implemented.

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

5. No works shall commence until the establishment of a new section of footway of a dimension consistent with the adjacent footway, provides a similar radius at the new access and secures a drop kerb (as shown on LCC Map Ref: 69933 attached to the County Surveyors comments) has been confirmed and implemented. This shall run continuously along the extended garden and parking area as it fronts onto Whalley Road and carried out in accordance with the Lancashire County Council Specification for the Construction of Estate Roads.

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

(Ms Roland spoke in favour of the above application. Mr Ratford spoke against the above application).

7. APPLICATION NO: 3/2010/0733P (GRID REF: SD 374801 442994)
PROPOSED CONSTRUCTION OF TWO-STOREY AND SINGLE STOREY SIDE EXTENSION TO CREATE BICYCLE/GARDEN STORE, UTILITY SPACE AND ADDITIONAL BATHROOM AND EXTENDED BEDROOM SPACE ABOVE. ALTERATIONS TO CREATE A TILE PITCHED ROOF OVER THE EXISTING BAY WINDOW TO REPLACE EXISTING FLAT ROOF. CONSTRUCTION OF A SINGLE STOREY REAR EXTENSION TO PROVIDE IMPROVED FAMILY KITCHEN SPACE AND STUDY. MINOR ALTERATIONS TO WIDEN EXISTING ACCESS AND ALTERATIONS TO PROVIDE IMPROVED OFF STREET PARKING SPACE.
AT 130 PIMLICO ROAD, CLITHEROE BB7 4PT

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 pursuant 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 letter and plan received on the 12 October 2010.

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

3. The proposed bicycle/garden store shall be for private and domestic purposes only and no trade or business whatsoever shall be carried out from within the building.

REASON: In order to safeguard nearby residential amenities as provided for within Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings".

4. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the actions, methods and timing detailed in the mitigation plan attached to the bat survey and report submitted with the application dated 2 August 2010.

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.

5. The permission shall relate to the development as shown on Plan Reference No: 4051-02D.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

(Miss Perrings spoke against the above application).

Councillor Rogerson declared an interest in the next item and left the meeting.

8. APPLICATION NO: 3/2010/0685/P (GRID REF: SD 372104 439647)
PROPOSED APPLICATION TO VARY CONDITION NO 15 (SECTION 106 AGREEMENT) OF PLANNING CONSENT 3/2000/0071/P TO ALLOW THE HOLIDAY LET KNOWN AS PENDLE TO BE USED AS PERMANENT RESIDENTIAL ACCOMMODATION AT BROWNHILLS COTTAGES (FORMERLY BROWNHILL BARN), FARLANDS HALL FARM, WITHGILL

REFUSED for the following reason:

1. The proposal by virtue of intensification of use of the property as an unrestricted dwelling would have a harmful effect on the character and appearance of the area as well as the setting of the building due to the likely impact of associated domestic paraphernalia. It is therefore considered contrary to Policies H15 and ENV3 of the Ribble Valley Districtwide Local Plan.

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

Councillor Rogerson returned to the meeting.

9. APPLICATION NO: 3/2010/0688/P & 3/2010/0689/P
(GRID REF: SD 362124 443201)
PROPOSED SINGLE STOREY FRONT EXTENSION TO FORM DISABLED FACILITIES, MEETING ROOM, KITCHEN AND DISABLED RAMP FROM THE EXISTING CAR PARK. RESUBMISSION AT CHIPPING CONGREGATIONAL CHURCH, GARSTANG ROAD, CHIPPING

The Building and Development Control Manager reported that the Parish Council support the application.

MINDED TO APPROVE and Deferred and Delegated to the Director of Development Services subject to the imposition of suitable conditions.

(Mr Joel spoke in favour of the above application. Councillor S Hore was given permission to speak on the above application).

10. APPLICATION NO: 3/2010/0001/P (GRID REF: SD 377734 437286)
REGENERATION SITE TO PROVIDE 44 DWELLINGS (6 OF WHICH WOULD BE AFFORDABLE), WITH ACCESS FROM WATT STREET AND ASSOCIATED PARKING. RETENTION AND RE-FURBISHMENT OF FALCON HOUSE TO PROVIDE 557.4 SQ.M. OF CLASS B1 BUSINESS SPACE. FORMER COBDEN MILL, WATT STREET, SABDEN, LANCASHIRE, BB7 9DZ

That Committee be minded to approve the application subject to the following conditions and therefore DEFER AND DELEGATE to the Director of Development Services to negotiate the satisfactory completion of a Section 106 Agreement to deal with how the six units proposed will be delivered as affordable housing units in the future, and to secure the requisite planning contributions.

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

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

2. This permission shall be read in accordance with the Section 106 Agreement dated...

REASON: For the avoidance of doubt as the permission is subject to an agreement in relation to the low cost/affordable housing approved and the requested contribution towards Waste Management by Lancashire County Council.

3. The permission shall relate to the development as shown on Plan Drawing No's 3906 – 35 Rev. C and 3906 – 36 Rev A.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

4. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 20 October 2010.

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

5. Detailed plans indicating the design and external appearance of the buildings, facing materials, landscaping and boundary treatment, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

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 4 October 2010, including the carrying out of an additional dawn survey prior to the commencement of the demolition of the buildings on site.

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. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services details of root protection areas and protective fencing shall be submitted and agreed in writing. The details shall also include a tree protection-monitoring schedule.

The root protection zone shall be 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any tree affected by development and included in the Sabden Conservation area is afforded maximum physical protection from the adverse affects of development. In order to comply with Policies G1 and ENV13 of the District Wide Local Plan.

8. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the increased risk of flooding associated with increasing the impermeable surface area of the site.

9. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A site investigation scheme, based on the Preliminary Risk Assessment (Phase 1 Desk Study) for Land at Cobden Mill, Sabden, by LK Consult Ltd (referenced CL1574, dated December 2009), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. The site investigation results and detailed risk assessment (i) and, based on these, an options appraisal an remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (ii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

REASON: To ensure that the development does not pose a risk of pollution to controlled waters.

10. Surface water run off from this site should be restricted to existing rates in order that the proposed development does not contribute to an increased risk of flooding.

REASON: To reduce the increased risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

11. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the

Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan. In accordance with PPS25 surface water should not be allowed to discharge to foul/combined sewer. This prevents foul flooding and pollution of the environment.

12. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspecting of matters of archaeological/historical importance associated with the site.

13. Prior to the commencement of built development, further details of the proposed bin storage areas and the access arrangements for such areas shall be submitted to the Local Planning Authority and approved in writing and thereafter maintained in perpetuity.

REASON: To ensure adequate bin storage and to comply with Policy G1 of the Districtwide Local Plan.

14. The car park shall be surfaced or paved in accordance with a scheme to be approved in writing by the local planning authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the development.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

15. All fixed plant and equipment shall be installed in accordance with the manufacturer's instructions, and be acoustically mounted and or screened to minimise noise generation.

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

16. HGV deliveries to and from Falcon House should be restricted to working daytime between 0700 and 2100 hours Monday to Friday and 0900 to 1700 hours Saturdays and 1000 to 1600 hours on Sundays and Bank Holidays.

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

17. Prior to commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of development and thereafter retained.

REASON: In order to encourage renewable energy and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

INFORMATIVES

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of Sabden Brook, which is designated as a 'Main River'. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8 metres of the top of any bank/retaining wall of the watercourse without the prior written Consent of the Environment Agency. Full details of such works, together with details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted for consideration.

The Environment Agency has a right of entry to Sabden Brook by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 Of the same Act. The developer must contact Colin Worswick on (01772) 714259 to discuss access requirements and apply for Consent.

Surface water run-off can be managed through the use of sustainable drainage systems (SUDS), and the Environment Agency advocates their use. SUDS are a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands that attenuate the rate and quantity of surface water run-off from a site, and contribute to a reduced risk of flooding. SUDS offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal, which encourages a SUDS approach. Further information on SUDS can be found in the following documents:

- Planning Policy Statement 25: Development & Flood Risk (DCLG).
- C522: Sustainable Urban Drainage Systems - Design Manual for England and Wales (CIRIA).
- Interim Code of Practice for Sustainable Drainage Systems (SUDS Working Group)

The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS,

and is available on both the Environment Agency's website (www.environment-agency.gov.uk) and CIRIA's website (www.ciria.org.uk).

The Environment Agency also recommend that the developer considers the following methods:

- Water management in the development, including, dealing with grey waters.
- Use of sustainable forms of construction including recycling of materials.
- Energy efficient buildings.

In line with comments from United Utilities, the site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the watercourse (Sabden Brook) and may require the consent of the Environment Agency. If surface water is allowed to be discharged to the public surface water sewerage system, United Utilities may require the flow to be attenuated to a maximum discharge rate determined by them.

The applicant must discuss full details of the site drainage proposals with John Lunt of United Utilities on (01925) 537174. In addition, if any sewers on this development are proposed for adoption then the developer should contact the Sewers Adoptions Team of United Utilities on (01925) 428273.

The E.A. also recommend that the Applicant surveys the site for Japanese knotweed (*Fallopia japonica*) as this is known to occur along Sabden Brook. Japanese knotweed is listed under Schedule 9 of the Wildlife & Countryside Act 1981 (as amended) making it an offence to plant, or cause it to spread, in the wild. If Japanese knotweed is found to be present on site, an eradication plan should be compiled and successfully implemented prior to any works taking place on site.

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

423 ITEMS DELEGATED

The following proposals have been determined by the Director of Development Services under delegated powers:

424 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0396/P	Application to vary conditions of application 3/2009/0791 in relation to Conditions 4, 5, 6, 7, 8, 9, 11 and 12 to offer greater flexibility on the site at land	Barrow Brook Barrow

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0414/P	Part discharge condition 6 – landscaping, 19 – surface water, 21 on-site contamination and 26 – renewable energy relating to the single phase of development	AFAF Building Samlesbury Aerodrome Balderstone
3/2010/0465/P & 3/2010/0466/P	Demolish small lean-to at rear; replace door and windows; unblock internal cart door; insert two toilets and staircases; repair defective roof timbers; alter one roof truss in shippon; re-roof using existing materials; install 3No roof lights at rear and stitch cracks in both gable walls (LBC).	Pimlico Farm Barn Pimlico Road Clitheroe
	Change of use of barn and shippon to meeting rooms and creation of informal car park to north side, all for the applicants use (PA)	
3/2010/0572/P	Erection of one holiday dwelling at land adjacent	Dovecote Tearooms Mill Lane, Waddington
3/2010/0609/P	Extension above the existing garage conversion	14 St Chad's Avenue Chatburn
3/2010/0615/P	Brick infill part existing structural opening on front elevation and install new sliding folding doors and screen	Stonebridge Garage Kestor Lane, Longridge
3/2010/0634/P	Proposed front and rear dormer extensions and single storey rear extension	59 Preston Road Longridge
3/2010/0650/P	Proposed new roof to front bay windows and porch, proposed balcony extension to first floor rear elevation and internal alterations to form one dwelling	23/25 Mitton Road Whalley
3/2010/0669/P	Proposed classroom and office extension	Blackburn Rovers Academy Brockhall Village Old Langho, Blackburn
3/2010/0670/P	Proposed single storey extension to the rear and two-storey extension to the side (Re-submission)	26 Limefield Avenue Whalley
3/2010/0676/P	Proposed three car garage and replacement stables/store	Higher Commons Farm Longsight Road Balderstone

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0677/P	Double sided non-illuminated hanging sign (Re-submission)	Kitchen Green Farm Preston Road Ribchester
3/2010/0678/P	Single storey side extension to form carport and workshop	26 Newlands Avenue Clitheroe
3/2010/0681/P	Application for the discharge of condition no. 2 (landscaping details) of planning consent 3/2010/0213/P	Foxfield, Alston Lane Longridge
3/2010/0682/P	Proposed extension of domestic garage	Salthill Villa Salthill Road, Clitheroe
3/2010/0684/P	Rear conservatory	Lower Standen Hey Whalley Road Pendleton
3/2010/0692/P	Balcony to rear with new mono pitch hipped roof to front bay window and new stone facings with quoins, heads and sills to the windows/doors	Holly Mount West Bradford Road Waddington
3/2010/0694/P	Conversion of existing garage into granny annex	The Conkers Dewhurst Road Langho
3/2010/0697/P	Proposed single storey rear extension	6 Windsor Close Read
3/2010/0702/P	Application for non material amendment to planning consent 3/2010/0025/P to alter the design for the approved rear sitting room windows and large glazed screen (west elevation), to alter the design for the approved new rear snug windows on the north elevation and to obtain approval to form an ancillary slot window and single access door to the existing garage also on the north elevation	Hodgson Barn Slaidburn Road Waddington
3/2010/0703/P	Proposed rear dormer	25 Westfield Drive West Bradford
3/2010/0705/P	Revised application for approved scheme 3/2009/0753/P change of use from a barn to a dwelling	Moor House Farm Clitheroe Road Knowle Green
3/2010/0708/P	Proposed first floor dormer bedrooms front and rear with a conservatory to the rear elevation	23 Crowtrees Road Sabden

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0709/P	Application for the discharge of condition no. 3 (details and colours of mast) of planning consent 3/2009/1017/P	Readwood Stables Back Lane, Read
3/2010/0715/P	Creation of a temporary vehicular access from The Skaithe into adjacent field and erection of 2 no. 5-bar wooden gates measuring 6m x 1.5m high	land to the North of Beckside Cottages Slaidburn
3/2010/0716/P	Temporary widening of existing access from B6478 into adjacent field from 3m to 6m and erection of 2 no. 5-bar wooden gates measuring 6m x 1.5m high	land off B6478 adjacent Little Dunnow Wood Slaidburn
3/2010/0717/P	Change of use of an existing annex building to a separate residential dwelling	27 Railway View Road Clitheroe
3/2010/0718/P	Proposed installation of solar photovoltaic panels on south facing roof slopes of utility room, cloakroom and out-house	The Barn George Lane Read
3/2010/0724/P	Front dormer extension	9 Homeacre Avenue Sabden
3/2010/0725/P	Application for the discharge of condition no. 2 (plaque fixings) of planning consent 3/2010/0088/P	Brabin's Old School 27 Windy Street Chipping
3/2010/0726/P	Application for the discharge of condition no. 2 (plaque fixings) of planning consent 3/2010/0087/P	Brabin's Shop 20-22 Talbot Street Chipping
3/2010/0736/P	Partial demolition and alterations to existing outbuildings to form a self contained annex residential unit and workshop	Mere Syke Farm Wigglesworth
3/2010/0739/P	Single storey rear extension	30 Park Avenue Clitheroe
3/2010/0744/P	Replacement gates	Thorneyholme Roman Catholic Primary School Dunsop Bridge
3/2010/0803/P	Installation of new air purification system and ancillary pointwork and ducting	Jones Stroud I Queen Street Longridge

APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/0326/P	Proposed level access and 2no. steps including handrails externally providing means of access for disabled persons into public building	2 Market Place Clitheroe	G1, ENV16, ENV19 & PPS5 – Prominent and incongruous feature to the visual detriment of the character and appearance of the Listed Building and Clitheroe CA.
3/2010/0375/P	Application for outline planning permission for a proposed new dwelling at land adjacent	Davis Gate Farm Clitheroe Road Dutton	G1, G5, ENV3, H2 – Unjustified new dwelling in the open countryside to the detriment of the visual amenities of the area.
3/2010/0555/P	Proposed level access and 2no. steps including handrails externally providing means of access for disabled persons into public building	2 Market Place Clitheroe	G1, ENV16, ENV19 & PPS5 – Prominent and incongruous feature to the visual detriment of the character and appearance of the Listed Building and Clitheroe CA.
3/2010/0619/P	Proposed two-storey side extension	26 Mearley Syke Clitheroe	G1, H10, SPG – <ul style="list-style-type: none"> • Dominant extension to the visual detriment of the property and street scene. • Detrimental impact upon highway safety

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/0683/P	Two-storey rear extension built over the existing single storey kitchen at	3 St James Street Clitheroe	G1, H10, and SPG "Extensions and Alterations to Dwellings" – Loss of light to the detriment of neighbouring amenity.
3/2010/0691/P	Proposed two-storey side extension and dormer window to rear elevation	7 Hillside Drive West Bradford	G1, H10, SPG – <ul style="list-style-type: none"> • Dominant extension to the visual detriment of the property and street scene. • Loss of privacy to neighbouring resident.
3/2010/0698/P	Demolish the existing garage and build a two-storey side extension	24 Stubbins Lane Sabden	G1 - Detrimental impact upon highway safety.

426

SECTION 106 APPLICATIONS

<u>Plan No:</u>	<u>Proposal/Location:</u>	<u>Progress:</u>
	None	

427

AGRICULTURAL NOTIFICATIONS WHERE PLANNING CONSENT WILL NOT BE NECESSARY

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0633/P	Proposed steel framed building for storage of muck	Lower Lees Farm Cow Ark, Clitheroe
3/2010/0791/P	Proposed covering of farmyard manure area to control contaminated run-off	Halsteads Farm Grindleton Road West Bradford

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

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0788/P	Agricultural Housing	Dean Farm, Sabden

429 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0743/P	Application for a certificate of lawfulness for the proposed erection of a conservatory to the rear of the property	1 Police Houses Main Street, Gisburn

430 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995
PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL REQUIRED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0782N	Cover over silage clamp	Micklehurst Farm Clitheroe Road Bashall Eaves

431 APPLICATIONS TO BE DETERMINED BY LANCASHIRE COUNTY COUNCIL

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0781/P	Installation of a hardstanding with planting areas, pergolas (x2) and seating	Pendle Primary School Princess Avenue Clitheroe

432 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>
3/2009/0261 D	6.7.10	Chaigley Farms Limited Resubmission of outline application for farm worker's dwelling, including siting with all other matters reserved Old Dairy Farm Chipping Road Chaigley	—	Hearing – to be held 23 November 2010	

<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>
3/2009/1040 D	8.7.10	Mr Paul Hodson Proposed new dwelling in garden area 56 Chapel Hill Longridge	WR	—	APPEAL DISMISSED 18.10.10
3/2010/0474 D	1.9.10	Mrs K Hughes Proposed internal partition, new internal opening and false ceiling (Listed Building Consent) 35 King Street, Whalley	WR	—	Awaiting site visit
3/2010/0249 O	8.9.10	Mr John Rowley Construction of detached bungalow in garden area of Hill Top Bungalow Copster Green	WR	—	Awaiting site visit

433 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Committee's approval on proposals to increase the Council's fees and charges with effect from 4 January 2011 due to the increase in the rate of VAT from that date. Following discussions between financial services, service managers and budget holders, a proposed set of fees and charges for implementation had been produced.

RESOLVED: That Committee approve the proposed fees and charges for implementation on 4 January 2011 with the amendment to photocopying charges being 20p for the first page and 20p for every page thereafter.

434 TREE PRESERVATION ORDER – 15 REDWOOD DRIVE, LONGRIDGE

The Director of Development Services submitted a report asking Committee to decide whether or not to confirm a tree preservation order that had been made to protect an Oak tree growing in the garden of 15 Redwood Drive, Longridge. The order had been made at the request of the owner of 15 Redwood Drive and in accordance with due process, a copy of the order was also served on the owner of the neighbouring property at 2 Oakway, Longridge.

RESOLVED: That Committee confirm the tree preservation order served on the 9 June 2010 at 15 Redwood Drive, Longridge.

(Councillor Thompson declared an interest in the next item and left the meeting)

435 PROPOSED ARTICLE 4 DIRECTIONS FOR GROVE HOUSE AND 1-5 THE GROVE, (KIRK MILL), CHIPPING

The Director of Development Services submitted a report seeking Committee's agreement to the imposition of Article 4 Directions restricting some residential permitted development rights at Grove House and 1-5 The Grove, Chipping. The report detailed the background to the Kirk Mill Conservation Area in response to the immediate threat of re-development to the late 18th century industrial hamlet. He highlighted the details of the purpose of an Article 4 Direction and the impact that this would have on the properties involved. He reported that following a non-statutory public consultation, that the restriction of specific permitted development rights would be justified by the key contribution of these buildings to the special architectural and historic interest of Kirk Mill Conservation Area and that no immediate concern with the proposals from owners/occupiers of properties or the general public had been received (Councillor Hore was given permission to speak on this item and requested that every effort should be made to ensure that the owners had been properly notified of this intention). He was informed that this would happen at formal consultation stage.

RESOLVED: That Committee

1. authorise the Director of Development Services to expedite the making of Article 4 Directions in respect of those permitted development restrictions as detailed relating to Grove House and 5 The Grove, Chipping; and
2. authorise the Director of Development Services to expedite the making of Article 4 Directions once lawfully entitled to do so in respect of those permitted development restrictions as detailed relating to 1-4 The Grove, Chipping.

(Councillor Thompson returned to the meeting).

436 DRAFT PENNINE LANCASHIRE SPATIAL GUIDE

The Director of Development Services submitted a report informing Committee of the ongoing work preparing draft proposals for a Pennine Lancashire Spatial Guide intended to provide high-level strategic guidance for planning and investment in Pennine Lancashire.

Members expressed concern that the document needed to be more readily understandable to the reader. Concern was also raised that there was a risk of misinterpretation especially in relation to potential growth areas that were not yet determined by the council. Councillor Hill raised in particular references to places such as Whalley that were inaccurate, as no decision had been made regarding development in the village. The plans accompanying the guide were consequently agreed to be misleading. Members were concerned about the timing of the process and that it should reflect individual authorities Core Strategies rather than a top down approach.

RESOLVED: To accept the officers recommendation to endorse the concerns raised in section 2 and 3 of the report, reject the Spatial guide in its current form and inform

PLACE of the need to ensure the Spatial Guide is based upon District authorities Core Strategies.

437 DEPARTMENT OF COMMUNITY AND LOCAL GOVERNMENT GRANT – HABITATS AND CLIMATE CHANGE

The Director of Development Services submitted a report seeking Committee's authorisation to use the Department of Community and Local Government Grant – Habitats and Climate Change in order to implement projects designed to deal with the impacts of climate change on habitats and the district's national resources. He reported that the Borough Council was directly and indirectly involved in the implementation of a number of policies and projects designed to protect and enhance nature conservation/biodiversity as well as deal with the impact of climate change. He gave examples of work that had been identified as key areas in habitat and climate change management which included the planting of clough woodlands in the upper Bowland area, the hydro wall Weir and photovoltaic scheme at Slaidburn.

RESOLVED: That Committee

1. approve the use of the Department of Community and Local Government grant – habitats and climate change to help deliver specific projects included in the Bowland Climate Adaption Plan, the Lancashire Biodiversity Action Plan, the Forest of Bowland Management Plan as well as to manage the Council's tree stock for carbon sequestration; and
2. approve the use of delegated powers to deal with grant applications.

438 HOUSING LAND AVAILABILITY

The Director of Development Services submitted a report for Committee's information on the most recent results of the housing land availability survey.

RESOLVED: That the report be noted.

439 SUPPORT FOR TOWN CENTRES

The Director of Development Services submitted a report advising Committee of a town centre initiative working with the trade groups from each of the key service centres to support their towns and the local economy.

RESOLVED: That the report be noted.

440 BARROW BUSINESS PARK

The Director of Development Services submitted a report for Committee's information on progress with developments at Barrow Business Park.

RESOLVED: That the report be noted.

441 MODIFICATIONS TO THE SECTION 106 AGREEMENT FOR SITES AROUND
AND INCLUDING PRIMROSE MILL FOR RESIDENTIAL DEVELOPMENT

The Director of Development Services submitted a report for Committee's information on the decision taken by an emergency Committee convened on Thursday, 21 October 2010 to agree proposed changes to the Section 106 Agreement in relation to the Primrose development.

RESOLVED: That the report be noted.

442 REVENUE MONITORING 2010/11

The Director of Resources submitted a report for Committee's information on the position for the first six months of this year's revenue budget as far as this Committee was concerned. The main variances had been highlighted for Committee's information.

RESOLVED: That the report be noted.

443 APPEALS

- a) 3/2009/1040/P – proposed new dwelling at 56 Chapel Hill, Longridge.
Appeal dismissed.
- b) Application for judicial review – refused.

444 REPORTS OF REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

The meeting closed at 8.52pm.

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