

RIBBLE VALLEY BOROUGH COUNCIL

Members of the Council are hereby summoned to attend a meeting of the Council to be held in the **TOWN HALL, CHURCH STREET, CLITHEROE** on **TUESDAY, 24 APRIL 2012** at **6.30PM**.

CHIEF EXECUTIVE
16 April 2012

BUSINESS

Part I – items of business to be discussed in public

1. Apologies for absence.
2. Declarations of interest.
3. Public participation session.
4. To confirm the minutes of the meetings of **Council** held on **6 March 2012**.
5. Mayoral Communications.
6. Presentation of Long Service Awards.
7. Presentation to Councillor Joyce Holgate OBE.
8. Overview & Scrutiny Committee – report of Working Group – Copy enclosed.
9. Leader's Report and Question time.
10. To receive and consider, where appropriate, the minutes of the following Committee meetings now circulated. (Items marked *** are referred to Council for decision).

COMMITTEE MEETINGS: 1 MARCH – 12 APRIL 2012			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
SPECIAL PERSONNEL COMMITTEE	1 MARCH	1	743 – 746
COUNCIL	6 MARCH	2 – 16	747 – 758
COMMUNITY COMMITTEE	13 MARCH	17 – 22	759 – 773
PLANNING & DEVELOPMENT COMMITTEE	15 MARCH	23 – 71	774 – 790
LICENSING COMMITTEE	20 MARCH	72 – 74	791 – 798
PERSONNEL COMMITTEE	21 MARCH	75 – 77	799 – 809
HEALTH & HOUSING COMMITTEE	22 MARCH	78 – 83	810 – 826
POLICY & FINANCE COMMITTEE	27 MARCH	84 – 94	827 – 855
ACCOUNTS & AUDIT COMMITTEE	28 MARCH	95 – 97	856 – 866
PARISH COUNCIL LIAISON COMMITTEE	29 MARCH	98 – 100	867 – 875

COMMITTEE MEETINGS: 1 MARCH – 12 APRIL 2012			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
OVERVIEW & SCRUTINY COMMITTEE	3 APRIL	101 – 103	876 – 885
SPECIAL PLANNING & DEV'T COMMITTEE	4 APRIL	104 – 106	886 – 889
PLANNING & DEVELOPMENT COMMITTEE	12 APRIL	107 - 159	890 - 905

Part II - items of business **not** to be discussed in public

None.

NOTES:

1. Questions (attention is drawn to Standing Orders 9, 10 and 12).
 - (i) A Member may ask the Mayor or the Chairman of any Committee any question on any matter where the Council has powers or duties or which affects the Borough. A question must either be given to the Chief Executive by noon on the Friday before the meeting or relate to urgent business in which case agreement of the Mayor to the question being put shall be required and, where possible, a copy of the question will be given to the Chief Executive before 10.00am on the day of the meeting.
 - (ii) Any Member may ask a question or make a comment on any minute before the Council, provided that he or she does not speak for more than five minutes in total on the minutes of a particular Committee. The Chairman may decline to answer a question unless written notice of the question has been given to the Chief Executive by noon on the Friday before the meeting.
 - (iii) Any Member may ask questions of the Leader of the Council on matters relating to the general work of the Council which do not fall within the remit of any particular Committee. Notice in writing specifying the nature of the question in sufficient detail to enable a reply to be prepared must be given to the Chief Executive by not later than noon on the day before the Council meeting.

Minutes of Special Personnel Committee

Meeting Date: Thursday, 1 March 2012 starting at 6.30pm
Present: Councillor D T Smith (Chairman)

Councillors:

S Brunskill	D Taylor
R J Elms	A Yearing
T Hill	A Yearing
B Hilton	

In attendance: Chief Executive and Head of HR.

743 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor P Dowson.

744 DECLARATIONS OF INTEREST

There were no declarations of interest.

745 PUBLIC PARTICIPATION

There were no items of public participation.

746 THE LOCALISM ACT 2011 – PAY POLICY STATEMENT

Consideration was given to the written report of the Head of HR asking Members to approve a Pay Policy Statement for recommendation to Full Council. The Pay Policy Statement had been written to comply with Sections 38 - 43 of The Localism Act 2011 which focused on pay accountability. The purpose of the statement was to ensure transparency in relation to pay and remuneration of the Council's employees with specific reference to senior level pay. The Pay Policy Statement had to be published by 31 March 2012.

RESOLVED: That the Pay Policy Statement 2012/2013 be agreed and submitted to Full Council for approval.

The meeting closed at 6.40pm.

If you have any queries on these minutes please contact Marshal Scott (414400).

Minutes of Meeting of the Council

Meeting Date: Tuesday, 6 March 2012 starting at 6.30pm
Present: Councillor S Hore (Chairman)

Councillors:

P Ainsworth	S Knox
J E Alcock	G Mirfin
R Bennett	R Moores
S Bibby	R Newmark
I Brown (left at 7.24pm)	E M H Ranson
S Brunskill	L Rimmer
S Carefoot	M Robinson
P Dowson	J Rogerson
R J Elms	I Sayers
J B Hill	G Scott
T Hill	R E Sherras
B Hilton	D Taylor
K Hind	M Thomas
S A Hirst	R J Thompson
J Holgate	N C Walsh
K Horkin	J White
A M Knox	

In attendance: Chief Executive, Director of Community Services, Director of Resources, Head of HR, Head of Legal and Democratic Services.

747 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Hargreaves, C Ross, D T Smith and A Yearling.

748 DECLARATIONS OF INTEREST

There were no declarations of interest.

749 PUBLIC PARTICIPATION

The Chief Executive confirmed that there were two items of public participation: firstly the submission of a petition from Clitheroe Residents Action Group (CRAG) and then contributions from two members of the public.

The Mayor invited a representative of CRAG, Mr Steve Rush to present the petition. Mr Rush presented a petition of 1095 signatures. The subject of the petition was that the residents requested that 'the Core Strategy on housing reflect the location and distribution of the borough of Ribble Valley population as it currently is. Whilst we recognise the need for future housing in the borough of Ribble Valley, we request that the housing needs of the borough should represent the same proportion as population distribution. Therefore, as the town

of Clitheroe currently constitutes 25% of the total borough of Ribble Valley population, the proposed new developments within this town should also equate to 25% of the total requirement, thus ensuring the fair and equitable approach to future housing needs’.

The Deputy Leader, Councillor S Hirst, thanked Mr Rush and members of the public for the petition. He outlined the consultation process that had taken place on the Core Strategy to date and confirmed that the Leader continued to lobby at the highest levels for changes to the government’s policy. Councillor Hirst proposed that Council ask the Planning and Development Committee to consider the proposal put forward in the petition when forming the Council’s Preferred Option consultation document. The proposal was seconded by Councillor EMH Ranson.

Members discussed the matter.

The Leader of the opposition, Councillor A Knox, proposed an amendment to the original proposal ie that the words ‘to provide a fair distribution of housing boroughwide’ be added to the end of the proposal.

The amendment was then debated and a vote taken. The amendment was lost. Members then voted on the original recommendation.

RESOLVED: That the Council support the ongoing work of the Planning and Development Committee in developing the Council’s Core Strategy and ask that the Planning and Development Committee consider the proposal put forward in the petition submitted by Clitheroe Residents Action Group when forming the Council’s Preferred Option consultation document.

Moving to the next item of public participation the Mayor invited Mr Paul Wasdell to submit his question. Mr Wasdell asked for clarification on the government’s requirements in respect of the Core Strategy. The Leader of the Council, Councillor EMH Ranson, thanked Mr Wasdell for his question and confirmed that the Council was required to produce a Core Strategy that proposed a number of houses to be built in the borough over the next 20 years, and that could be justified to the Planning Inspectorate. He also reassured Mr Wasdell that the Council took very seriously the views of residents and would continue to formulate a proposal that retained the best features of the borough but supported the housing needs of future generations.

Next, the Mayor invited Mr Graham Claydon of Clitheroe Civic Society, to present his question. Mr Claydon highlighted a range of factors to be considered in relation to the Core Strategy document, and specifically asked how many houses would be built on the Primrose Village site and would they count against the total number being proposed. In addition, Mr Claydon also asked how many houses that had already been built or were in the process of being built, would also count against the total number. The Leader of the Council, Councillor EMH Ranson, thanked Mr Claydon for his question and confirmed that many of the issues raised would be considered as the Council finalised the Core Strategy. In relation to the specific question relating to the Primrose Village site, he could confirm that the site had net planning approval for 162 dwellings and a further 8

on the Primrose Lodge site. All those would count against the housing requirements. Any houses in the borough with a valid planning permission since 1 April 2008 would also be included, including those under construction, those that had been built, and those completed from permissions from before 1 April 2008 that were still considered 'live' would also be included. He reported that the most recent monitoring report in October had identified a total of 694 buildings that had planning permission or were under construction. In addition, from 1 April 2008, 300 dwellings had been counted as complete. That gave a total of 994 dwellings. In addition, planning applications that were subject to a formal legal agreement that had not been signed, were not included, as they did not have formal planning permission. The Council monitored such applications to ensure that their potential contribution to supply was identified. The number in that category currently stood at 347.

Finally, Councillor EMH Ranson confirmed that he was due to meet with Nigel Evans MP and the Secretary for Local Government, Eric Pickles, in the forthcoming week to discuss issues around the Core Strategy for the borough.

In a supplementary question, Mr Claydon asked how many Councillors there were on Planning and Development Committee and how many represented Clitheroe. The Leader responded that there were 14 Councillors on Planning and Development Committee and that all Members represented all areas of the borough.

At the end of public participation, the Mayor thanked the members of the public for their contribution and invited them to stay for the remainder of the meeting. A short 5 minutes recess was taken whilst members of the public left the Gallery.

Councillor Brown left the meeting at 7.24pm.

750 COUNCIL MINUTES

The minutes of the meeting of the Council held on 20 December 2011 were confirmed as a correct record and signed by the Chairman.

751 MAYORAL COMMUNICATIONS

The Mayor reported on his engagements since the Christmas period. He had visited a number of commercial operations in the last period including new businesses that had set up within the borough. He had also attended the annual dinner at Clitheroe Chamber of Trade. Earlier in the month, he had helped launch the Sport Relief Mile to co-host with Sainsburys, a fun run at Clitheroe Castle on 25 March 2012. The Mayor had also attended one of the Council's healthy walks at Stocks Reservoir and Gisburn Forest and encouraged Members to participate and see the work that was done with residents. In February, he had launched the Warmer Homes Healthy People project, which had been very successful. The Mayor had also attended a number of church services and had met the Bishop of Blackburn and the Bishop of Bradford. Finally, the Mayor highlighted once again the talent amongst young people in the Ribble Valley and reported on his attendance at the finals of the GRAB contest for schools in the borough that had taken place at The Grand.

752 BUDGET CONSULTATION WITH NON-DOMESTIC RATEPAYERS

Consideration was given to the written report of the Director of Resources referring to a meeting which had taken place with representatives of non-domestic ratepayers on the Council's budget proposals. The meeting had been attended by Mr Atherton of Whalley Chamber of Trade and Mr Ian Lloyd of Clitheroe Chamber of Trade. Members received the report.

753 REVENUE BUDGET 2012/2013

Consideration was given to the written report of the Director of Resources concerning the budget for 2012/2013 and the setting of the different amounts of Council Tax for different parts of the Council's area where special items applied (Parish Precepts).

Enclosed with the report was the budget summary for the financial year 2012/2013 which contained details of revenue and capital requirements. Approval of the budget proposals was contained in the report and were proposed by Councillor EMH Ranson and seconded by Councillor S Hirst.

Councillor Ranson explained how savings of £645,000 had been found. This was mainly from restructuring the way the Council delivered its services. He thanked the Budget Working Group and the staff involved in preparing the budget, which was probably one of the most difficult for many years.

He was pleased to report that the Council would freeze its Council Tax for the third year in succession.

Members then briefly discussed the budget proposals.

RESOLVED: That the Council

1. approve the following submitted by the Policy and Finance committee and included in the summary budget book:
 - a) the revised revenue estimates for 2011/2012 and the revenue estimates for 2012/2013;
 - b) the revised capital programme for 2011/2012 and the capital programme for 2012/2015.
2. approve the prudential indicators, borrowing limits and MRP policy statement as set out in Annex 1 of the report;
3. note that under delegated powers in accordance with Section 84 of the Local Government Finance Act 2003, the Council had determined the following amounts for 2012/2013, in accordance with the Local Authorities (Calculation of Council Tax Base) Regulations 1992 (as amended), as its Council Tax base for the year.

- a) 22,434 being the amount of its Council Tax base for the whole district [item T in the formula in Section 31(B) of the Local Government Finance Act 1992, as amended (the 'Act')]; and
- b)

Parish Area	Tax base
Aighton, Bailey & Chaigley	432
Balderstone	205
Bashall Eaves, Great Mitton & Little Mitton	197
Billington & Langho	2,167
Bolton by Bowland, Gisburn Forest & Sawley	484
Bowland Forest (High)	61
Bowland Forest (Low)	77
Bowland with Leagram	82
Chatburn	398
Chipping	491
Clayton le Dale	523
Clitheroe	5,158
Dinckley	41
Downham	55
Dutton	104
Gisburn	207
Grindleton	364
Horton	43
Hothersall	71
Longridge	2,756
Mearley	7
Mellor	1,030
Newsholme	20
Newton	144
Osbaldeston	105
Paythorne	43
Pendleton	107
Ramsgreave	280
Read	565
Ribchester	668
Rimington & Middop	223
Sabden	514

Parish Area	Tax base
Salesbury	176
Simonstone	499
Slaidburn & Easington	152
Thornley with Wheatley	160
Twiston	36
Waddington	453
West Bradford	361
Whalley	1,471
Wilpshire	997
Wiswell	464
Worston	43
	22,434

being the amounts calculated by the Council, in accordance with Regulation 6 of the regulations, as the amounts of its council tax base for the year for dwellings in those parts of its area to which one or more special items relate.

4. Calculate that the Council Tax requirement for the Council's own purposes for 2012/13 (excluding Parish precepts) is £3,156,239.
5. Calculate the following amounts for 2012/13, in accordance with Sections 31 to 36 of the Act:
 - (a) £25,976,258 Being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(2) of the Act taking into account all precepts issued to it by Parish Councils.
 - (b) £22,448,204 Being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(3) of the Act.
 - (c) £3,528,054 Being the amount by which the aggregate at 5(a) above exceeds the aggregate at 5(b) above, calculated by the Council in accordance with Section 31A(4) of the Act as its Council Tax requirement for the year. (Item R in the formula in Section 31B of the Act).
 - (d) £157.26 Being the amount at 5(c) above (Item R), all divided by Item T 3(a) above), calculated by the Council, in accordance with Section 33(1) of the Act as the basic amount of its Council Tax for the year (including Parish precepts).

- (e) £371,815 Being the aggregate amount of all special items (Parish precepts) referred to in Section 34(1) of the Act.
- (f) £140.69 Being the amount at 5(d) above less the result given by dividing the amount at 5(e) above by Item T (3(a) above), calculated by the Council, in accordance with Section 34(2) of the Act, as the basic amount of its Council Tax for the year for dwellings in those parts of its area to which no Parish precept relates.
- (g) Aggregate of the basic amount of council tax for Ribble Valley Borough Council and Parish precept for Band D properties:

Parts of the Council's area	£
Aighton, Bailey & Chaigley	151.69
Balderstone	147.03
Bashall Eaves, Great Mitton & Little Mitton	146.27
Billington & Langho	148.28
Bolton by Bowland, Gisburn Forest & Sawley	167.55
Bowland Forest Higher	176.36
Bowland Forest Lower	156.27
Bowland with Leagram	148.01
Chatburn	166.03
Chipping	155.96
Clayton le Dale	144.51
Clitheroe	159.76
Dutton	145.50
Gisburn	160.01
Grindleton	161.29
Hothersall	151.25
Longridge	162.59
Mellor	155.25
Newton	158.05
Osbaldeston	147.83
Pendleton	154.71
Ramsgreave	146.76
Read	154.85
Ribchester	152.28
Rimington & Middop	158.63

Parts of the Council's area	£
Sabden	169.09
Salesbury	167.96
Simonstone	155.52
Slaidburn & Easington	152.20
Thornley with Wheatley	150.07
Waddington	167.18
West Bradford	157.03
Whalley	162.16
Wilpshire	154.73
Wiswell	152.54
All other parts of the Council's area	140.69

Being the amount given by adding to the amount at 5(f) above to the amounts of the special item or items relating to dwellings in those parts of the Council's area mentioned above divided in each case by the amount contained in 3(b), calculated by the Council, in accordance with Section 34(3) of the Act, as the basic amounts of its council tax for the year for dwellings in those parts of its area to which one or more special items relate.

- (h) Aggregate of the basic amount of council tax for Ribbles Valley Borough Council and Parish precept for Band D properties by valuation band:

	VALUATION BANDS							
	A £	B £	C £	D £	E £	F £	G £	H £
Aighton, Bailey & Chaigley	101.12	117.99	134.84	151.69	185.39	219.11	252.81	303.38
Balderstone	98.02	114.36	130.70	147.03	179.70	212.38	245.05	294.06
Bashall Eaves, Great Mitton & Little Mitton	97.51	113.77	130.02	146.27	178.77	211.28	243.78	292.54
Billington & Langho	98.85	115.33	131.81	148.28	181.23	214.18	247.13	296.56
Bolton by Bowland, Gisburn Forest & Sawley	111.70	130.32	148.94	167.55	204.78	242.02	279.25	335.10
Bowland Forest Higher	117.57	137.17	156.77	176.36	215.55	254.74	293.93	352.72
Bowland Forest Lower	104.18	121.55	138.91	156.27	190.99	225.72	260.45	312.54
Bowland with Leagram	98.67	115.12	131.57	148.01	180.90	213.79	246.68	296.02
Chatburn	110.68	129.14	147.58	166.03	202.92	239.82	276.71	332.06
Chipping	103.97	121.31	138.63	155.96	190.61	225.28	259.93	311.92
Clayton le Dale	96.34	112.40	128.46	144.51	176.62	208.74	240.85	289.02
Clitheroe	106.50	124.26	142.01	159.76	195.26	230.77	266.26	319.52
Dutton	97.00	113.17	129.34	145.50	177.83	210.17	242.50	291.00

	VALUATION BANDS							
	A £	B £	C £	D £	E £	F £	G £	H £
Gisburn	106.67	124.46	142.23	160.01	195.56	231.13	266.68	320.02
Grindleton	107.52	125.45	143.37	161.29	197.13	232.98	268.81	322.58
Hothersall	100.83	117.64	134.45	151.25	184.86	218.47	252.08	302.50
Longridge	108.39	126.46	144.53	162.59	198.72	234.85	270.98	325.18
Mellor	103.50	120.75	138.00	155.25	189.75	224.25	258.75	310.50
Newton	105.36	122.93	140.49	158.05	193.17	228.30	263.41	316.10
Osbaldeston	98.55	114.98	131.41	147.83	180.68	213.53	246.38	295.66
Pendleton	103.14	120.33	137.52	154.71	189.09	223.47	257.85	309.42
Ramsgreave	97.84	114.15	130.46	146.76	179.37	211.99	244.60	293.52
Read	103.23	120.44	137.65	154.85	189.26	223.67	258.08	309.70
Ribchester	101.52	118.44	135.36	152.28	186.12	219.96	253.80	304.56
Rimington & Middop	105.75	123.38	141.01	158.63	193.88	229.13	264.38	317.26
Sabden	112.72	131.52	150.30	169.09	206.66	244.24	281.81	338.18
Salesbury	111.97	130.64	149.30	167.96	205.28	242.61	279.93	335.92
Simonstone	103.68	120.96	138.24	155.52	190.08	224.64	259.20	311.04
Slaidburn & Easington	101.46	118.38	135.29	152.20	186.02	219.85	253.66	304.40
Thornley with Wheatley	100.04	116.73	133.40	150.07	183.41	216.77	250.11	300.14
Waddington	111.45	130.03	148.61	167.18	204.33	241.48	278.63	334.36
West Bradford	104.68	122.14	139.58	157.03	191.92	226.82	261.71	314.06
Whalley	108.10	126.13	144.14	162.16	198.19	234.23	270.26	324.32
Wilpshire	103.15	120.35	137.54	154.73	189.11	223.50	257.88	309.46
Wiswell	101.69	118.65	135.59	152.54	186.43	220.34	254.23	305.08
All other parts of the Council's area	93.79	109.43	125.06	140.69	171.95	203.22	234.48	281.38

being the amounts given by multiplying (as appropriate) the amounts at 5(f) or 5(g) by the number which, in the proportion set out in Section 5(1) of the Act, is applicable to dwellings listed in a particular valuation band divided by the number which in that proportion is applicable to dwellings listed in valuation band D, calculated by the Council, in accordance with Section 36(1) of the Act, as the amounts to be taken into account for the year in respect of categories of dwellings listed in different valuation bands.

- Note, that for 2012/13 Lancashire County Council has stated the following amounts in precepts issued to the Council, in accordance with Section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below.

Valuation Bands							
A £	B £	C £	D £	E £	F £	G £	H £
738.87	862.01	985.16	1,108.30	1,354.59	1,600.88	1,847.17	2,216.60

7. Note, that for 2012/13 Lancashire Police Authority has stated the following amounts in precepts issued to the Council, in accordance with Section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below.

Valuation Bands							
A £	B £	C £	D £	E £	F £	G £	H £
99.95	116.61	133.27	149.93	183.25	216.57	249.88	299.86

8. Note, that for 2012/13 Lancashire Combined Fire Authority has stated the following amounts in precepts issued to the Council, in accordance with Section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below.

Valuation Bands							
A £	B £	C £	D £	E £	F £	G £	H £
42.43	49.51	56.58	63.65	77.79	91.94	106.08	127.30

9. Having calculated the aggregate in each case of the amounts at 5(h), 6, 7 and 8 above, the Council, in accordance with Section 30(2) of the Act, hereby sets the following amounts as the amounts of council tax for 2012/13 for each of the categories of dwellings shown below:

	VALUATION BANDS							
	A £	B £	C £	D £	E £	F £	G £	H £
Aighton, Bailey & Chaigley	982.37	1,146.12	1,309.85	1,473.57	1,801.02	2,128.50	2,455.94	2,947.14
Balderstone	979.27	1,142.49	1,305.71	1,468.91	1,795.33	2,121.77	2,448.18	2,937.82
Bashall Eaves, Great Mitton & Little Mitton	978.76	1,141.90	1,305.03	1,468.15	1,794.40	2,120.67	2,446.91	2,936.30
Billington & Langho	980.10	1,143.46	1,306.82	1,470.16	1,796.86	2,123.57	2,450.26	2,940.32
Bolton by Bowland, Gisburn Forest & Sawley	992.95	1,158.45	1,323.95	1,489.43	1,820.41	2,151.41	2,482.38	2,978.86
Bowland Forest (High)	998.82	1,165.30	1,331.78	1,498.24	1,831.18	2,164.13	2,497.06	2,996.48
Bowland Forest (Low)	985.43	1,149.68	1,313.92	1,478.15	1,806.62	2,135.11	2,463.58	2,956.30
Bowland with Leagram	979.92	1,143.25	1,306.58	1,469.89	1,796.53	2,123.18	2,449.81	2,939.78

	VALUATION BANDS							
	A £	B £	C £	D £	E £	F £	G £	H £
Chatburn	991.93	1,157.27	1,322.59	1,487.91	1,818.55	2,149.21	2,479.84	2,975.82
Chipping	985.22	1,149.44	1,313.64	1,477.84	1,806.24	2,134.67	2,463.06	2,955.68
Clayton le Dale	977.59	1,140.53	1,303.47	1,466.39	1,792.25	2,118.13	2,443.98	2,932.78
Clitheroe	987.75	1,152.39	1,317.02	1,481.64	1,810.89	2,140.16	2,469.39	2,963.28
Dutton	978.25	1,141.30	1,304.35	1,467.38	1,793.46	2,119.56	2,445.63	2,934.76
Gisburn	987.92	1,152.59	1,317.24	1,481.89	1,811.19	2,140.52	2,469.81	2,963.78
Grindleton	988.77	1,153.58	1,318.38	1,483.17	1,812.76	2,142.37	2,471.94	2,966.34
Hothersall	982.08	1,145.77	1,309.46	1,473.13	1,800.49	2,127.86	2,455.21	2,946.26
Longridge	989.64	1,154.59	1,319.54	1,484.47	1,814.35	2,144.24	2,474.11	2,968.94
Mellor	984.75	1,148.88	1,313.01	1,477.13	1,805.38	2,133.64	2,461.88	2,954.26
Newton	986.61	1,151.06	1,315.50	1,479.93	1,808.80	2,137.69	2,466.54	2,959.86
Osbaldeston	979.80	1,143.11	1,306.42	1,469.71	1,796.31	2,122.92	2,449.51	2,939.42
Pendleton	984.39	1,148.46	1,312.53	1,476.59	1,804.72	2,132.86	2,460.98	2,953.18
Ramsgreave	979.09	1,142.28	1,305.47	1,468.64	1,795.00	2,121.38	2,447.73	2,937.28
Read	984.48	1,148.57	1,312.66	1,476.73	1,804.89	2,133.06	2,461.21	2,953.46
Ribchester	982.77	1,146.57	1,310.37	1,474.16	1,801.75	2,129.35	2,456.93	2,948.32
Rimington & Middop	987.00	1,151.51	1,316.02	1,480.51	1,809.51	2,138.52	2,467.51	2,961.02
Sabden	993.97	1,159.65	1,325.31	1,490.97	1,822.29	2,153.63	2,484.94	2,981.94
Salesbury	993.22	1,158.77	1,324.31	1,489.84	1,820.91	2,152.00	2,483.06	2,979.68
Simonstone	984.93	1,149.09	1,313.25	1,477.40	1,805.71	2,134.03	2,462.33	2,954.80
Slaidburn & Easington	982.71	1,146.51	1,310.30	1,474.08	1,801.65	2,129.24	2,456.79	2,948.16
Thornley with Wheatley	981.29	1,144.86	1,308.41	1,471.95	1,799.04	2,126.16	2,453.24	2,943.90
Waddington	992.70	1,158.16	1,323.62	1,489.06	1,819.96	2,150.87	2,481.76	2,978.12
West Bradford	985.93	1,150.27	1,314.59	1,478.91	1,807.55	2,136.21	2,464.84	2,957.82
Whalley	989.35	1,154.26	1,319.15	1,484.04	1,813.82	2,143.62	2,473.39	2,968.08
Wilpshire	984.40	1,148.48	1,312.55	1,476.61	1,804.74	2,132.89	2,461.01	2,953.22
Wiswell	982.94	1,146.78	1,310.60	1,474.42	1,802.06	2,129.73	2,457.36	2,948.84
All Other Parts of the Council's Area	975.04	1,137.56	1,300.07	1,462.57	1,787.58	2,112.61	2,437.61	2,925.14

754

PAY POLICY STATEMENT

Consideration was given to the written report of the Head of HR asking Council to approve a Pay Policy Statement in accordance with the requirements of the Localism Act 2011, and following the recommendation of a special meeting of Personnel Committee on 1 March 2012.

RESOLVED: That the Pay Policy Statement for 2012/2013 be approved and published on the Council's website.

LEADER'S REPORT

The Leader began by saying that Members should be proud of the fiscal management of the Council over many years but that it must not be complacent and as such the Council would continue to review service performance and take hard decisions as required. However, he noted that this did not prevent further development of Council services and increasing the Council's capacity. He confirmed that money had been set aside to invest in land for industrial development so as to build and diversify the industrial base across the borough.

The Leader then went on to highlight some recent positive initiatives, eg over 600 people had signed up for the 'Warm Homes Healthy People' scheme which had been launched with £108,000 from the Department of Health. Trained volunteers had delivered warm home packs along with advice about energy efficiency measures for the home, including free loft and cavity wall insulation.

Another initiative to help residents was the availability of a modest grant to assist people to install renewable energy systems in their homes.

The Leader noted that the economic situation remained difficult and some local firms had had to make redundancies. He confirmed that the Council had worked with the companies, Job Centre Plus and other agencies to offer advice and help for those people affected.

Finally, the Leader was pleased to report on the recent announcement of a new £60m Rural Economy scheme. The scheme was aimed at rural entrepreneurs. Rural businesses could apply for individual grants that could range from £25,000 to £1m each with the objective being to support businesses in increasing competitiveness. Successful applicants could receive up to 40% of the cost of projects and areas where the scheme was expected to offer support including farm competitiveness, agri-food, tourism, forestry and micro enterprises, such as digital and media technology. The Leader was hopeful that budding entrepreneurs and existing businesses across the borough would grasp the opportunity to develop and expand their enterprises as a result of the funding.

LEADER'S QUESTION TIME

The Leader of the opposition, Councillor A Knox, asked how many Ribble Valley residents would be hit by the proposed changes in housing benefit regulations once they were fully implemented in April 2013.

The Leader thanked Councillor Knox for his question and confirmed that there were two major changes on the horizon for housing benefit. The first would be the introduction of a Universal Credit that would see a move away from several different benefits to one unified system and the other major change involved Council Tax benefits which would not form part of Universal Credit but instead would be administered locally by local authorities. The Leader confirmed that the Council still awaited more detail of how the new Council Tax benefit scheme would work before it could begin to design a new scheme. However, he understood the need for the elderly and other vulnerable groups to be protected at their current levels of benefit.

Next Councillor Knox asked if the Council's alcohol licensing policies and procedures were to be amended in respect of the new powers afforded to the Council by the Police Reform and Social Responsibility Act.

The Leader thanked Councillor Knox for his question and confirmed that at its meeting on 29 November 2011 the Licensing Committee had started to look at how changes made by the Police Reform and Social Responsibility Act 2011 could be used to benefit local residents. A meeting had already been held with representatives of the local pub watch scheme to talk about matters such as the introduction of a late night levy and early morning restriction orders. The Regulations and guidance documents in relation to many of the powers contained within the legislation were not yet available. He confirmed that a further report would be submitted to the Licensing Committee once the way in which the powers were to be implemented had been finalised.

Finally, Councillor Knox asked what plans the Council had in place in case the Schmallenberg virus were to spread to the borough.

The Leader thanked Councillor Knox for his question and noted that the Schmallenberg virus was a similar infection to Blue Tongue. It was an infection spread by biting midges etc and was of significant commercial importance to sheep farmers. However, he confirmed that the Council had no direct responsibility for on farm animal disease and associated control, as such any infection arising in the Ribble Valley would be dealt with by the State Veterinary Service and Trading Standards Animal Welfare Service.

In a supplementary question Councillor Knox referred to the Council's previous proactive approach during the foot and mouth crisis and believed it may be useful to remind people of the work that the Council can do to support communities in such circumstances. Councillor EMH Ranson agreed and suggested that officers update Members on relevant Committees on what actions/plans were in place to put in force preventative action should the virus spread nationally.

757

QUESTIONS SUBMITTED UNDER STANDING ORDER 9.1

Councillor R Sherras asked if the Mayor would join him in congratulating the management and players of Rimington Football Club on their tremendous performance in reaching the semi final of the West Yorkshire Football Association Challenge Cup. The Mayor was pleased to add the Council's congratulations to the management and players of Rimington Football Club.

758

COMMITTEE MINUTES

(i) Community Committee – 10 January 2011

Councillor JB Hill asked a question under Standing Order 9.1 regarding his concern regarding the government's cuts in support for domestic renewable energy installations and whether the cuts had had an impact on any Council initiatives involving green energy projects.

The Chairman of Community Committee Councillor R Thompson thanked Councillor Hill for his question and confirmed that feeding tariffs had been reduced before the conclusion of a consultation exercise. Councillor Thompson confirmed that the Council remained committed to improving the Council's performance on renewable energy and efficiency despite the cuts.

RESOLVED: That the minutes of the above meeting be received.

(ii) Planning and Development Committee – 12 January 2012

RESOLVED: That the minutes of the above meeting be received.

(iii) Personnel Committee – 18 January 2012

RESOLVED: That the minutes of the above meeting be received.

(iv) Health and Housing Committee – 19 January 2012

RESOLVED: That the minutes of the above meeting be received.

(v) Policy and Finance Committee – 24 January 2012

RESOLVED: That the minutes of the above meeting be received with the exception of minute 676.

MINUTE 676 AMENDMENTS TO PARTS OF THE COUNCIL'S CONSTITUTION AND ACCESS TO INFORMATION PROCEDURE RULES

Members were asked to approve amendments proposed by the Member Working Group who had reviewed reports on amendments to parts of the Council's Constitution and Access to Information Procedure rules submitted by the Council's solicitors.

RESOLVED: That the Council approve the changes outlined in the report to Policy and Finance Committee on 24 January 2012 relating to the constitution, access to information rules and standing orders, together with the amended version of the terms of reference and protocol for the Emergency Committee.

(vi) Parish Council Liaison Committee – 26 January 2012

RESOLVED: That the minutes of the above meeting be received.

(vii) Overview and Scrutiny Committee – 31 January 2012

RESOLVED: That the minutes of the above meeting be received.

(viii) Standards Committee – 1 February 2012

RESOLVED: That the minutes of the above meeting be received.

(ix) Special Planning and Development Committee – 2 February 2012

RESOLVED: That the minutes of the above meeting be received.

ix) Special Policy and Finance Committee – 7 February 2012

RESOLVED: That the minutes of the above meeting be received.

xi) Planning and Development Committee – 9 February 2012

RESOLVED: That the minutes of the above meeting be received.

The meeting closed at 8.31pm.

If you have any queries on these minutes please contact Marshal Scott (414400).

Minutes of Community Services Committee

Meeting Date: Tuesday, 13 March 2012, starting at 6.30pm
Present: Councillor R J Thompson (Chairman)

Councillors:

S Brunskill	L Rimmer
S Carefoot	M Robinson
J Hill	R Swarbrick
G Mirfin	G Scott
R Newmark	J White

In attendance: Director of Community Services, Head of Engineering Services, Head of Culture and Leisure Services, Head of Financial Services and Waste Management Officer.

759 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J E Alcock, R Bennett and A M Knox.

760 MINUTES

The minutes of the meeting held on 10 January 2012 were approved as a correct record and signed by the Chairman.

761 DECLARATIONS OF INTEREST

Councillor R Swarbrick declared an interest in Agenda Item 7 – Proposed Closure of Longridge Gym.

762 PUBLIC PARTICIPATION

There was no public participation.

763 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

764 RECREATIONAL/CULTURE/SPORTS AND ARTS GRANT

The Director of Community Services submitted a report presenting the recommendations of the Working Group in relation to the allocation of grants under individual sporting excellence, individual arts excellence and recreation/culture. He reminded Committee that these grants were given to assist talented young people in their chosen sport or performing art and to provide voluntary organizations with support for events/projects that enhance recreation and cultural provision.

He informed Committee that the Working Group had met to consider the applications received and make recommendations to Committee. He informed Committee that there were two applications that the Working Group considered to be too large-scale for support through this fund so should be considered through the LSP's Village Amenities Fund. He also reported that four late applications had been received that would need determining. With regard to the arts excellence grants he reported that there had not been sufficient time to give due consideration to these and asked that the decision be delegated to the Chairman in consultation with the Working Group.

RESOLVED: That Committee

1. note the contents of the report; and
2. endorse the recommendations of the Working Group as outlined in Appendix 1 and 2 with the addition of:
 - Ribble Valley Jazz and Blues Festival - £600;
 - Newton Village Hall - £1,750;
 - Mellor Parish Council - £150;
 - Sabden Parish Council - £300 guarantee against loss.
3. a reserve of £1,500 be kept aside for Jubilee Celebrations; and
4. the allocation of arts excellence grants be delegated to the Director of Community Services in consultation with the Chairman of Committee and the Working Group.

(Councillor Swarbrick declared an interest in the item of business and left the meeting.)

765

PROPOSED CLOSURE OF LONGRIDGE GYM

The Director of Community Services submitted a report informing Committee of the developments in respect of the planned closure of Longridge Gym. He reminded Committee that the decision had been made at Policy and Finance Committee on 22 November 2011 to close the gym facility at Longridge Civic Hall as from the 31 March 2012 and that the future of these facilities would revert to the conditions that apply to the main Civic Hall building. Measures had been taken to contact all those on the current membership database to inform them that the gym would no longer be available and to end any direct debit contracts with members.

However it was understood that LSEC may want to extend their role of community provision by making the gym area available for fitness activity but that this was dependent upon the extent to which it was possible for them to broaden their volunteer base and make conversions to enable access and usage of the area without the need for any staffing presence.

He informed Committee that the gym equipment was owned outright by Ribble Valley Borough Council and asked Committee if they felt it would be appropriate to either gift or loan this to LSEC should they decide to continue with a gym facility in Longridge.

The Director of Community Services informed Committee that in order to avoid expenditure being incurred at the gym after its closure, notice had been given on various contracts including hand-dryers and water dispensers, electricity, business rates and sewerage charges, gas charges, the cleaning company, telephone lines, television licence, performing rights licence and credit card terminal contract.

Committee discussed the closure of the gym and felt that it was important that if there was chance of continuing with a similar facility by LSEC that they should be encouraged in every way possible including the gifting of the gym equipment but that this should be at their own risk, and without liability to the Council for any future maintenance.

RESOLVED: That Committee

1. note the contents of the report;
2. gift the Council owned fitness equipment to LSEC in the current location for the purposes of meeting community need.

(Councillor Swarbrick returned to the meeting.)

766 BOWLAND ARTS FESTIVAL

The Director of Community Services submitted a report asking Committee to endorse our involvement in the Bowland Arts Festival as accountable body for the external funding secured on behalf of partners to deliver the festival. He informed committee that the Bowland Arts is a collection of local authorities, artists and the Forest of Bowland AONB who come together to facilitate the Bowland Arts Festival. The Council has been involved in the festival for several years and the role of accountable body has been shared amongst the partners since the festival began. He informed Committee that taking on the role of accountable body, commits the Council to “generally taking responsibility for the legal and financial management of any funding given to a particular project. The accountable body will receive all funding and is therefore responsible for putting in place an audit trail, overseeing contract management with suppliers and ensuring the project has sufficient cash flow”.

He informed Committee that a Memorandum of Understanding would be produced for all partners to sign outlining their commitment and a clear decision-making process.

RESOLVED: That Committee

1. note the contents of the report and endorse the Council’s involvement in the festival; and

2. agree to the Council acting as accountable body.

767

MANAGEMENT ARRANGEMENTS AT CLITHEROE CASTLE MUSEUM

The Director of Community Services submitted a report asking Committee to consider proposed changes to the operation of the museum. As part of the initial budget reviews Committee had been asked to explore possible efficiencies within management arrangements at the Museum and as such a range of meetings had been held with Lancashire Museum Service to identify how savings could be achieved and what effect they would have on the service. Following a number of draft proposals LMS had now proposed the following:

- Opening Hours – a reduction of opening hours during the summer from 11am to 5pm to 12 noon to 5pm and a move from 7 days to 5 days opening during the winter (between November to February). This would achieve a saving of £7,790.
- Budget Saving – a reduction of operational costs to include training, display maintenance and marketing. This would achieve a saving of £6,300.
- Income Generation – identify new activities and events to generate additional income. This would achieve a saving of £2,500.

The Director of Community Services felt that these proposals should be welcomed as they had taken a balanced approach across all budget heads and not just relied on reduced opening hours. The café operator was also aware of these proposals and felt that they could also accommodate the new arrangements.

RESOLVED: That Committee note the contents of the report and endorse the proposed changes to the arrangements at the Museum.

768

DUNSOP BRIDGE CAR PARK

The Director of Community Services submitted a report updating Committee on the progress in establishing the pay and display car park at Dunsop Bridge. He reported that although some progress has been made towards confirming an acceptable Lease, the details were still awaited and as such whilst the design and limited on-site preparation works for the surfacing of the car park had been undertaken, further works had been suspended until an acceptable Lease had been completed. The effect of this was that the works would not be finished until May 2012 which would result in slippage in the Capital Programme expenditure.

He informed Committee that the surveyors acting on behalf of the Duchy Estate had instructed the Estate Solicitors to proceed with the formation of a 20 year Lease based on previously agreed heads of terms and that as soon as this was completed the rest of the works would be completed.

RESOLVED: That the report be noted.

769

GALLERY/TOURIST INFORMATION CENTRE MERGER

The Director of Community Services submitted a report informing Committee of the decision to move the Tourist Information Centre from the Council Offices to the Platform Gallery as part of the package of measures agreed by the Council's Policy and Finance Committee in order to generate the savings required to provide a balanced budget for 2012/13.

He informed Committee that staff from both facilities had been meeting on a regular basis to discuss the practical issues associated with the merger which included:

- roles/responsibilities;
- staffing structures;
- space allocation; and
- accommodation issues.

It was hoped that the physical works to the building would begin at the end of March and last for approximately 4 weeks allowing the new facility to become operational in early May.

RESOLVED: That the report be noted.

770

CAPITAL PROGRAMME 2012/13

The Director of Resources submitted a report informing Committee of the new schemes which had been approved for inclusion in the Capital Programme for this Committee for the forthcoming financial year 2012/13. He informed Committee that there were six schemes that had been approved for the 2012/13 financial year totalling £406,080. This included £185,080 of budget that had been moved from 2011/12 to 2012/13.

RESOLVED: That the report be noted.

771

GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report informing Committee of the progress on various issues falling under this Committee's remit. These included the flood risk reduction works at Badger Wells Water, Sabden and May Terrace surface water culvert, Billington, healthy lifestyles and the continuation of the Community Sports Facilitator post.

RESOLVED: That the report be noted.

772

EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following item of business be exempt information under Category 1 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

WASTE PAPER AND CARDBOARD COLLECTION ARRANGEMENTS

The Director of Community Services submitted a report updating Committee on how discussions were progressing with the County Council on how waste paper and cardboard is dealt with in the future and seeking Committee's approval on the extension of the existing collection arrangements pending the outcome of these discussions. He reminded Committee of the background to the issue of the kerbside collection of waste paper that had been undertaken by a private waste paper company since April 2001 and the issues surrounding the request from the Lancashire County Council that they have exclusive rights for all our collected waste streams including paper and cardboard which Ribble Valley Borough Council have disputed. Discussions were continuing between leading Members and Chief Officers of the County Council and Ribble Valley Borough Council and as yet the Borough Council had not received any official notice or objection to the current recycling arrangements which the County Council have claimed legislation allows them to serve on a collection authority.

The Director of Community Services informed committee that he had written to Lancashire County Council advising them that it was the Borough Council's intention to continue with the current waste paper and card collection arrangements until matters had been resolved. As a result of this the proposal was to extend the existing contract with Viridor Waste Management Ltd for a further six months to allow for a resolution of the disagreement with Lancashire County Council regarding the obligations of each authority.

The Director of Community Services outlined the options that officers had considered for dealing with paper and card from the 1 April 2012 and the financial, political and reputational consequences of each.

RESOLVED: That Committee

1. note the report;
2. agree to an exemption from contract procedure rules (CPR5) and extend the waste paper and card collection service contract by six months with an option of a further extension of an additional six months pending the outcome of the discussions with the County Council; and
3. instruct Officers to report back to this Committee on the outcome of the discussions with Lancashire County Council.

The meeting closed at 8.02pm.

If you have any queries on these minutes please contact John Heap (414461).

Minutes of Planning and Development Committee

Meeting Date: Thursday, 15 March 2012 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

S Bibby	G Mirfin
I Brown	J Rogerson
S Carefoot	D Taylor
T Hill	M Thomas
B Hilton	R Thompson
J Holgate	J White

In attendance: Head of Planning Services, Head of Legal and Democratic Services and Head of Regeneration and Housing.

Also in attendance: Councillors S Hore, R Newmark and A Yearing.

774 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor S Knox.

775 MINUTES

The minutes of the special meeting held on 2 February 2012 and the meeting held on 9 February 2012 were approved as a correct record and signed by the Chairman.

776 DECLARATIONS OF INTEREST

Councillor J White declared an interest in planning application 3/2011/0821/P in respect of the Talbot Hotel, Chipping.

Councillor J Rogerson declared an interest in planning application 3/2011/0833/P in respect of residential units at Prestons Yard, Longridge Road, Chipping and planning application 3/2011/1049/P in respect of Elswick Farm, Mellor Brow, Mellor.

777 PUBLIC PARTICIPATION

There was no public participation.

778 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

779

LOCAL DEVELOPMENT FRAMEWORK – CORE STRATEGY – BUDGET PROVISIONS

The Chief Executive submitted a report asking Committee to agree a detailed budget provision to progress the Core Strategy to its completion. He reminded Committee that the programme of work being undertaken to put in place the Core Strategy for the borough was in accord with current planning legislation. This included a range of steps that move the Council towards adoption of the Core Strategy including further public consultation, public examination by the Secretary of State and ultimately formal adoption and publication of the Strategy. He informed Committee that in terms of general budget requirements, it was anticipated that to deliver the stages to adoption in the order of £46,000 would be required. It was also prudent to make some provision for legal advice as a contingency and this was estimated at £20,000. The need to put in place a programme officer to assist the Inspector during the extermination, was also a requirement and this was estimated at £20,000. This would mean a total budget of £86,000 was required, which could be partly funded from the residual planning delivery grant monies which currently stand at £49,000. However, this did leave a potential shortfall of £37,000 which would need to be financed.

RESOLVED: That Committee

1. agree the budget as set out in the report; and
2. request that Policy and Finance Committee release £37,000 from the planning earmarked reserve to fund the shortfall identified.

The Head of Regeneration and Housing left the meeting.

780

PLANNING APPLICATIONS

1. APPLICATION NO: 3/2011/0044/P & 3/2011/0045/P
(GRID REF: SD 373300 436044)
PROPOSED CONSERVATION AREA CONSENT APPLICATION (3/2011/0044/P) FOR THE DEMOLITION OF EXISTING INDUSTRIAL AND STORAGE BUILDINGS AND FULL PLANNING APPLICATION (3/2011/0045/P) FOR THE REGENERATION OF THE SITE TO PROVIDE 3 NO TWO STOREY DWELLINGS (ONE DETACHED AND ONE PAIR OF SEMI DETACHED) AT THE REAR OF 19-21 KING STREET, WHALLEY

The Head of Planning Services reported that the Parish Council had withdrawn their objection but were still concerned about access.

RECOMMENDATION 1 (3/2011/0044/P): That Conservation Area Consent be GRANTED subject to the following conditions:

1. No development (which shall include any demolition works) shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a

written scheme of investigation which has been submitted by the applicant and approved in by the Local Planning Authority.

REASON: To ensure and safeguard the recording of any archaeological deposits to comply with the requirements of Policy ENV14 of the Ribble Valley Districtwide Local Plan and PPS5: Planning for the Historic Environment.

2. Prior to demolition works the applicant shall submit a programme of works in relation to the proposed demolition which shall include details of the maintenance of the site following demolition.

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

RECOMMENDATION 2 (3/2011/0045/P): That planning permission be 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 relate to the proposal as shown on drawing numbers 3980-04, 05 and 07.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. 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.

4. Prior to the first occupation of any of the dwellings hereby permitted, their respective individual off-street parking spaces and the proposed visitor parking spaces shall have been provided to the satisfaction of the Local Planning Authority. Thereafter, these spaces shall be permanently retained clear of any obstruction to their designated use.

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any

Order revoking or re-enacting that Order, any future extensions, external alterations to the building, including any development within the curtilage as defined in the Schedule to the Order, Part 1, Classes A to H shall not be carried out unless a further planning permission has first been granted in respect thereof. Specifically, no new door or window openings shall be formed in the rear elevation of any of the dwellings without a further planning permission having first being granted.

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

6. No development (which shall include any demolition works) shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in by the Local Planning Authority.

REASON: To ensure and safeguard the recording of any archaeological deposits to comply with the requirements of Policy ENV14 of the Ribble Valley Districtwide Local Plan and PPS5: Planning for the Historic Environment.

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

2. APPLICATION NO: 3/2011/0107/P (GRID REF: SD 365048 436284)
PROPOSED DEMOLITION OF A RANGE OF MODERN AGRICULTURAL BUILDINGS AND THE CREATION OF SIX HOLIDAY COTTAGES AND GARDENS AND THE CHANGE OF USE FROM EXISTING BUILDING TO A RECREATION ROOM TOGETHER WITH INTERNAL ACCESS ROAD AT OAK BANK FARM, 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. This permission shall relate to the proposal as shown on drawing no Wade/133/437/07 and on the amended plans received by the Local Planning Authority on 24 October 2011 (drawing no's Wade/133/437/01,02,03,04 and 06).

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. The units of holiday accommodation hereby permitted 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 as the building is located in an area where the Local Planning Authority would not normally be minded to grant the use of buildings for a permanent residential accommodation.

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. Prior to the first use of any of the units of holiday accommodation hereby permitted, the following shall all have been provided and available for use for their designated purpose to the satisfaction of the Local Planning Authority:

- The internal access road and all vehicle parking spaces shown on the submitted plans.
- The playing field with the play equipment, tables and utility building as shown on the submitted plans.
- The play/recreation building.

Thereafter, these facilities shall all be retained and shall be permanently available for their designated purpose.

REASON: In the interests of highway safety and to ensure the provision of the facilities that are incidental to the proposed holiday use of the units and to comply with Policies G1 and RT1 of the Ribble Valley Districtwide Local Plan.

6. There should be no extensions or alterations to the holiday cottages hereby permitted unless a further planning permission has first been granted in respect thereof.

REASON: In order that the Local Planning Authority can retain control over any such extensions or alterations in the interests of the visual amenities of the locality and to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

7. Prior to the first use of any of the holiday cottages hereby permitted, the 1.2m high stone wall on the external site boundaries shall have been erected in its entirety as shown on the submitted plans.

REASON: To comply with the submitted plans and in the interests of visual amenity and to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

8. All demolition and development works shall be carried out in accordance with the mitigation measures included in the Protected Species Survey Report dated 21 October 2010 that was submitted with the application. In the event that any bats are found or disturbed during any demolition or development, all works shall cease until advice has been obtained from a licensed ecologist.

REASON: In order to minimise the impact of development on a protected species (bats) and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

3. APPLICATION NO: 3/2011/0796/P (GRID REF: SD 374277 442552)
PROPOSED DETACHED DWELLING IN GARDEN AT SUNNYMEDE
COTTAGE, HAWTHORNE PLACE, CLITHEROE

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 relate to the development as shown on amended plans received by the Local Planning Authority on 6 February 2012 (Drawing Nos 379-1A and 379-2A).

REASON: For the avoidance of doubt and to ensure compliance with the submitted amended plans.

3. 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order, any future extensions, external alterations to the building, including any development within the curtilage as defined in the Schedule to the Order, Part 1, Classes A to H shall not be

carried out unless a further planning permission has first been granted in respect thereof. Specifically, no new door or window openings shall be formed in the southern side elevation of the dwelling without a further planning permission having first been granted.

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

5. Prior to the commencement of any site works including delivery of building materials and excavations for foundations or services, the existing Ash tree identified on drawing number 379-2A shall be protected in accordance with the BS5837 (Trees in Relation to Construction) the details of which shall be agreed in writing by the Local Planning Authority and shall be implemented in full. A tree protection monitoring schedule shall also be agreed and the tree protection measures shall be inspected by the Local Planning Authority before any site works are begun.

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 the 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 without the Council's prior written permission, which will only be granted when the 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 this mature tree is afforded maximum physical protection from the adverse effects of development in order to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

(Councillor Rogerson left the meeting. Councillor Hore was given permission to speak on the following item).

4. APPLICATION NO: 3/2011/0833/P (GRID REF: SD 362377 443190)
PROPOSED DEMOLITION OF THE EXISTING WOODEN STRUCTURE TO BE REPLACED BY 4 NO RESIDENTIAL UNITS AT PRESTON'S YARD, LONGRIDGE ROAD, CHIPPING

The Head of Planning Services informed Committee that there would need to be an extra condition.

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 relate to the proposal as shown on the amended plans received by the Local Planning Authority on 10 February 2012 (drawing No JP/BKP/150/1).

REASON: For the avoidance of doubt and to ensure compliance with the submitted amended plans.

3. 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order, any future extensions, external alterations to the building, including any development within the curtilage as defined in the Schedule to the Order, Part 1, Classes A to H shall not be carried out unless a further planning permission has first been granted in respect thereof.

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

5. The access driveways to each of the dwellings hereby permitted shall remain un gated.

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

6. Prior to the first occupation of each of the dwellings hereby permitted, their respective access driveways shall be appropriately paved in tarmacadam, concrete, block paviers or other approved materials.

REASON: To prevent loose surface material from being carried on to the public highway in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. There shall not, at any time in connection with the development, be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay

that is the subject of this condition shall be that land in front of a line drawn 3.5m measured back from the edge of the carriageway of Longridge Road along the entire frontage of the development. This land consists of the proposed 1.5m pedestrian footway and a first 2m of the proposed properties, and shall be maintained at footway level in accordance with a scheme that has first been agreed in writing by the Local Planning Authority in conjunction with the Highway Authority.

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

8. The proposed garages shall be made available for parking of vehicles at all times and shall not be used for any other ancillary residential accommodation without prior consent of the Local Planning Authority.

REASON: In order to ensure that adequate parking exists within the site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE

1. This permission requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980, Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start, the applicant or developer must contact the County Council Environment Directorate for further information.

(Councillor Rogerson returned to the meeting)

5. APPLICATION NO: 3/2011/0847/P (GRID REF: SD 381250, 443225)
PROPOSED REPAIRS TO EXISTING ACCESS TRACK AND INSTALLATION OF A CATTLE GRID AT THROSTLE HALL, TWISTON, BB7 4BY

The Head of Planning Services reported that a letter of concern regarding horses had been received.

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 Numbers:
S1382/05/B - Proposed Access Track

S1382/11 - Typical Cattle Grid Details and Sections

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the amended plans received on the 14 February 2012.

3. No development approved by this permission shall be commenced until details of a Sustainable Drainage System which will deal with the surface run off from the concrete strips has been submitted to and 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 and to prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

(Mrs Wilson spoke against the above application).

(Councillor Newmark was given permission to speak on the following item)

6. APPLICATION NO: 3/2011/0971/P (GRID REF: SD 377734 437286)
RESERVED MATTERS APPLICATION FOR APPROVAL OF APPEARANCE AND LANDSCAPING DETAILS, FOLLOWING OUTLINE APPROVAL FOR REGENERATION OF THE SITE TO PROVIDE 44 DWELLINGS (6 OF WHICH WOULD BE AFFORDABLE), WITH ACCESS FROM WATT STREET AND ASSOCIATED PARKING AT COBDEN MILL, WATT STREET, SABDEN, LANCASHIRE, BB7 9DZ

The Head of Planning Services reported two more letters of objection.

Approved as per officer recommendation but it is requested that the Council liaise with the housing provider to examine possibilities of a footway on to Whalley Road. Requested that negotiation continues in relation to the affordable housing element to enable Ribble Valley Borough Council to have reasonable nomination rights.

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 264-01-Rev.C, 264-02-Rev. C, P01, P02, P03-Rev. D, P04-Rev. C, P05-Rev. C, P06-Rev. C, P07-Rev. C, P08-Rev. C, P09-Rev. C, P10-Rev. B, P11-Rev. B, P12-Rev. B, P14 and P15.

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 plans received on the 14 February 2012.

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 Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

5. Precise specifications or samples of the fenestration and door details 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 Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

6. Prior to the commencement of the development hereby permitted, details of the type, coursing and jointing of the natural stone to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built to conform with the details which shall have been so approved.

REASON: In the interest of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details and in accordance with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

7. 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 comply with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

8. 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 dwellings hereby approved, 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 consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the site to ensure the future protection of the character and appearance of the Sabden Conservation Area in compliance with Policy ENV16 of the Ribble Valley Districtwide Local Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) none of the dwellings hereby approved shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

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

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) any future additional or replacement walling or fences as defined in Schedule 2, Part II, Class A, shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development in accordance with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

11. The approved landscaping and planting scheme as indicated on Plan no's 264-01-Rev.C and 264-02-Rev.C shall be implemented in the first planting season following occupation or use of the development 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 Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

12. Notwithstanding the details shown on plan drawing's 264-01-Rev.C, P14 and P15, prior to their use in the approved development, full details of the proposed P.O.S. benches, metal railings and close boarded timber fencing (including colours to be used) shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the appropriate use of materials on the site in order to protect the setting of the adjacent Conservation Area in accordance with Policy ENV16 of the Local Plan.

NOTES

1. Ribble Valley Borough Council imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.
2. The applicant is advised a Lancashire hedgerow mix consists of Hawthorn 60% with the remainder made up of hazel, guelder rose and holly 45cm bare rooted hedging plants.

(Mr Harrison spoke in favour of the above application. Mr Calvert (Sabden Parish Council) spoke against the above application).

(Councillor Rogerson left the meeting)

7. APPLICATION NO: 3/2011/1049/P (GRID REF: SD 364840 430985)
PROPOSED REPLACEMENT DWELLING AT ELSWICK FARM, MELLOR BROW, MELLOR

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 relate to the development as shown on drawing number WI/06Dwg02.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plan.

3. Prior to the first use of the dwelling hereby permitted, three parking spaces shall be formed within its curtilage to the satisfaction of the Local Planning Authority. Thereafter, the spaces shall be permanently retained and available for use by the occupiers of the dwelling.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions, external alterations to the building, including any development within the curtilage as defined in the Schedule to the Order, Part 1, Classes A-H shall not be carried out unless a further planning permission has first been granted in respect thereof.

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

5. In the first planting season following the completion of the development or the first occupation of the dwelling (whichever is the sooner) a replacement planting scheme shall be carried out on land within the applicant's ownership to replace the trees, previously covered by a Tree Preservation Order, that have recently been felled. Precise details of the number (which shall be a maximum of 9) species and location of the replacement trees shall first have been submitted to and approved in writing by the Local Planning Authority. The replacement trees 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 which is removed, or dies, or is seriously damaged or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To replace trees that have recently been felled in the interests of visual amenity and to comply with Policy ENV13 of the Ribble Valley Districtwide Local Plan.

6. Prior to the first occupation of the dwelling hereby permitted a 2m high wall or fence shall be erected on the rear (west) boundary of the proposed patio area in accordance with details that have first been submitted to and approved in writing by Local Planning Authority.

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

(Mr Kinder spoke in favour of the above application)

(Councillor Rogerson returned to the meeting)

(Councillor Yearling was given permission to speak on the following item)

8. APPLICATION NO: 3/2011/1051/P (GRID REF: SD 374396 441431)
PROPOSED EXTENSION AND REBUILDING OF EXISTING DECKING TO THE REAR OF THE PROPERTY (RETROSPECTIVE APPLICATION) AT 3 CHAPEL CLOSE, LOW MOOR, CLITHEROE

GRANTED subject to the following condition(s):

1. This retrospective permission shall relate to the development as shown on drawing no TRI-XXXX-01/P02.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

NOTE(S):

1. The applicant is reminded that the structure in its existing form continues to represent a breach of planning control in respect of which he is liable to further prosecution proceedings by the Council. The applicant is therefore advised that the demolition works required to comply with the permission hereby granted should be completed to the satisfaction of the Local Planning Authority within 1 month of the date of this permission.

9. APPLICATION NO: 3/2012/0001/P (GRID REF: SD 368639 432801)
PROPOSED ALTERATIONS AND EXTENSIONS TO DWELLING INCLUDING REMOVAL OF DORMER WINDOW AND RE-MODELLING OF THE ROOF AT 6A SOMERSET AVENUE, WILPSHIRE

The Head of Planning Services informed Committee that condition number 6 needed to be amended.

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 Drawing Nos. 4198-01A in relation to the existing site plan, 4198-06 in relation to the proposed site plan, 4198-04A in relation to the existing floor plans and elevations and 4198-05A in relation to the proposed floor plans and elevations.

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

3. Notwithstanding details of the proposed materials indicated on Drawing No. 4198-05A the materials used in the external finish of the approved extensions and main property, as well as the slate used for the roof shall be of the colour and type as detailed in the submitted document entitled 'External Material Information' dated the 9th of February 2012.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting

that Order) the eastern and western side elevations of the property at first floor level shall not be altered by the insertion of any window or doorway.

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”.

5. The window on the western side elevation of the property at first floor level serving the bathroom shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

REASON: In order to protect 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”.

6. In the event of protected species being found during the construction period, the works shall cease until further details showing a mitigation scheme including appropriate protected species licence details, have been submitted to by Natural England and the Local Planning Authority’s Countryside Officer before further work commences on the development. The actions, method and time limit included in any mitigation measures or conditions identified on any Natural England licence, shall be fully implemented and adhered to.

REASON: To comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no adverse effects on the favourable conservation status of protected species protected by the Wildlife and Countryside Act 1981.

(Mr Forest spoke against the above application)

10. APPLICATION NO: 3/2012/0010/P (GRID REF: SD 375156 438116)
PROPOSED DEMOLITION OF ALL BUILDINGS ON SITE (EXISTING HOUSE, KENNELS AND VARIOUS OUT BUILDINGS) AND ERECTION OF DWELLINGHOUSE INCLUDING BED AND BREAKFAST ELEMENT AT THE EAVES, PENDLETON ROAD, WISWELL

The Head of Planning Services reported an additional letter.

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 scheme as detailed on drawings:

105/01(02)001REVB; 105/01(00)002; 105/01(02)003REVD;
105/01(02)004REVB; 105/01(02)005REVB; 105/01(02)006REVB;
105/01(02)007REVC; 105/01(02)008REVA; 105/01(02)009REVB;
105/01(02)010REVB; 105/01(02)011REVB; 105/01(02)012REVB;
105/01(02)013REVB; and 105/01(02)014REVB.

REASON: For the avoidance of doubt 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.

4. Prior to the commencement of the development hereby permitted, details of the type, coursing and jointing of the natural stone to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built to conform with the details which shall have been so approved.

REASON: In the interest of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Notwithstanding the submitted details, 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 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

6. This permission shall relate to the Extended Phase I Habitat Survey; Stage 1 Arboricultural Report with Tree Constraints Plan and Arboricultural Implications Assessments to aid in the size and design/layout and stage 2 arboricultural indications assessment and method statement submitted with the application. All details shall comply fully with recommendations of those reports.

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

7. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations and mitigation notes attached to the protected species survey submitted with the application dated 25 May 2011.

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. All details of external lighting shall be submitted to and approved by the Local Planning Authority in relation to both lighting on the main building as well as within the curtilage of the proposal.

REASON: In order to prevent light spillage and safeguard residential amenity and to comply with Policies G1 and ENV2 of the Ribble Valley Districtwide Local Plan.

NOTE

The applicant is requested to have regard to the need to safeguard residential amenity during the construction process and that every effort should be made to minimise disturbance to local residents.

(Mr Shaw spoke in favour of the above application. Mr Schofield spoke against the above application).

11. APPLICATION NO: 3/2012/0022/P (GRID REF: SD 373629 436992)
PROPOSED GROUND FLOOR AND FIRST FLOOR EXTENSION AND REMODELLING TO HOUSE AND GARAGE. AMENDED RESUBMISSION OF 3/2011/0555 AT 3 SPRINGFIELD CLOSE, WHALLEY

The Head of Planning Services informed Committee that the landscaping condition needed to be amended.

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 plan received on the 15th of February (Drawing No. 4191-06A) in relation to the amended size and design of the attached garage extension. Also Drawing Nos. 4191-03 in relation to the existing site plan and 4191-02 in relation to the existing elevations.

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

3. Notwithstanding details of the proposed materials indicated on Drawing No. 4191-06A the materials used in the external finish of the approved extensions and main property, as well as the slate used for the roof shall be of the colour and type as detailed in the submitted document entitled 'External Material Information' dated the 7th of February 2012.

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 ENV3 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – "Extensions and Alterations to Dwellings".

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) the south-western side elevation of the proposed two-storey rear extension at first floor level and roofslope of the extension above the garage shall not be altered by the insertion of any window or doorway.

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".

5. No development shall take place until an updated protected species survey has been carried out during the optimum period of May to September and the findings of the updated survey shall be submitted to the Local Planning Authority Countryside Officer and Natural England.

If such a use by a protected species of any part of the land or any buildings included in the planning permission granted is established, a mitigation scheme including appropriate protected species license details shall be submitted to and agreed in writing by Natural England and the Local Planning Authority Countryside Officer before any work commences on the approved development. The actions, methods and timings included in any mitigation measures or conditions identified of any Natural England License shall be fully implemented and adhered to. In the event that any bats are found,

disturbed or harmed during any part of the development work, work shall cease until further advice has been sought from a licensed ecologist.

REASON: To comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no adverse effects on the favourable conservation status of protected species protected by the Wildlife and Countryside Act 1981.

(Mr Wyatt spoke against the above application).

12. APPLICATION NO: 3/2011/0761/P & 3/2011/0762/P (LBC) (GRID REF: SD 374363 441806)
PROPOSED CHANGE OF USE TO HOT AND COLD FOOD ESTABLISHMENT AND INSTALLATION OF EXTRACT VENTILATION DUCT AND INTERNAL RECONFIGURATION AT 2 SWAN COURTYARD, CASTLE STREET, CLITHEROE

RECOMMENDATION 1: Committee be Minded to Approve and Defer and Delegate to the Director of Community Services subject to appropriate conditions.

1. The proposed flue would be unduly harmful to the character (including setting) and significance of the listed building and the character, appearance and significance of Clitheroe Conservation Area because it would be a prominent and conspicuous visual intrusion into an otherwise large and unbroken roofscape. This would be contrary to Policies ENV19, ENV16 and ENV20 of the Ribble Valley Districtwide Local Plan.

RECOMMENDATION 2: Committee be Minded to Approve and Defer and Delegate to the Director of Community Services subject to appropriate conditions.

1. The proposed flue would be unduly harmful to the character (including setting) and significance of the listed building because it would be a prominent and conspicuous visual intrusion into an otherwise large and unbroken roofscape.

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

(Councillor White left the meeting. Councillor Hore was given permission to speak on the following item)

13. APPLICATION NO: 3/2011/0821/P (LBC) & 3/2011/0822/P (PA)
(GRID REF: SD 362283 443328)
PROPOSED DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND REMOVAL OF RENDER TO FRONT ELEVATION, REPAIR

AND REPOINTING OF STONWORK; REFURBISHMENT AND EXTENSION TO EXISTING HOTEL TO CREATE 9 NO EN-SUITE BEDROOMS, FUNCTION SUITE, BISTRO RESTAURANT AND BAR AREA WITH ANCILLARY HOTEL, KITCHEN AND STAFF FACILITIES; CHANGE OF USE OF EXISTING BARN TO FORM 11 NO EN-SUITE BEDROOMS ANCILLARY TO THE HOTEL ACCOMMODATION; EXTENSION AND REFURBISHMENT OF EXISTING CAR PARKING FACILITIES TO CREATE 50 NO CAR PARKING SPACES INCLUDING THE REPAIR AND REFURBISHMENT OF THE EXISTING COBBLED FORECOURT AT TALBOT HOTEL, 5 TALBOT STREET, CHIPPING

REFUSED for the following reason(s):

- (i) The proposal has an unduly harmful impact upon the character (including setting) and significance of the Grade II listed Stables and barn south west of the Talbot Hotel because of the loss of important historic fabric (including cow and horse stalls and hay loft), the insertion of overtly domestic style window openings, the insertion of conspicuous and visually intrusive roof lights into otherwise large and unbroken roof slopes, the loss of the open interior with impressive proportions and long sight lines and detriment to its rural, informal and open setting and historic relationship to the Talbot Hotel. This would be contrary to Policies ENV20, ENV19, EMP9 (iii & vi) and RT1 (iii) of the Ribble Valley Districtwide Local Plan.
- (ii) The proposal has an unduly harmful impact upon the character (including setting) and significance of the Grade II listed Talbot Hotel because of the loss of important historic fabric (including an early C19 staircase, an early C19 multi-paned sash window and C18 doors, cupboards and walling), the dominant, conspicuous and incongruous size, extent and plan form of new build and the detriment to its rural, informal and open setting and historic relationship to the Stable and barn. This would be contrary to Policies ENV20, ENV19, G1 (a & e) and RT1 (iii) of the Ribble Valley Districtwide Local Plan.
- (iii) The proposal has an unduly harmful impact upon the character, appearance and significance of Chipping Conservation Area and the setting and significance of adjacent listed buildings and important heritage assets because of the insertion of overtly domestic style window openings and conspicuous and visually intrusive roof lights into the Stables and barn, the dominance of the site and the historic relationship between buildings by the new build, the incongruous design and layout of new build (including car park extension), harm to important trees and tree groups and loss of the rural, informal, open and relatively tranquil nature of the site. This would be contrary to Policies ENV19, ENV16, G1 (a & e) and RT1 (iii) of the Ribble Valley Districtwide Local Plan.
- (iv) The proposal has an unduly harmful impact upon landscape features (including trees) within the site and the countryside outside of the Chipping settlement boundary which is within the Forest of Bowland Area of Outstanding Natural Beauty contrary to Policies G1(a), G5(v), ENV1 and ENV13 of the Ribble Valley Districtwide Local Plan.

- (v) The proposed new window to the en-suite of bedroom 11 (Stables and barn) would result in unacceptable overlooking of the neighbouring property contrary to Policies G1 and EMP9 (i) of the Ribble Valley Districtwide Local Plan.

(Mr Hetherington spoke in favour of the above application. Mr Bailey spoke against the above application).

(Councillor White returned to the meeting)

RESOLVED: That Committee agree to suspend Standing Order 15 with regard to the time limit on meetings in order for the Committee to be concluded.

14. APPLICATION NO: 3/2011/0247/P (GRID REF: SD 373073 441975)
PROPOSED OUTLINE APPLICATION PROPOSING THE ERECTION OF 38 MARKET DWELLINGS AND 16 AFFORDABLE DWELLINGS AT LAND OFF CHAPEL CLOSE, LOW MOOR, CLITHEROE

The Head of Planning Services outlined the differences between this application and a previous one.

Deferred and Delegated to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement as outlined in paragraphs numbered 1-4 under the Section 106 Agreement sub heading within this report and subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:
 - (a) the expiration of 3 years from the date of this permission; or
 - (b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

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

2. Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, 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.

3. This outline planning permission shall be read in conjunction with the Legal Agreement dated ...

REASON: For the avoidance of doubt as the application is subject of an agreement.

4. 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 the development and thereafter retained.

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

5. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan in order to reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

6. 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: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan to reduce the increased risk of flooding.

7. No development approved by this planning permission shall be commenced until:

- a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information and diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.

- b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing, by the Local Planning Authority prior to that investigation being carried out on the site.
- c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the Local Planning Authority.
- d) A Method Statement and Remediation Strategy, based on the information obtained from (c) above has been submitted to and approved in writing by the Local Planning Authority.

The development shall then proceed in strict accordance with the measures approved. Work shall be carried out and completed in accordance with the approved Method Statement and Remediation Strategy referred to in (d) above, and to a timescale agreed in writing by the Local Planning Authority: unless otherwise agreed in writing by the Local Planning Authority.

If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan to:

- a) Identify all previous site uses, potential contaminants that might reasonably be expected given those uses and the source of contamination, pathways and receptors.
- b) Enable:
 - A risk assessment to be undertaken;
 - Refinement of the conceptual model; and
 - The development of a Method Statement and Remediation Strategy.

c) & d) Ensure that the proposed sit investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site

8. This permission shall relate to the Phase 1 survey report dated March 2011 submitted with the application. All details shall comply fully with that report.

REASON: To protect and conserve the habitats identified on site in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

9. The submission of reserved matters in respect of scale, appearance and landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement and the Indicative Site Layout drawing no. AL001 Rev A as amended dated 8 June 2011.

REASON: For the avoidance of doubt to define the scope of this permission.

10. The new estate road/access shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and to ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

11. Prior to commencement of construction works, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site, the wheel cleaning facilities shall be retained throughout the life of the development.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

12. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall be avoided between March to August. In the event that works are carried out during the nesting period a comprehensive risk assessment in order to establish the absence/presence of nesting birds shall be submitted to the Local Planning Authority prior to any works taking place for approval in writing and any mitigation measures outlined therein shall be carried out to the satisfaction of the Local Planning Authority.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan.

13. Prior to commencement of development a landscape management plan including long term design objectives, timing of the works, management

responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) including the public open space area shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall also provide precise details of any play equipment and its maintenance and indicate a timescale when the open space shall be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved.

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

14. The plans and particulars submitted in accordance with condition 2 above shall include an Arboricultural Method Statement and Tree Protection Plan (including a tree protection monitoring schedule) detailing special mitigation construction issues in accordance with BS5837 as outlined in the Arboricultural Impact Assessment submitted in support of this application. The development shall thereafter be carried out in strict accordance with the procedures, working methods and protection measures so identified and approved unless agreed otherwise in writing by the Local Planning Authority.

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

15. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to and approved in writing by the Local Planning Authority in consultation with the highway authority.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan in order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/work are acceptable before work commences on site.

16. The proposed garages shall not be used for any purpose (including any purpose incidental to the enjoyment of the dwellinghouse) which would preclude their use of the parking of a private motor vehicle.

REASON: To facilitate adequate vehicle parking facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

1. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act.
2. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the

soakaway/SUDS as stated on the application form and may require the consent of the Environment Agency.

3. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.

15. APPLICATION NO: 3/2011/0649/P (GRID REF: SD 377352 433552)
PROPOSED HYBRID APPLICATION INCORPORATING OUTLINE APPLICATION TOTALLING 14,849M² OF B1, B2 AND B8 FLOORSPACE AND DETAILED CONSENT FOR FOUR UNITS AND ONE SPECIAL PROJECT BUILDING TOTALLING 4,401M² WITH ASSOCIATED ACCESS AND HIGHWAY WORKS AT CALDER VALE PARK, SIMONSTONE LANE, SIMONSTONE

The Head of Planning Services reported a revised request for contribution from Lancashire County Council that now stood at £74,000 which would be part of the Section 106 Agreement.

The Director of Community Services be Minded to Approve the proposal subject to the satisfactory completion of departure procedures and shall be in accordance with the Town and Country Planning (Greenbelt) Direction 2005 and subject to the following conditions and a Section 106 Agreement which shall include the provision of the £74,000 in relation to a request for a highway contribution to deal with public transport, cycle and pedestrian measures and travel plan.

Conditions in respect of outline element (phase 3)

1. Application for approval of reserved matters for phase 3 (units 5 to 13) of the development as identified on drawings 40020_PL100 proposed masterplan and 40020_PL110 proposed masterplan plot plan must be made not later than the expiration of 7 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates.
 - a) the expiration of 7 years from the date of this permission; or
 - b) the expiration of 2 years from the final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied with the details and because phase 3 of the application was made for outline permission and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2. Detailed plans indicating the design and external appearance of the building(s), facing materials, landscaping and boundary treatment, parking and manoeuvring arrangements for vehicles and siting and access (called the "reserved matters") comprising units 5 to 13 of phase 3 and use for purposes within Classes B1, B2 and B8 shall be submitted to and approved by the Local Planning Authority before development commences.

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

3. The submission of reserved matters for phase 3 of the development in respect of layout, scale, appearance, landscaping and implementation of development shall be carried out in substantial accordance with the design and access statement as amended 15 September 2011 and proposed masterplan 40020_PL100.

REASON: For the avoidance of doubt to define the scope of this part of the hybrid application.

Conditions in respect of full element (phase 2)

4. The development of phase 2 in respect of the erection of buildings comprising units 1 to 4 for purposes within Classes B1, B2 and B8 and the Special Projects Building together with access road and associated parking and servicing areas (as identified as plots 1 and 2 on drawing 40020_PL110 proposed masterplan plot plan) must be begun not later than the expiration of 3 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.

Conditions in respect of the whole scheme

5. This permission shall be implemented in accordance with the proposal as detailed on the following drawings:

40190/PL01 units 1 to 4 site plan
40190/PL02 units 1 to 4 general arrangement plan units 1 and 2
40190/PL03 units 1 to 4 general arrangement plan units 3 and 4
40190/PL04 units 1 to 4 roof plans units 1 and 2 – 3 and 4
40190/PL05 units 1 to 4 general arrangement elevations units 1 and 2
40190/PL06 units 1 to 4 general arrangement elevations units 3 and 4
40140/PL01 special projects building site plan

40140/PL02 special projects building general arrangement plan
40140/PL03 special projects building roof plan
40140/PL04 special projects building general arrangement elevations – sheet
1
40140/PL05 special projects building general arrangement elevations sheet 2
40020/PL120 site location plan
40020_PL100 proposed masterplan
40020_PL110 proposed masterplan plot plan
629.200A landscape masterplan
629.300 section AA
629.100A site context
NW/FVL/BURNLEY.1/01 proposed site access

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

6. Prior to commencement of the development of each phase, a scheme identifying how a minimum of 10% of the energy requirements generated by that phase of 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 include a programme for implementation and shall be provided in accordance with the approved details and thereafter retained.

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

7. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works 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 by ensuring the provision of a satisfactory means of surface water disposal.

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 in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. No development approved by this planning permission shall be commenced until:
 - a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information and diagrammatical representation (Conceptual Model) for the site of all

potential contaminant sources, pathways and receptors has been produced.

- b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing, by the Local Planning Authority prior to that investigation being carried out on the site.
- c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the Local Planning Authority.
- d) A Method Statement and Remediation Strategy, based on the information obtained from c) above has been submitted to and approved in writing by the Local Planning Authority.

The development shall then proceed in strict accordance with the measures approved. Work shall be carried out and completed in accordance with the approved Method Statement and Remediation Strategy referred to in d) above, and to a timescale agreed in writing by the Local Planning Authority: unless otherwise agreed in writing by the Local Planning Authority.

If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan to ensure that:

- a) To identify all previous site uses, potential contaminants that might reasonably be expected to given those uses and the source of contamination, pathways and receptors.
- b) To enable:
 - a risk assessment to be undertaken;
 - Refinement of the conceptual model; and

- the development of a Method Statement and Remediation Strategy.

c) & d) To ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site.

10. Prior to the commencement of development a detailed method statement for the removal or long-term management/eradication of Japanese Knotweed (*Fallopia Japonica*) and Himalayan Balsam (*Impatiens Glandulifera*) on site shall be submitted to and approved in writing by the Local Planning Authority. This shall include a revised survey to include the whole of the development site. The method statement shall include proposed measures to prevent the spread of these species during any operation such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/rot/stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

REASON: To prevent the spread of non-native invasive species of Japanese Knotweed and Himalayan Balsam in the interests of protecting nature conservation issues in accordance with Policies G1, ENV7, ENV9, ENV10 and ENV13 of the Ribble Valley Districtwide Local Plan.

11. Prior to commencement of development a scheme for the provision and management of the buffer zone alongside Simonstone Brook shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The buffer zone scheme shall include

- details of the planting scheme (for example native species)
- details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term
- details of any footpaths, fencing, lighting etc

REASON: To protect and enhance the aquatic habitat of Simonstone Brook in the interests of protecting nature conservation issues in accordance with Policies G1, ENV7, ENV9, ENV10 and ENV13 of the Ribble Valley Districtwide Local Plan.

12. Notwithstanding any indication given in the application and on the approved drawings, full particulars including details of the colour, finish and texture of materials to be used on all external surfaces of the proposed buildings in each phase of development shall be 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 the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

13. 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 include indications of all existing trees and hedgerows on the land, and details for their protection during the course of development and shall be in general accordance with the submitted Landscape Framework dated August 2011 and landscape masterplan drawing 629.200A. It 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 any fencing and screening as well as providing a phasing programme for planting and details of management/maintenance of the landscaped areas across the whole of the development site. The scheme shall include indications of all existing trees and hedgerows on the land, and details for their protection during the course of development.

The approved landscaping scheme in respect of the linear woodland belt to the eastern and northern site boundaries shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed in writing by the Local Planning Authority, whether in whole or in 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. In respect of the maintenance of the remainder of the landscaping scheme, this shall be carried out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority as part of the phasing programme for planting across the whole of the development site.

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

14. Prior to commencement of development precise details of the acoustic screen to be located in the woodland belt on the eastern boundary of the development site shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be fully implemented in accordance with the approved scheme prior to commencement of development and thereafter retained.

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

15. This permission In so far as it relates to matters of access to the site from Simonstone Lane, shall be implemented in accordance with the proposal as

detailed on drawing NW/FVL/BURNLEY.1/01 submitted as part of the Transport Assessment.

REASON: For the avoidance of doubt and to clarify which plans are relevant in the interest of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

16. The new estate road/access between the site and Simonstone Lane shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and to ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

17. No development shall take place on any phase of development until a construction method statement has been submitted to and approved in writing by the Local Planning Authority for that phase. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
- v) wheel washing facilities
- vi) measures to control the emission of dust and dirt during construction
- vii) a scheme for recycling/disposing of waste resulting from construction works

REASON: In the interests of protecting residential amenity from noise and disturbance connected to construction in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

18. The level of noise emitted from the site shall not exceed the following limits at Railway Terrace, bank Terrace and River Bank Terrace:

Day:	45 dB $L_{Aeq, 10hr}$	at Railway Terrace
	42 dB $L_{Aeq, 10hr}$	at the rear of Bank Terrace
	49 dB $L_{Aeq, 10hr}$	at River Bank Terrace
Night: (2300-0700hrs)	41 dB $L_{Aeq, 9hr 30mins}$	at Railway Terrace
	38 dB $L_{Aeq, 9hr 30mins}$	at the rear of Bank Terrace
	40 dB $L_{Aeq, 9hr 30mins}$	at River Bank Terrace

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

19. Roller shutter doors on buildings shall be fitted with automatic closing devices and acoustic curtains and shall not be open between 1930hrs and 0700hrs.

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

20. There shall be no deliveries to or collections from the two service yard areas located to the north of Units 5 and 13 as detailed on the proposed masterplan drawing 40020-PL100 nor any external working within those areas outside the hours of 0700hrs – 1800hrs unless otherwise agreed in writing with the Local Planning Authority.

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

21. Prior to commencement of development of each phase, full details of security lighting or floodlighting to be installed shall be submitted to and approved in writing by the Local Planning Authority. All such installations shall be provided in accordance with the approved scheme and thereafter retained.

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

22. Development shall not begin on any unit, including the Special Projects Building, until details of any externally mounted plant or equipment or any internal equipment which vents externally have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

NOTES

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.
2. The proposed development lies within a coal mining area, which may contain unrecorded mining related hazards. If any coal-mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities, which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

3. The applicant is advised that in respect of condition 22 the Local Planning Authority would wish to see no external plant on the facades of buildings facing residential properties.

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

781 ITEMS DELEGATED TO DIRECTOR OF COMMUNITY SERVICES UNDER SCHEME OF DELEGATED POWERS

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

782 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0302/P	New detached house	Ribble View Farm Alston Lane, Longridge
3/2011/0416/P	Proposed replacement garage with the addition of workshop and replacement access drive	3 Three Lane Ends Garstang Road Chipping
3/2011/0417/P	Proposed erection of an annex building providing 5 no. Bed and Breakfast rooms with ancillary space	Clerk Laithe Barn Newton-in-Bowland
3/2011/0473/P	4 x non-illuminated timber fascia signs. Resubmission	7 King Street Clitheroe
3/2011/0510/P	Demolition of the existing dwelling and the erection of a replacement dwelling with garage and associated external works (revised submission of planning permission 3/2010/0753	The Farmhouse Cunliffe Moss Farm Mellor
3/2011/0536/P	Application to discharge condition number 4 (landscaping) of planning permission 3/2010/0277/P	Ribblesdale Park Mill Lane Gisburn
3/2011/0565/P	Conversion of shop/warehouse into 1 no. dwelling including removal of flat roof, single storey area to rear. Replacement of existing garage in order to extend habitable area	SOAR Design 1-5 Wesleyan Row Clitheroe
Cont/		

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
Cont...	including raising roofline to accommodate master bedroom suite	
3/2011/0625/P	Proposed residential barn conversion to form a single dwelling including the demolition of a minor outbuilding and a small ruin and the erection of a garage block	Hubbersty Fold Farm Commons Lane Balderstone
3/2011/0686/P (LBC)	Existing ground floor front windows to be removed and replaced with new (two no windows). Existing window bottoms, linings and arcs to stay	Stonehouse Blackburn Road Ribchester
3/2011/0699/P (PA)	Freestanding 8k/whp solar PV installation	Cheetall Farm Clitheroe Road Bashall Eaves
3/2011/0702/P	Conversion of an outbuilding into two dwellings (3 bedroom cottage and 1 bedroom cottage) including demolition of a tin lean-to shed, demolition of a two storey garage/bedroom extension to the house (already approved by planning permission 3/2011/0094/P) and for the provision of three parking spaces with turning area	Fairclough House Loudbridge Chipping
3/2011/0838/P	Proposed creation of a new café, training room and nursery shop at the existing Holden Clough Nursery; the building will be constructed of traditional materials including stone walls and slate roof; the south facing roof will incorporate 6 solar panels; the aim is to produce a sustainable building with minimal visual impact	Holden Clough Nursery Barret Hill Brow Bolton-by-Bowland
3/2011/0853/P	Application for the discharge of conditions 4, 5, 7, 8, 9, 11, 13, 14, 15, 16 and 17 of planning consent 3/2010/0417P on land	Old Aspinalls Farm Old Langho Road Langho
3/2011/0885/P	Proposed conversion of former milking parlour to 2 no. residential dwellings with associated parking and landscaping	Watts Close Farm Gisburn

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0938/P	Application for the discharge of condition no.5 (tree protection) and condition no. 6 (materials) of planning consent 3/2011/0202	1 Alston Court Longridge
3/2011/0946/P	Proposed first floor extension and façade works	Stonebridge Mill Kestor Lane, Longridge
3/2011/0948/P	Proposed extension to form front entrance porch and cloakroom and replacement of existing flat roof over garage	9 Gills Croft Clitheroe
3/2011/0957/P	Change of use to include A5, hot food takeaway	Amy's Delicatessen 29 King Street, Whalley
3/2011/0961/P	Proposed demolition of the existing conservatory and erection of new single storey rear conservatory	29 The Crescent Clitheroe
3/2011/0960/P	Application for the discharge of condition no 3 (materials) of planning permission 3/2011/0163/P	Hey Moo Elswick Farm Mellor Lane, Mellor
3/2011/0974/P	Proposed use of ground floor premises as Florist workshop/part retail (Use Class A1) and insert window to SW elevation	4 Eshton Terrace Clitheroe
3/2011/0975/P	Proposed rear pitched roof kitchen extension and pitched roof attached double garage to side	Westmeath Jacksons Lane Balderstone
3/2011/0983/P	Proposed two-storey side extension and single storey rear extension	8 Fort Avenue Ribchester
3/2011/0985/P	Retrospective application for addition of domestic solar PV system (3kw – 12 panel) to southern elevation of garage roof	Withinreap Barn Moss Side Lane Thornley-with-Wheatley
3/2011/0987/P	Demolition of existing single storey lean-to at rear and erection of a new single storey lean-to	117 Henthorn Road Clitheroe
3/2011/0993/P	Proposed porch extension with a small ramp access	12 Brookside Old Langho
3/2011/0997/P	Proposed hipped roof over existing dormer, re-roofing of existing house in welsh blue slate and demolition of chimney including erection of a new flue to the rear	Lavanto Bentlea Road Gisburn
3/2011/1000/P	Proposed single storey rear extension	95 Waddington Road Clitheroe
3/2011/1002/P	Remove existing conservatory walls and roof and build up solid walls with slate roof over to form	Michaelmas Cottage Clitheroe Old Road Dutton
Cont/		

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
Cont...	study. Extend to south of property to provide master bed with en-suite. Extend to north of property to provide dining area, utility and W.C. Relocate water pump. Internal alterations to existing property. Fit new larch cladding to new extension and existing property	
3/2011/1004/P	Retrospective planning permission sought for retention of dwelling and detached garage	Lynwood Stoneygate Lane Ribchester
3/2011/1005/P	Proposed single storey rear extension	18 Portland Road Langho
3/2011/1013/P	Replace existing stone and wood garage and out-building, with a stone and block garage and out-building and a blue slate pitch roof	Croft Cottage 2 Grindleton Road West Bradford
3/2011/1014/P	Proposed extensions to existing dwelling to form extended entrance porch, snug/dining room and garage. Construction of dormer window and insertion of conservation type rooflights on the east elevation roof slope. Alterations to window and door openings in the lean-to on the east elevation. Construction of chimneystack on the west elevation roof slope and associated external works	<ul style="list-style-type: none"> • Portfield Farm • Portfield Lane • Whalley
3/2011/1034/P	Proposed bay window to side elevation	Eel Beck Farm Rimington Lane Rimington
3/2011/1035/P & 3/2011/1036/P	Change of use of part of lower ground floor of existing social club to create 1 No self contained flat including internal alterations involving creating new door opening	St Peter's Catholic Club Avenue Road Hurst Green
3/2011/1041/P	Proposed construction of a canopy above the front entrance. Demolition of existing garage and construction of replacement garage with games room over and bedroom alterations over the utility room. Erection of a single storey side garden room extension.	Witton Lodge School Lane Simonstone
Cont/		

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
Cont...	Associated external works. Re-submission of approved scheme 3/2010/0139/P with design amendments	
3/2011/1046/P	Variation of Condition no. 14 of planning permission 3/2009/0061/P in respect of the conversion of the traditional barn so as to enable this property to be capable of occupation for unrestricted residential use. The two new-build holiday cottages to remain subject to the occupancy restriction.	Higher House Higher Farm Kiln Lane Paythorne
3/2011/1054/P	Proposed extension and alterations to existing bungalow	5 Pinder Close Waddington
3/2011/1055/P	Application for the removal of condition no. 11 (occupancy period) and condition no. 13 (S.106 agreement), of planning consent 3/2002/0833P	Whitehall Farm Whitehall Lane Grindleton
3/2011/1056/P	Application for the removal of condition no. 11 (occupancy period) of planning consent 3/2007/1109/P	Laneside Farm Grindleton Road West Bradford
3/2011/1057/P	Proposed rear and side extension, dormer extension, alterations to dwelling and provision of additional car parking space	20 The Hazels Salesbury
3/2011/1060/P	Proposed installation of 4no. Velux rooflights to the rear elevation	Westfield Cottage West Bradford
3/2011/1061/P	Raise ridge height by 1 metre and raise rear eaves level by 2.25m	Whinfield 15 Whinney Lane Langho
3/2011/1072/P	Change of use of land to land for the keeping of horses, including the erection of one detached building (3no. stables and 1no. store room), covered midden, sand paddock, hard-standing and boundary fencing with retention of existing access road	Plots 1 & 2 field no. 6637 Old Clay Lane Longridge
3/2011/1074/P	Change of use of land to land for the keeping of horses, including the erection of one detached building (3no. stables and 1no. store room), covered midden, sand paddock, hard-standing and boundary fencing with retention of existing access road	Plots 4 & 5 field no. 6637 Old Clay Lane Longridge

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/1075/P	Proposed erection of a trade warehouse building	Jacksons Haulage Salthill Industrial Estate Lincoln Way, Clitheroe
3/2012/0015/P	Discharge of conditions relating to materials including coursing and jointing of the stonework, walling, doors and windows, landscaping in relation to application consent 3/2010/0688	Chipping Congregational Church Garstang Road Chipping
3/2012/0024/P	Proposed demolition of existing conservatory and erection of a single storey garden room extension, roof alterations over rear kitchen to create an en-suite bathroom and extra bathroom space. Extension of existing detached garage and drive alterations. Amended resubmission of planning application 3/2011/0271P	Sunnymede Ribblesdale Avenue Clitheroe
3/2012/0027/P	Application for discharge of condition 12 (bat report of planning consent 3/2010/0897/P)	Primrose Mill Woone Lane Clitheroe
3/2012/0028/P	Discharge of condition No 3 (materials) for planning consent 3/2011/0844 and 3/2011/0845	Stanley House Preston New Road Mellor
3/2012/0043/P	Application to remove condition no. 3 of planning consent 3/2000/0783P to allow the holiday cottages to be used as permanent residential accommodation	Edisford Bridge Farm Edisford Bridge Clitheroe
3/2012/0044/P	Proposed replacement fascia sign and replacement projecting sign, neither to be illuminated	5 Church Street Clitheroe

783

APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0473/P	One non-illuminated internally applied window graphic. Resubmission	7 King Street Clitheroe	Policies G1, ENV16 & PPS5 – Visually prominent and incongruous vinyl graphic harming the character, appearance and setting of the

Cont/

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			building and the visual appearance of Clitheroe Conservation Area
3/2011/0567/P	Proposed erection of a holiday cottage (Resubmission)	Pinfold Cottage Tosside Skipton	Policy G1, ENV1 and RT1 – scale, design and massing would cause visual harm to the street scene and AONB due to cramped appearance.
3/2011/0915/P (LBC)	Refurbishment and upgrade of the ground floor central corridor and the conversion of existing changing rooms into scientific facilities	St Mary's Hall Stonyhurst	The proposal would be unduly harmful to the character and significance of the listed building because of the detrimental impact upon the original 1830 planform of lowering the main corridor ceiling and its resulting alteration of space proportions and obscuring of defining design elements.
3/2011/0978/P	Proposal to extend the dwelling at first floor level to the North West elevation	12 Nowell Grove Read	G1, H10, SPG – Overbearing, oppressive and potential overlooking.
3/2011/1025/P	Two storey extension to rear of existing dwelling (including demolition of existing conservatory)	34 Water Street Ribchester	The proposal has an unduly detrimental impact upon the residential amenity of No 35
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			<p>Water Street because of the two storey extensions overbearing and overshadowing impact. This is contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.</p> <p>The 'Juliet' balcony is an incongruous and conspicuous feature which does not preserve the character or appearance of Ribchester Conservation Area. This is contrary to Policy ENV16 of the Ribble Valley Districtwide Local Plan.</p>

784 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2009/1011P	Land adj Petre House Farm, Whalley Road Langho	4/2/10	24	Not Signed yet With applicants agent
3/2010/0078P	Old Manchester Offices Whalley New Road Billington	20/5/10	18	Ongoing negotiations in relation to contribution issues
3/2010/0929P	Land between 36 & 38 Henthorn Road Clitheroe	14/7/11	8	Not Signed yet With applicants solicitor
3/2011/0129P	Victoria Mill Watt Street, Sabden	14/7/11 8/12/11	70	About to be signed
3/2011/0247P	Land off Chapel Close Low Moor Clitheroe	13/10/11 9/2/12	54	Agreement to be returned to Committee for amended terms 15/3/12

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2011/0316P	Land off Preston Road Longridge	10/11/11	60	Not Signed yet With applicants solicitor
3/2011/0541P	Dilworth Lane/Lower Lane, Longridge	10/11/11	49	Not Signed yet With applicants solicitor
3/2011/0482P	Brown Leaves Hotel Longsight Road Copster Green	8/12/11	18	Not Signed yet With applicants solicitors
3/2011/0837P	Land off Pendle Drive Calderstones Park Whalley	9/2/12	46	With Legal
3/2011/0307P	Barrow Brook Business Village, Barrow	13/10/11	37	Decision 20/2/12

There were 4 106 Agreements signed in January 2012 and 1 signed and 1 withdrawn in February 2012.

785 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0552/P	Application for a Lawful Development Certificate for a proposed detached garage, gym and garden room and a detached stable block and tack room	Pleasant View Farm Saccary Lane Mellor
3/2011/0970/P	Application for a Lawful Development Certificate for the operation of a taxi business from an existing dwelling	12 Carlton Place Clitheroe
3/2011/1043/P	Application for a Lawful Development Certificate for a proposed single storey extension to side of property	5 Highmoor Park Clitheroe
3/2012/0042/P	Application for a Lawful Development Certificate for a proposed single storey extension to the rear of the property	29 Southfield Drive West Bradford

786 REFUSAL OF CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0989/P	Application for a Certificate of Lawful Development for the change of use of the existing garage and stable into annex accommodation including minor external alterations	Paddock Barn Osbaldeston Lane Osbaldeston

787

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
ORDER 1995 PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND
FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL **NOT** REQUIRED

Plan No: 3/2011/1016/P **Proposal:** Replacement of green cabinet shell of steel construction **Location:** Well Terrace, Clitheroe

788

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>
3/2010/0719 O	29.9.11	Gladman Developments Ltd Proposed development of up to 270 residential dwellings, doctors surgery, landscape, open space, highways and associated works Land off Henthorn Road Clitheroe	—	INQUIRY – 13 th -16 th March 2012	
3/2011/0205 & 0206 D	25.10.11	Mr D Outhwaite-Bentley Retrospective application for extensions and alterations at the dwelling and rear patio and decking walkways Mellor Lodge Gatehouse Preston New Road Mellor	WR	—	Awaiting site visit
3/2011/0582 Non-determination	9.11.11	Mr & Mrs A J & J P Miller Outline application for the erection of two detached dwellings with detached garages (Resubmission of 3/2010/1013P) 46 Higher Road 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>
3/2011/0557 D	17.11.11	Mr & Mrs R Lancaster Application for the removal of condition no.2 (occupancy period) of planning consent 3/2004/0523P, to allow the holiday let to be used as permanent residential accommodation Burons Laithe Horton	WR	—	APPEAL ALLOWED 27.2.12
3/2011/0326 Non-determination	25.11.11	Ms D Barnes Single attached garage extension to Plum Tree Cottage. Single attached garage and ground floor extension together with alterations to retaining wall at Cherry Tree Cottage Plum Tree Cottage & Cherry Tree Cottage Clitheroe Road Waddington	WR	—	APPEAL DISMISSED 24.2.12
3/2011/0641 D	14.12.11	Mr & Mrs Mark & Victoria Haston Carr Meadow Barn Carr Lane Balderstone	WR	—	Awaiting site visit
3/2011/0245 D	14.12.11	Mr & Mrs A O'Neill Proposed conversion of existing offices above a shop into 2no. flats. (Change of use from class A2 to class C3) 18-20 Berry Lane Longridge	WR	—	Awaiting site visit
3/2011/0508 D	14.12.11	Mr & Mrs A O'Neill Proposed change of use of the existing offices above a shop from class A2 to form two flats (class C3). Re-submission of planning application 3/2011/0245P 18-20 Berry Lane Longridge	WR	—	Awaiting site visit

<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>
3/2011/0481 D	19.12.11	Huntroyde Estate Demolition of the stone building and piggeries Dean Farm Sabden	WR	—	Site visit 1.3.12 AWAITING DECISION
3/2011/0778 D	9.1.12	Miss A Mallet Retrospective installation of a window in the side elevation Strathaven Whalley Road Billington	Householder appeal	—	APPEAL ALLOWED and APPLICATION FOR COSTS REFUSED
3/2011/0578 D	11.1.12	Mr M Vaughan Proposed erection of a single storey side extension on the existing patio to form a new study Austin House Malt Kiln Lane Chipping	Householder appeal	—	AWAITING DECISION
3/2011/0820 D	12.1.12	Mr S Davenport Application for the removal of condition no.15 (length of occupancy), of planning consent 3/2006/0836P to allow the house to be used as permanent residential accommodation Butchers Laithe Knotts Lane Tosside	WR	—	Awaiting site visit
3/2011/0300 O	17.1.12	Mr & Mrs Myerscough Outline application for the erection of a country house hotel and spa Land adjacent to Dudland Croft Gisburn Road Sawley	WR	—	Awaiting site visit

<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>
3/2011/0937 D	1.2.12	Mr R McDonald Proposed installation of a 4Kw black edged solar PV system to the rear-facing South roof slope of the dwelling Kezmin House Hothersall Lane Hothersall	Householder appeal	—	Notification letter sent 7.2.12 Questionnaire sent 8.2.12 AWAITING DECISION
3/2011/0103 D	13.2.12	Mr Robert Townson Proposed erection of a wind turbine on a 43m tower for the farm use and as a farm diversification project. The output is 330Kw Westby Hall Farm Burnley Road Gisburn	WR	—	Notification letter sent 17.2.12 Questionnaire sent 24.2.12 Statement to be sent by 23.3.12
3/2011/0982 D	15.2.12	Mr David Huyton Proposed construction of a two-storey side extension to existing house to provide living room, utility/W.C. to ground floor and master bedroom suite to first floor (Resubmission of 3/2011/0295P) 33 Victoria Court Chatburn	Householder appeal	—	Notification letter sent 16.2.12 Questionnaire sent 20.2.12 AWAITING DECISION
3/2011/0624 D	17.2.12	Mr Ken Dobson Fit secondary glazing (Listed Building Consent) Vicarage House Vicarage Fold Wiswell	WR	—	Notification letter sent 28.2.12 Questionnaire sent 2.3.12 Statement to be sent 30.3.12
3/2011/0498 O	21.2.12	Mr & Mrs Allison Demolition of all buildings on site (existing house, kennels and various outbuildings) and erection of a new dwelling incorporating a bed and breakfast business The Eaves Pendleton Road Wiswell	WR	—	Notification letter sent 28.2.12 Questionnaire sent 5.3.12 Statement to be sent by 2.4.12

<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>
3/2011/0620 D	21.2.12	Mr Simon Waller 18 PV panels on the South facing roof above the existing roof, inverter and wiring on the inside of the building Root Hill Estate Yard Whitewell Road Cow Ark	WR	–	Notification letter sent 1.3.12 Questionnaire sent 5.3.12 Statement to be sent by 2.4.12

789 PLANNING ENFORCEMENT UPDATE

The Chief Executive submitted a report informing Committee about the current arrangements for planning enforcement, requesting authorisation for enforcement officers, informing Committee about the outcome of a recent prosecution and setting out the next steps proposed including an opportunity for Members of the Committee to comment on enforcement issues generally and in particular to approve the information proposed for the Council's website. The Head of Legal and Democratic Services informed Committee that with effect from 1 January 2012, certain aspects of planning enforcement had been transferred to the legal section, namely initial investigation/contact with complainants and those responsible for breaches. This meant that under the Council's scheme of delegation to officers, authorisation was required for the enforcement officers in the legal section to be included.

She reported upon a recent court action where the planning and legal sections had worked together to secure a prosecution in respect of unauthorised decking at an address in Low Moor, which had come before the magistrates court and the individual concerned had pleaded guilty and been fined £1,000 and ordered to pay in excess of £400 in respect of the Council's costs.

She informed Committee that it was her intention to present a full report to them setting an analysis of enforcement action taken over the three month period from January to March and asking them for their views on the Council's priorities with regard to enforcement issues.

RESOLVED: That Committee

1. confirm the authorisation of enforcement officer posts for planning purposes as set out in the report;
2. note the current arrangements for planning enforcement;
3. note the outcome of the recent prosecution;
4. note the information is to be made available on the website; and

5. note the opportunity for Members at the April meeting to consider the Council's current enforcement practice to ensure it reflects the Council's priorities.

APPEALS

- a) 3/2011/0778/P – installation of a new window to the side elevation of Strathaven, Whalley Road, Billington – appeal allowed. Application for costs refused.
- b) 3/2011/0326/P – single attached garage extension at Plum Tree Cottage, and single attached garage and ground floor extension together with alterations to retaining wall at Cherry Tree Cottage, Clitheroe Road, Waddington – appeal dismissed.

790

REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representative on outside bodies.

The meeting closed at 9.58pm.

If you have any queries on these minutes please contact John Heap (414461).

Minutes of Licensing Committee

Meeting Date: Tuesday, 20 March 2012, starting at 6.30pm
Present: Councillor J Holgate (Chairman)

Councillors:

P Ainsworth	C Ross
P Dowson	G Scott
R Hargreaves	R Swarbrick
S Knox	M Thomas

In attendance: Head of Legal and Democratic Services.

791 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Alcock, S Brunskill, C Conner and R Moores.

792 MINUTES

The minutes of the meeting held on 29 November 2011 were approved as a correct record and signed by the Chairman.

793 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

794 PUBLIC PARTICIPATION

There was no public participation.

795 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

796 CHANGES TO THE CONDITIONS ATTACHED TO VEHICLES LICENCES

The Head of Legal and Democratic Services sought Committee's instructions about changes to the hackney carriage and private hire vehicle, driver and operator licences to address the following issues:

1. The introduction of national inspection standards for hackney carriage and private hire vehicles.
2. Smoking in vehicles and at the operating base.

The Department for Transport had produced guidance about the standard of hackney carriage and private hire vehicles in 2011 and a letter had been sent to all vehicle licence holders at that time. This set out some areas where the

Council's current testing procedure was different from the recommendations in the guidance. Six areas had been identified as follows:

- Use of space saver tyres.
- Use of trailers.
- Certification as to the serviceability of lifts for wheelchair accessible vehicles.
- Extinguisher signs.
- Tinted windows.
- Body condition.

The Head of Legal and Democratic Services informed Committee that a specific request had been received from the Council's Enforcement Officer in relation to vehicles which had tinted windows, where the tinting was such as to prevent the occupants of the vehicle being visible. She commented that this presented problems for the Enforcement Officer as he could neither identify the driver or the number of persons in the vehicle. It was the Council's practice to consult licence holders about any proposed changes in conditions. Members then discussed the matter in some detail.

RESOLVED: That

1. Committee supported measures to prevent smoking in vehicles and at the operating base, and a restriction on the use of vehicles with tinted windows; and
2. Committee authorise the Head of Legal and Democratic Services to consult licence holders about changes to licence conditions to implement the decision made above.

797

CHANGES TO THE INFRINGEMENT SCHEME

The Head of Legal and Democratic Services reminded Committee of its Infringement Scheme which was last amended in December 2007.

The Council's Enforcement Officer had identified several areas where he was unable to take action as the conditions of the Council's licences were not accurately reflected in the Infringement Scheme.

The purpose of bringing this report to Committee was to seek Committee's authorisation to simultaneously consult in relation to consequential changes to the Infringement Scheme such as in relation to smoking in vehicles and at the operator's base and other issues such as use of vehicles in breach of conditions about driving outside the area and any other conditions which are not currently reflected within the scheme. She commented that a report would be brought back to Committee for final approval once the consultation exercise had been completed.

A recent survey of hackney carriage drivers had been carried out in connection with the issue about drivers from outside the area using their vehicles to carry out

private work inside the Ribble Valley. The purpose of the survey was to ensure that the Council in the absence of a public meeting kept under review issues affecting hackney carriages. The following issues had been raised:

- A review of the hackney carriage fee tariff – the overwhelming response of the hackney carriage drivers was that they do not request that the tariff be reviewed at this stage.
- Possible implementation of additional ranks – all 16 had agreed that there should be additional ranks if this could be arranged with the Highway Authority.
- A fee increase to fund a survey as to unmet demand – only 4 of those who responded to the survey were supportive of fee increase to fund a survey.
- Use of hackney vehicles outside the Ribble Valley – only 3 of the respondents had indicated that they intended to use their vehicles outside the Ribble Valley.

RESOLVED: That Committee authorise the Head of Legal and Democratic Services to consult licence holders about changes to the taxi Infringement Scheme to ensure that the scheme matches the existing licence conditions and proposed changes to licence conditions agreed at minute No

798 LICENSING OF SEX ESTABLISHMENTS

The Head of Legal and Democratic Services referred to Minute 311 of Committee dated September 2011 and now informed Committee that only 1 response had been received following the 10 week public consultation exercise. This was from Bowland Forest Higher Division Parish Council who had recorded their support for the principle of having a policy in place to deal with applications of this nature. In the light of this response it was recommended that Committee commend the Corporate Policy for the determination of applications for sex establishments which was enclosed with the report.

Members then discussed the Corporate Policy in some detail. A number of apparent anomalies were highlighted by the Committee and the Head of Legal and Democratic Services undertook to ensure that if an application was received these matters were considered. The policy ensured that Council had a set of approved standard conditions; these would be selected to ensure they were appropriate for the type of establishment to be licensed.

*** RESOLVED: That Committee recommend and refer the Corporate Policy for the determination of applications for sex establishments and standard conditions to Full Council for approval. ***

The meeting closed at 7.13pm.

If you have any queries on these minutes please contact Diane Rice (414418).

Minutes of Personnel Committee

Meeting Date: Wednesday, 21 March 2012 starting at 6.30pm
Present: Councillor D T Smith (Chairman)

Councillors:

P Ainsworth	T Hill
S Brunskill	B Hilton
P Dowson	D Taylor
R J Elms	A Yearling

In attendance: Chief Executive, Head of HR and Personnel Officer x 2.

Also in attendance: Councillor S Bibby.

799 APOLOGIES

There were no apologies for absence from the meeting.

800 MINUTES

The minutes of the meeting held on 18 January 2012 were approved as a correct record and signed by the Chairman.

801 DECLARATIONS OF INTEREST

Councillor Yearling declared an interest in item 8 (flexible retirement) on the agenda.

802 PUBLIC PARTICIPATION

There was no public participation.

803 REFERENCE FROM OVERVIEW AND SCRUTINY COMMITTEE

Councillor Bibby presented a series of recommendations from Overview and Scrutiny Committee regarding Member training. Following discussion, the Chairman thanked Councillor Bibby for an excellent piece of work. It was noted that Member training was within the Terms of Reference of the Personnel Committee and would be taken forward by the Committee.

RESOLVED: That the Chairman and Head of HR meet to discuss ongoing work in Member development and include Councillor Bibby in discussions as appropriate.

804 ANNUAL TRAINING REPORT

The Personnel Officer presented her written report updating Members of annual training activity for the year 1 April 2011 to 31 March 2012. She highlighted key points and provided Members with comparison data against previous years and

against national figures. She also updated Members on some of the incentives being offered by external training organisations.

RESOLVED: That Committee note the report.

805 STAFF PROFILE

The Personnel Officer guided Members through her written report which provided a profile of staffing at Ribble Valley Borough Council with comparisons over the past five years. She explained some of the dynamics of the profile and highlighted the static nature of the majority of the data elements.

RESOLVED: That Committee note the report.

806 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following items of business be an Exempt Information Under Category 1 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

807 REQUEST FOR FLEXIBLE RETIREMENT

The Personnel Officer informed Members of a request for flexible retirement. She explained the background to age legislation, its effect on contracts of employment, and also changes to pension provision with the introduction of flexible retirement options. She confirmed there had been no cost to the authority in approving the flexible retirement request and that it had been a mutually beneficial arrangement for the Council and the employee.

RESOLVED: That Committee note the report.

808 MEMBER AND STAFF TRAINING

The Personnel Officer reported details of training courses approved since the last meeting. She also drew Members' attention to some of the discounts recently introduced by external training providers that had resulted in a cost effective solution to enforcement and loan worker training.

RESOLVED: That Committee note the report.

809 APPOINTMENTS AND RESIGNATIONS

Consideration was given to the written report of the Personnel Officer informing Members of appointments and resignations that had taken place since the last meeting. She provided information on new starters and those leaving the organisation. The requests to reappoint were explained, in particular the effect of internal appointments and the advertising of those posts that remained vacant.

RESOLVED: That

1. Committee note the report;
2. letters be sent to the five employees who had left or were leaving the authority thanking them for their service; and
3. approve the requests to reappoint as outlined in the report.

The meeting closed at 7.25pm.

If you have any queries on these minutes please contact Marshal Scott (414400).

Minutes of Health & Housing Committee

Meeting Date: Thursday, 22 March 2012 starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

S Bibby	J Holgate
S Brunskill	R Newmark
C Conner	L Rimmer
R Elms	M Robinson
B Hilton	C Ross

In attendance: Chief Executive, Head of Environmental Health Services and the Housing Strategy Officer.

810 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Hargreaves and M Ranson.

811 MINUTES

The minutes of the meeting held on 19 January 2012 were approved as a correct record and signed by the Chairman.

812 MATTERS ARISING

The Chairman referred to Minute 665 – Affordable Housing Update, and in particular to the invitation to Christine Grimshaw, the Chief Executive of Ribble Valley Homes to attend the next meeting of this Committee. He reported that this invitation had been made but Christine had suggested that instead of her attending the meeting, she would invite the Committee on a tour of Ribble Valley Homes estates and then speak to the Committee afterwards. A date for this had not yet been arranged.

RESOLVED: That this suggestion be accepted.

813 DECLARATIONS OF INTERESTS

There were no declarations of interest.

814 PUBLIC PARTICIPATION

There was no public participation.

815 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

The Housing Strategy Officer submitted a report informing Members of the difficulties households were experiencing in securing a mortgage on some affordable housing sites due to the content of Section 106 Agreements. She highlighted that there had been three separate sites where mortgage lending had proved to be a problem due to specific clauses within the Section 106 Agreements. Those sites were at Barrow Brook, Barrow; Primrose Village, Clitheroe and Feildens Arms, Mellor.

On the Barrow Brook site of the eight shared ownership properties, four units were occupied as immediate rent to buy and four shared ownership units were unoccupied, with purchasers lined up with a mortgage offer in place, dependent on securing changes to the Agreement. An application to vary had been received from St Vincent's.

At Primrose Village, Clitheroe, 10 out of the 12 shared ownership properties were not able to secure a mortgage due to the mortgage lenders identifying a problem with the mortgagee in possession clause with the Section 106 Agreement. No application to vary the Agreement had yet been received.

The Strategic Housing Working Group had arranged to meet to discuss the specific problems with the Agreements and had invited relevant solicitors, mortgage advisors and registered providers to attend. The main problems identified were the clauses that restricted sales in mortgages in possession situations. The other issue which was causing problems with lending was the general marketing/sale of the shared ownership units.

Advice from the Homes and Communities Agency on both these matters was to follow the promoting mortgage access for affordable housing 'A good practice guide'.

She further reported that Cumbrian districts had also recently experienced the same problems with lenders and they had allowed a series of options with regards to relaxation of the original Agreement. There was an acknowledgement that three months or less was the time period mortgage lenders accept in terms of restricting sales in mortgages in possession situations. A maximum of six months was the standard time period for general sales requiring a sale to an approved person.

The Strategic Housing Working Group had discussed the options available but concluded that the restrictions within the Agreement should not be replaced to meet the demands of the lenders. In the case of mortgagee in possession situations, Members felt that a four month time period requiring a sale to an approved person was reasonable. Within the four months, the property should be offered to both the local authority and the registered provider. The Working Group accepted that after six months of marketing the affordable unit to an approved person, a sale was permitted to a household not meeting the approved person criteria but all future sales should required compliance with the Agreement.

Members then discussed this matter in some detail.

RESOLVED: That Committee accept the national guidance and the advice of neighbouring authorities. And accept that in a mortgagee in possession sale situation, there will be a restriction of two months to an approved person and that both the Local Authority and the Registered Provider will be notified of the sale and given the opportunity to purchase.

Committee also accepted that for general sales of affordable units, after marketing the affordable unit to a household that meets the approved person criteria for six months and the unit is not sold, then the unit can be sold free from the approved person requirement. However, all future sales will require compliance with the Agreement.

817 WARM HOMES, HEALTHY PEOPLE GRANT

The Housing Strategy Officer referred to Minute 659 of Committee dated 19 January 2012 and now reported how the scheme was operating. She reported that the Warm Homes packs had been made available to all vulnerable households in receipt of an income related benefit. Almost 500 households had had their packs delivered to their home with the provision of energy advice and a further 120 households were on the waiting list. The grant had also allowed for the purchase of a thermal imaging camera, 12 home energy efficiency monitors and thermally insulated blinds at the homeless hostel.

There was approximately £30,000 remaining of the grant. One of the grant conditions was that the full grant allocation should be committed before 31 March 2012. A second grant application had therefore been submitted to the Department of Health to demonstrate how the remaining allocated grant would be spent to avoid having to return any under spend.

The proposal submitted continued along the original grant objectives for the Warm Homes Healthy People fund and to offer a boiler replacement scheme and home safety pack. The boiler replacement scheme would offer households across the borough on income related benefit, a 50% contribution towards the cost of replacement and installation of a boiler. To be eligible the house would have to be within Council Tax bands A-D and the boiler would have to be over 20 years old or irreparable.

Members then discussed this matter, in particular in relation to the suggestion that people on low incomes should pay half of the cost of any replacement boiler.

RESOLVED: That Committee accept the proposed grant initiatives for the commitment of the remaining grant funding, with the proviso that this could rise to 70% in relation to boiler replacement in cases of particular need. All grant expenditure would be monitored and reported back to the Department of Health.

FORMAL CONSULTATION – DELIVERING THE PUBLIC HEALTH REFORMS IN LANCASHIRE AND THE IMPLICATIONS FOR THE HEALTH WORKING GROUP

The Chief Executive asked Committee to consider the Council's response to the consultation from Lancashire County Council on reforms to public health services and to consider the future role of the Health Working Group.

The Health and Social Care Act would shortly see the transfer of public health responsibilities from Primary Care Trusts to the County Council. The County Council had been putting in place the necessary structures to help deliver this change and had produced a consultation paper to provide both an update and to seek views on measures and proposals.

As the closing date for responses was 22 March 2012, a response had been sent on behalf of the Council by the Health Working Group and relevant officers. The Health Working Group had welcomed the recognition of the role of districts in the process, however, had identified concerns that the role was somewhat underplayed in the proposed structures. Issues were raised in connection with the risk of a continued clinical approach as opposed to a holistic approach in the way in which public health was addressed and the opportunity to deliver in a different matter may be missed.

The role of the voluntary sector was also not as well recognised and it was now clear that there would be a number of boundaries and groups which would operate across Ribble Valley under the proposed structures. There was therefore concern that this situation needed to be recognised by the County and commissioning bodies in order to avoid inconsistencies.

It was also becoming clearer that the Ribble Valley would need to have in place a structure that would allow a strong voice for the area to feed into health and wellbeing boards and commissioning groups, which were being established. It was therefore suggested that the existing Health Working Group should take on this role of a health and wellbeing executive. It was also suggested that the Chair of the Ribble Valley Health Improvement Group be invited to join this group in an advisory role and that the existing health improvement Group should act as the operational support group to provide information, advice and service expertise to the executive panel.

RESOLVED: That Committee

1. endorse the consultation response set out at Appendix 2 to this report and the Chief Executive be asked to confirm the Council's response; and
2. agree in principle to the creation of a Health and Wellbeing Executive and ask the Health Sub Group to develop a role giving consideration to its membership and terms of reference as appropriate, and that a report be brought back to the next meeting of this Committee.

819 PROVISION OF NEW HEALTH CENTRES – PENDLE BOROUGH COUNCIL

Members considered a request from Pendle Borough Council to support a motion seeking this Council's support and assistance in securing the use of money for work to start on the new health centres in Colne and Great Harwood and the new community hospital in Clitheroe.

Members, whilst supporting the broader aims of the Pendle motion, were concerned that this should not, in any way, water down their support for improvements to Clitheroe Hospital, which were long overdue.

RESOLVED: That the Chief Executive reply to Pendle Borough Council supporting their notice of motion.

820 CAPITAL PROGRAMME 2012-2013

Committee considered a report on the new schemes which had been approved for inclusion in this Committee's capital programme for the forthcoming financial year 2012-2013. These were as follows:

- Clitheroe Cemetery installation of infrastructure
- Housing landlord/tenant grants
- Disabled facilities grants
- Repossession prevention fund

RESOLVED: That the report be noted.

821 MINUTES OF THE HEALTH WORKING GROUP

Committee received the minutes of the Health Working Group held on Monday, 27 February 2012.

822 GENERAL REPORT OF THE CHIEF EXECUTIVE

Committee considered the general report of the Chief Executive which had been submitted to Committee for information, which included the following items:

- Flood protection grants update – Ribchester
- Clitheroe market – update
- Update on pest control income
- Food inspection update
- Lancashire Directors of Public Health – Annual Report 2010/2011
- Radioactivity in Food and Environment 2010
- Licence to explore for natural gas in Lancashire

In response to a request from a Councillor, the Head of Environmental Health Services agreed to provide both relevant maps and a report to a future meeting in relation to the incidence of Radon in the Ribble Valley.

RESOLVED: That the report be noted.

823 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following items of business be an Exempt Information Under Categories 1 and 7 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

824 GENERAL REPORT – GRANTS

The Chief Executive submitted details of five disabled facilities grants that had been approved.

RESOLVED: That the report be noted.

825 AFFORDABLE HOUSING UPDATE

The Chief Executive submitted an update on the affordable housing schemes in progress and proposed in the Borough. These had been split into pre-application and applications which had been submitted and were either approved or awaiting determination subject to Section 106 Agreements being completed.

RESOLVED: That the report be noted.

826 HOUSING WORKING GROUP MINUTES

Committee received the minutes of the Housing Working Group for meetings held on 10 January, 8 February and 29 February 2012.

The meeting closed at 7.35pm.

If you have any queries on these minutes please contact Marshal Scott (414400).

Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 27 March 2012, starting at 6.30pm
Present: Councillor E M H Ranson (Chairman)

Councillors:

R Bennett	A Knox
T Hill	R E Sherras
K Hind	R J Thompson
S Hirst	N Walsh
K Horkin	A Yearing

In attendance: Chief Executive, Director of Resources, Head of Regeneration and Housing, Head of Leisure and Tourism and Head of Revenues and Benefits.

827 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Hill, J Rogerson and D T Smith.

828 MINUTES

The minutes of the meeting held on 24 January 2012 and 7 February 2012 were approved as a correct record and signed by the Chairman.

829 MATTERS ARISING

Councillor Walsh questioned the accuracy of Minute 667 in relation to comments he had made at a meeting held on 22 November 2011. He felt that his comments about the need for an Environmental Impact Assessment in relation to the British Aerospace Enterprise Zone had not been accurately reflected within the Minutes. Members then discussed this matter in some detail and did not share his views. The Minutes were approved unamended.

830 DECLARATIONS OF INTEREST

Councillors A Knox and A Yearing declared an interest in Agenda Item 9, Requests for Grant Aid, and Councillors A Yearing and N Walsh declared an interest in Agenda Item 10, Allocation of Voluntary Sector Grants.

831 PUBLIC PARTICIPATION

There was no public participation.

832 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

Councillors were informed that Overview and Scrutiny Committee had received a report on Outside Bodies at their December meeting and had asked that it be referred to both Corporate Management Team and to this Committee. The report had not yet been considered by Corporate Management Team and had also not been included on the Agenda for this Committee. It had however been agreed

with both Councillor MJ Thomas, the Chairman of Overview and Scrutiny Committee, and Councillor J White, the report author, that the report could be tabled tonight with a view to it being considered at the Annual Meeting of the Council.

The Chairman commended the report to Members, particularly the need to provide a regular format whereby Members serving on Outside Bodies could report back to a parent committee.

*** RESOLVED: That the report from Overview and Scrutiny Committee on Outside bodies be considered at the Annual Meeting of the Council on 15 May 2012. ***

833 DRAFT CYCLE OF MEETINGS

Committee considered a report from the Chief Executive which set out the proposed meeting cycle for Committees for the Municipal Year 2012/13. This matter had been considered at the meeting held in January (Minute 677 refers) and a number of changes had subsequently been made to the draft cycle. The final report was now before Members for their approval.

*** RESOLVED: That Committee ratify the draft meeting cycle at Appendix A to the report with the amendment that Full Council should take place on the 9 October 2012, rather than the 23 October 2012 in the third cycle of meetings and this be submitted to the Annual Meeting on 15 May. ***

834 MEMBERS' ALLOWANCES 2012/13

The Director of Resources asked Committee to agree the Council Scheme of Members' Allowances for the 2012/13 financial year.

She reminded Members that an independent panel had reviewed the scheme for 2011/2012. They had recommended an increase in the basic allowance for 2011/2012.

However, Full Council had agreed to defer the increase in the basic allowance recommended by the panel from £2,685 to £2,775 until 1 April 2012. This allowance increased by a further 2.5% based on the increase in the minimum wage rate in October 2011 resulting in a new basic allowance of £2,844. The new allowances are as set out below:

Basic Allowance	£2,844
Special Responsibility Allowances –	
Leader of the Council	£14,222
Deputy Leader of the Council	£8,533
Leader of the Opposition	£8,533
Committee Chairmen	£5,689
Planning & Development Committee Chairman	£7,111
Committee Vice Chairmen	£2,844
Co-optee Allowances -	
Co-optee Chairman of Standards Committee	£948
Independent Members of the Standards Committee	£316
Dependant Carers' Allowance	£6.08 per hour

RESOLVED: That Committee agree the scheme of Members' allowances for 2012/13.

(Councillors A Knox and A Yearling declared an interest in the next item of business and left the meeting.)

835 REQUESTS FOR GRANT AID

Committee considered a report from the Chief Executive asking them to consider two requests for financial support:

- Queen's Diamond Jubilee – Lancashire County Council - £2,000. This money was to stage a number of events including a Lancashire Service of Thanksgiving to be held in Blackburn Cathedral on Sunday, 13 May 2012.
- Clitheroe Torchlight Committee - £2,000. A number of events would take place over the weekend of 24, 25 August 2012, with the centrepiece of the celebrations being the Torchlight Procession and firework display.

RESOLVED: That Committee agree the request for grant aid from Lancashire County Council and Clitheroe Torchlight Committee.

(Councillor A Knox returned to the meeting.)

(Councillors N Walsh and A Yearling declared an interest in the next item of business and left the meeting.)

836 VOLUNTARY GRANT APPLICATIONS 2012/13

Consideration was given to the allocation of Voluntary Sector Grants as proposed by a sub-group of this Committee in accordance with the approved Voluntary Sector Grant Scheme. Councillor Hore was given permission to speak and spoke in favour of the Crossroads grant application. He stated that Crossroads had requested an increase on their previous year's grant in order to cover their particularly high fuel costs associated with serving the whole of the borough area.

The Director of Resources set out for Committee the statutory guidance framework around the Council's Best Value duty. She also gave details of the application process.

The grant pot available for 2012/13 was £96,670 which was a 2.5% increase on the previous year's budget. The Council had received 15 applications totalling over £134,100. 11 of the applications were from previous applicants. The Sub Group had met on 12 March 2012 and after careful consideration had recommended the allocation of grants, as detailed to the report.

The Sub Group recommended that further information was needed regarding the Little Green Bus application and that this application should therefore be deferred.

Members suggested the Sub Group should meet again to consider the deferred application. They also commented that a large proportion of the total funding available each year was allocated to the Citizens Advice Bureau. They felt strongly that this level of support should be reviewed to enable other worthwhile organisations to be supported.

A balance of £8,720 was left in the grant pot which could be utilised should any grant be awarded to the deferred application (Little Green Bus) in the future.

RESOLVED: That

1. Committee approve the allocation of grants as proposed by the Voluntary Grant Sub-Committee as set out in the report; and
2. the Citizens Advice Bureau be informed that in future years, the Council could not guarantee they would be granted the same level of funding.

(Councillors N Walsh and A Yearling returned to the meeting.)

837 LONGRIDGE STATION GRANT

The Chief Executive presented a report giving an update on the Longridge Station Building grant from Ribble Valley Borough Council and other funding sources. Committee were reminded that the newly renovated Longridge Station Buildings project was a key regeneration initiative for the town funded by a number of grant sources including £89,900 from the Borough Council to Longridge Town Council as part of the Longridge and Parish Grants Programme which had been approved by this Council in 2007.

A list of other funders for the project including the Heritage Lottery Fund was included within the report.

During 2009 when work had commenced on the project it was reported that work on the main building could not begin until the gas mains supplying the building had been diverted and the National Grid commenced work in November 2009 which then allowed the main contractor to commence refurbishments of the building. National Grid had charged £19,436 to do this work which was covered within existing budgets, however, later in 2011 Longridge Town Council had received a reimbursement of £12,637 from National Grid as the actual cost of the work had proved to be considerably less than originally charged. Following this the Clerk to the Longridge Town Council contacted Ribble Valley Borough Council along with other funding bodies seeking confirmation of the terms and conditions under which the original grants were made and whether they would have any claim on the money refunded.

RESOLVED: That

1. Committee agree that Longridge Town Council retain the RVBC's share of the National Grid Refund with the condition that the funds be used towards further maintenance and refurbishment of the Longridge Old Station Buildings and grounds or on activities that enable people to learn about and participate in its heritage; and

2. details of the planned expenditure should be provided to Ribble Valley Borough Council before the £2,630 share of the refund is expended.

838

CHANGES TO GOVERNANCE ARRANGEMENTS IN CONSEQUENCE OF THE LOCALISM ACT 2011

The Chief Executive presented a report from the Head of Legal and Democratic Services which set out changes made by the Localism Act to the arrangements which Council's must adopt to ensure that decisions were taken in an efficient, transparent and accountable way. The report pointed out that this Council currently operated alternative arrangements and the new Localism Act provided that with effect from 4 May 2012 alternative arrangements would no longer be available to Councils. No action was required by the Council in consequence of the cessation of those arrangements.

There were however two matters which Committee should consider:

1. Overview and Scrutiny Committee – The alternative arrangement system required the Council to have arrangements in place for Overview and Scrutiny. With effect from 4 May 2012 the obligation to have an Overview and Scrutiny Committee had been removed. The Council could adopt any of the following options:
 - (i) Continue with the present arrangements for Overview and Scrutiny.
 - (ii) Cease operation of a separate Overview and Scrutiny Committee but transfer responsibility for the matters currently set out in the Terms of Reference of the Committee to another Committee or Committees.
 - (iii) Cease operation of an Overview and Scrutiny Committee and cease to perform the functions set out in the Term of Reference.
2. Effective Governance Models – The Council could decide that it would like to consider adopting one of the alternative Governance Models referred to in the letter at Appendix 1 eg either the Leader and Cabinet Executive Model or the Mayor and Cabinet Executive Model. Alternatively the Council could resolve to hold a referendum on whether to move to a different system of Governance.

Members then discussed this matter in some detail, particularly in relation to the future of its Overview and Scrutiny Committee.

RESOLVED: That

1. whilst this Committee was minded to cease the operation of the Overview and Scrutiny Committee, a sub-committee be appointed of four Members to make recommendations in relation to its future; this sub-group to consist of three Conservatives and one Liberal Democrat with a report being taken to the Council meeting to be held on 23 April 2012; and

2. confirm the Council's commitment to retaining the existing Committee system.

839 LOCALISM ACT – STANDARDS

The Chief Executive presented a report from the Head of Legal and Democratic Services which informed Committee of the recommendations of the Standards Committee in relation to future arrangements for Standards.

This matter was considered by Committee at its January meeting and by the Standards Committee on 1 February 2012. Responsibility for Standards remains with the Standards Committee until July 2012. Responsibility for allocation of the Council's duties between the Council's various Committees is a matter for Policy and Finance Committee.

The Standards Committee were unanimous in their view that the Council should retain a separate Standards Committee, comprised of Borough Members and if possible, Parish Council Members but without the involvement of any Independent Members as the independent role could be taken up by the independent persons. The Standards Committee had resolved to commence the process to recruit two independent persons for the new regime. The Committee agreed to form a sub-group of six Members comprising Chair and Vice of Standards Committee, two representatives from Policy and Finance Committee and two representatives from Personnel Committee to carry out the selection process and make recommendations to the Council about recruitment.

Members then discussed this matter in some detail.

RESOLVED: That consideration of this matter be deferred with a further report coming to the June Policy and Finance Committee.

840 RIBBLE VALLEY ECONOMIC STRATEGY REVIEW 2012

Committee considered a comprehensive report from the Chief Executive on the Ribble Valley Economic Strategy Review 2012.

The Head of Regeneration and Housing referred to Minute number 516 of Policy and Finance Committee dated 22 November 2011 detailing events that had followed on from the Government's announcements that all regional development agencies would be closed and new arrangements put in place for economic development.

Over this same period a new National Business Link service had been established and Business Link North West Regional Business Support Service had closed at the end of 2011.

A draft Economic Strategy Review Document 2012 had been prepared and a summary of the document and its strategic objectives were explained in more detail in the following section of the report:

- Regeneration and Economic Development;

- Business Support and Development;
- Infrastructure and Communications;
- Image, Marketing and Promotion;
- Employment and Skills.

RESOLVED: That Committee agree that the draft Strategy Review should now go out to public consultation for a six week period to enable local stakeholders and private sector to comment on any issues contained in the document. A copy of the document would be made available through the Borough Council's website throughout the consultation process.

841 SAFEGUARDING POLICY AND PROCEDURES

Committee considered a report from the Head of Cultural and Leisure Services asking Members to endorse the adoption of a Safeguarding Policy for children and vulnerable adults. He commented that the Borough Council had had a Child Protection Policy in place for a number of years but in recent years the role the Council had expanded and now involved a number of partnership activities that had a connection with children and vulnerable adults eg crime reduction, health and wellbeing and children's trusts.

The Council had recently been contacted by Lancashire Safeguarding Children's Board along with NHS East Lancashire and asked to review our policies and procedures in line with good practice within the sector. It was recognised that there was a need for more robust procedures and these were urgent within the current arrangements within East Lancashire where we were commissioned to deliver a range of healthy lifestyle programmes.

The Council's Overview and Scrutiny Committee had taken on the task of reviewing the Council's approach to safeguarding and at their meeting on 31 January 2012, a draft policy had been discussed, along with an action plan that would address actions required to implement these new policies. The action plan identified a range of issues, how they should be addressed and a timetable for their implementation.

The main underpinning document is the proposed Safeguarding Children and Vulnerable Adults Policy and Procedures which set out definitions, required action in the event of an incident and the main points of contact.

RESOLVED: That Committee

1. note the content of the report and enclosed Action Plan;
2. agree to the adoption of the enclosed Safeguarding Policy and Procedures; and
3. review this document on a regular basis.

842 TREASURY MANAGEMENT STRATEGY 2012/13

The Director of Resources submitted a report asking for Committee's approval to the Council's Treasury Management Strategy for 2012/13.

The Prudential Code for Capital Finance had come into effect on 1 April 2004. This had been fully revised in 2009 to incorporate changes as a result of the move to international financial reporting standards and had since been updated following regulatory changes resulted in the Localism Bill 2011.

The Prudential Code required authorities to self regulate the affordability, prudence and sustainability of their capital expenditure and borrowing plans by setting estimates and limits and by publishing actuals for a range of Prudential Indicators.

The revised Treasury Management Code of Practice had been published in 2009. Key changes included enhanced scrutiny roles for those charged with governance, more transparent reporting requirements and greater emphasis on the requirements for insuring those charged with governance had sufficient skills to adequately perform their role. The key changes included the following requirements: minimum reporting requirement – one prior to the start of the financial year, a mid year review and one after the close of the financial year reporting operational activity, scrutiny, training and approval.

The strategy covered the following areas:

- The current treasury position.
- A review of the prospects for interest rates.
- The Council's borrowing and debt strategy.
- The Council's investment strategy.
- Capital programme financing strategy.
- Limits on treasury management activities and Prudential Indicators.
- Current debt portfolio position.
- Annual investment strategy.

*** RESOLVED: That Committee recommend to Full Council the Treasury Management Strategy as set out in Appendix 1 to the report. ***

843 TREASURY MANAGEMENT POLICIES AND PRACTICES TO 2012/13

The Director of Resources asked Committee to review, approve and adopt the Treasury Management Policy Statement and Practice for 2012/13. The Treasury Management Policies and Practices document governed the way the Council managed its investments. It is reviewed on an annual basis to comply with the Chartered Institute of Public Finance and Accountancy Code. The code identified 12 areas where statements of Treasury Management practices should be developed to implement the full requirements of the code.

RESOLVED: That Committee

1. review, approve and formally adopt the Treasury Management Policies and Practices document as attached at Appendix 1, incorporating the Treasury Management key principles, Treasury Management Policy Statement, Treasury Management clauses and Treasury Management Practices and Schedules; and

2. recommend to Full Council the Treasury Management Policies and practices 2012/13.

844 DISCRETIONARY DISCOUNT POLICY FOR COUNCIL TAX AND BUSINESS RATES

Committee were asked to agree a policy for discretionary discounts for Council Tax and Business Rates. Local Authorities were required to develop their own discretionary discount policies to enable them to exercise additional powers which had been given to them under Clause 69 of the Localism Act 2012. Unlike other specific types of discretionary business rate reliefs eg rural rate relief top-up where the Government stands 75% of the amount awarded and we meet 25% of the costs, in these instances (discretionary discounts) we would be liable to the full amount awarded.

RESOLVED: That Committee

1. note the additional powers introduced in the Localism Act; and
2. approve the policy attached at Appendix 1 to this report.

845 NATIONAL NON-DOMESTIC RATES AND COUNCIL TAX WRITE-OFFS

The Head of Revenues and Benefits sought Committee approval to write-off certain Council Tax and National Non-Domestic Rate debts. He answered Members' questions on individual cases.

846 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Category 1 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

Committee were then given details in relation to one of the cases before them and discussed the matter in some detail. They were supportive of the action already taken and agreed a further course of measures for officers to take.

Committee then moved back into Part I of the Agenda.

RESOLVED: That Committee

1. approve the writing off £1,019.93 Council Tax and £31,944.77 of NNDR debts where it had been impossible to collect the amounts due; and
2. the Council write to Her Majesty's Revenues and Customs and the Department of Trade and Industry in relation to the case discussed in Part II of this report.

847 REFERENCES FROM COMMITTEE

Core Strategy Costs – Members were asked to consider a request from Planning and Development Committee to transfer funding from the planning earmarked

reserve of £37,000 to cover the remaining costs of completing the Council's Core Strategy. The estimated costs for completing the Core Strategy were £86,000 and available from the residual planning delivery grant monies was a sum of £49,000 leaving a potential shortfall of £37,000.

RESOLVED: That Committee

1. agree to the request for additional funding and create a specific budget for the Core Strategy;
2. transfer a sum of £37,000 from the earmarked planning reserve to this budget along with the residual planning delivery grant monies of £49,000;
3. ask the Budget Working Group to monitor the Core Strategy budget until its completion.

848 REVENUES AND BENEFITS GENERAL REPORT

The Head of Revenues and Benefits reported on a number of area under his control:

1. National Non-Domestic Rates.
2. Council Tax.
3. Sundry Debtors.
4. Housing Benefit performance.
5. Housing Benefit fraud.
6. Housing Benefit overpayments.

RESOLVED: That the report be noted.

849 CAPITAL PROGRAMME 2012/13

Committee considered a report which informed them of the new schemes which had been approved for inclusion in the Capital Programme for this Committee for the forthcoming financial year 2012/13. These were as follows:

1. IT Services – server and network infrastructure £25,000
2. Economic Development initiatives £100,000

RESOLVED: That the report be noted.

850 MINUTES OF BUDGET WORKING GROUP

Committee received the minutes of the Budget Working Group held on 19 December 2011.

RESOLVED: That the minutes be noted.

851 PORTAS PILOTS

Committee received a report, for information, regarding a bid proposal for Clitheroe Town Centre following the Government's proposal to establish 12

Portas Pilots in UK town centres. The bid documentation stated that each town centre could receive up to £100,000 of funding if bids were successful. Following discussions with Clitheroe Chamber of Trade, representatives felt that this would be an excellent opportunity to further explore different ways of encouraging more people to visit Clitheroe, identify and highlight its potential for improvement and find innovative ideas and projects through a reinvigorated Clitheroe Town Team.

RESOLVED: That the report be noted.

852 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next items of business being exempt information under Category 1, 7 and 9 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting. Committee were then given details in relation to one of the cases before them and discussed the matter in some detail.

853 NATIONAL NON-DOMESTIC RATES AND COUNCIL TAX WRITE-OFFS

The Head of Revenues and Benefits sought Committee's approval to write-off certain Council Tax and Non-Domestic Rate debts relating to individuals or sole traders.

RESOLVED: That Committee approve the writing off of £4,879.75 Council Tax and £4,236.22 of NNDR debts where it had not been possible to collect the amounts due.

854 SUNDRY DEBTOR WRITE-OFFS

The Director of Resources sought Committee approval to write-off two sundry debtor invoices where the companies had been dissolved.

RESOLVED: That Committee approve the write-off of two sundry debts totalling £9,998.00 where the debtors were dissolved.

855 NEW PLATFORM GALLERY AND INFORMATION CENTRE BUSINESS PLAN

Committee considered a Business Plan for the new combined service as a result of a request by Committee at its meeting held on 7 February 2012 (Minute 720 refers). Members considered this plan in some detail.

RESOLVED: That

1. the report be noted; and
2. the matter be further considered at the next Policy and Finance Committee as an update report.

The meeting closed at 8.56pm.

If you have any queries on these minutes please contact Jane Pearson (414430).

Minutes of Accounts & Audit Committee

Meeting Date: Wednesday, 28 March 2012 starting at 6.30pm
Present: Councillor J B Hill (Chairman)

Councillors:

P Ainsworth	N C Walsh
G Mirfin	A Yearling
M Thomas	

In attendance: Chief Executive, Director of Resources, Head of Finance, Principal Auditor and Georgia Jones (Audit Commission).

856 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor R Moores and Karen Murray (Audit Commission).

857 MINUTES

The minutes of the meeting held on 30 November 2011 were approved as a correct record and signed by the Chairman.

858 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

859 PUBLIC PARTICIPATION

There was no public participation.

860 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

861 CLOSURE OF ACCOUNTS TIMETABLE 2011/2012

The Director of Resources submitted a report reminding Members of the statutory requirement to close down our accounts by 30 June 2012 and to publish them including any certificate, opinion or report issued by the auditor by 30 September 2012 and to inform Committee of the benefits of closing down the accounts by these deadlines in particular the good governance aspects. She highlighted the principal matters covered by the Accounts and Audit Regulations 2003 and 2006 and the further amendments made in 2009 and more recently consolidated in 2011. This included important procedural requirements as well as governance issues. The Head of Financial Services highlighted the principal matters covered by the regulations relevant to accounts preparation and the various responsibilities. He highlighted the issues facing Ribble Valley which included budget pressures, some practical issues, resource implications and a

timetable that must be strictly adhered to in order to achieve the deadlines required.

RESOLVED: That Committee endorse the suggested approach for the closure of the 2011/2012 accounts.

862 INTERNAL AUDIT ANNUAL PLAN 2012/2013

The Director of Resources submitted a report informing Committee of the Internal Audit Plan for 2012/2013. This included the various audit areas and the planned number of working days for each of these areas. A brief explanation was given as to how the Audit Plan is arrived at following consultation with Directors, Heads of Service and the Audit Commission. It was also highlighted that with regard to risk management, the internal audit team would continue to have a monitoring role.

Committee discussed various aspects of the Internal Audit Plan.

RESOLVED: That

1. Committee approve the 2012/2013 Internal Audit Plan;
2. a report be produced on procurement procedures to be presented at a future meeting; and
3. a more detailed analysis of an individual audit be presented to a future meeting to give an insight into the audit process.

863 INTERNAL AUDIT PROGRESS REPORT 2011/2012

The Director of Resources submitted a report outlining progress on the internal audit work for 2011/2012.

A table setting out the assurance opinions issued from the audits carried out was included for Members' information along with the returned customer feedback questionnaires following the audit work carried out. It was reported that the assurance opinions had recently been reviewed in order to better reflect the level of assurance Members could rely on following each audit.

RESOLVED: That the report be noted.

864 AUDIT PLAN

Georgia Jones (Audit Commission) introduced the external Audit Plan for 2011/2012. She highlighted the areas covered by the Plan, which included the responsibilities of the Audit Commission, the fee for the audit, the report on financial statements, identification of specific tasks, the testing strategy, value for money conclusion, key milestones and deadlines, and who the audit team consisted of. She informed Committee that the main significant risk to be considered in this plan were heritage assets and pension fund valuation and

accounting. She also informed Committee that at this time, there had not been any significant risks identified under value for money.

RESOLVED: That the report be noted.

865 CERTIFICATION OF CLAIMS AND RETURNS – ANNUAL REPORT

Georgia Jones (Audit Commission) presented a report on the certification of claims and returns. The report referred to the large sums of public money in grants and subsidies local authorities receive from central government and other grant paying bodies and the returns they are required to complete providing financial information to government departments. This report provided assurance to grant paying bodies that claims for grants subsidies are made properly and that the financial returns are reliable. She had given an unqualified report on claims regarding housing and Council Tax benefits and National Non Domestic Rate returns. Minor amendments had been made.

RESOLVED: That the report be noted.

866 UPDATE ON THE OUTSOURCING OF AUDIT SERVICES

The Director of Resources submitted a report informing Committee of the latest position regarding the procurement of external audit services. Following the disbanding of the Audit Commission, they had been asked by Department for Communities and Local Government to seek bids for the work currently undertaken by their in-house audit practice. The Council had now been informed that the procurement process had been completed and that the contracts had been awarded. The contract for the northwest had been awarded to Grant Thornton and it was anticipated that significant savings would be made as part of this procurement which would be passed back through significant reductions in the scale of audit fees over the life of the five-year contract. Introductory meetings would be held over the coming months which would give the Council an opportunity to meet the new firm proposed as the auditor and its senior partners.

The Audit Commission would complete the audit of the Council's Statement of Accounts for 2011/2012, after which from 1 November 2012, the Council's appointed auditors would be Grant Thornton.

RESOLVED: That the report be noted.

The Chairman conveyed his thanks to the Chief Executive and his staff and to the Audit Commission for their work carried out during the last municipal year. He also thanked Councillors for their contributions.

The meeting closed at 7.25pm.

If you have any queries on these minutes please contact Jane Pearson (414430).

Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 29 March 2012 starting at 6.30pm
Present: P Young (Chairman)

Councillors:

R Hargreaves	C Ross
G Mirfin	G Scott
E M H Ranson	S Swarbrick
L Rimmer	

Parish Representatives:

C Parkinson	Bowland Forest (Higher)
H Douglas	Chatburn
A Schofield	Clayton-le-Dale
B Redhead	Clayton-le-Dale
J Shervey	Clitheroe
S Hopwood	Dutton
P Entwistle	Grindleton
N Walsh	Mellor
S Rawsthorne	Paythorne & Newsholme
C Pollard	Read
A Mashiter	Read
R Whittaker	Rimington & Middop
M Calvert	Sabden
G Molloy	Simonstone
R Hirst	Simonstone
R K Jackson	Waddington
C Cherry	West Bradford
M J Highton	Whalley
J M Bremnar	Wilpshire
J Strong	Wiswell

In attendance: Chief Executive and Earl Garner – Smart Water (for item 4).

867

APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Borough Councillors T Hill, R Newmark, M Robinson, I Sayers and D Taylor and from the following Parish Representatives:

D Bland	Aughton Bailey & Chaigley
J Porter	Bolton-by-Bowland
E Miller	Bowland Forest (Lower)
A Yearing	Clitheroe
R Assheton	Downham
P Morey	Hothersall
F Priest	Longridge
T Nelson	Ramsgreave
A Ormond	Ribchester
K Staines	Waddington

868 MINUTES

The minutes of the meeting held on 26 January 2012 were approved as a correct record and signed by the Chairman.

869 DECLARATIONS OF INTERESTS

There were no declarations of interests.

870 MATTERS ARISING

- a) Queen's Diamond Jubilee Beacons – with regard to Minute 691(b) it was advised that BBC Radio Lancashire offer advance and free publicity if anybody would like to take advantage of this. However, the Chief Executive issued a word of caution in advertising 'private' street parties.

871 SMART WATER/FARMWATCH INITIATIVE

The Chairman introduced Earl Garner from Smart Water who gave Committee a brief presentation on what Smart Water is. He reported that some months ago, he had attended a meeting with farmers in Newton who were interested in taking on Smart Water. He reported that recently signage had been put up on all accesses into the Ribble Valley indicating that Smart Water was being used. He explained to Committee that Smart Water is a property marking system that is used in crime reduction with local authorities and the police. It is in effect water that contains an individual forensic code, so that it can be identified. The property is marked with the water so that it can be traced back to its owner or as a spray for using on offenders that can subsequently lead to chargeable offences. He gave several examples of where Smart Water had been used and the convictions it had led to.

Members of Committee were interested in the cost and Earl Garner informed them that they work closely with local authorities in the provision at discounted rates. Committee were also interested to hear of any schemes in Ribble Valley and Lancashire and Earl Garner informed them that he was currently working with 25-30 local farmers as well as giving examples of schemes throughout Lancashire, particularly with the police.

The Chief Executive suggested that should any parish be interested in following up the Smart Water initiative, that they should contact Mr Alker who would co-ordinate with Earl Garner.

The Chairman thanked Earl Garner for his presentation and attending the meeting.

872 THREE TIER FORUM

The chairman reported that a meeting of the Three Tier Forum had taken place on the evening previous and gave a brief précis of the items that had been discussed. These included an item from Chipping regarding car parking enforcement in villages and schools, for which the Chairman gave a web site and contact number should any parishes be experiencing these problems; and an item from Simonstone Parish Council regarding a joint scoping exercise for the Three Tiers, for which the County Council had asked Simonstone Parish Council to provide their proposals; the issue of satellite navigation was also discussed.

RESOLVED: That the report be noted.

873 TELEPHONE PREFERENCE SERVICE

The Chief Executive reminded Committee that they had asked for information regarding the telephone preference service at their last meeting. The agenda included information with regard to this service.

RESOLVED: That the report be noted.

874 MATTERS BROUGHT FORWARD FROM PARISH COUNCILS

- a) Chatburn Parish Council – Chatburn Youth Forum had received a Highly Commendable Certificate at the High Sheriff of Lancashire’s Young Citizen Awards.
- b) Sabden Parish Council – the issue of satellite navigation routes was raised by Sabden Parish Council and the question was asked as to whether parishes should approach the County Council individually or whether there should be a uniformed approach with regard to additional signage to prevent HGVs in particular using inappropriate routes. Several parishes indicated that they too have similar problems in their villages.

The Chief Executive informed the meeting that they could go ahead and speak to the County Council individually but should they wish to contact either Bill Alker or Terry Longden, then an approach would be made on their behalf.

- c) Simonstone Parish Council – the Clerk from Simonstone Parish Council asked that an item be placed on the next agenda asking for the new procedure from Lancashire County Council with regard to parishes taking on statutory jobs.
- d) Core Strategy – the Chief Executive informed parishes that there would be a drop-in session regarding the Core Strategy on Tuesday, 3 April 2012 from 10.30am to 7pm in the Council Chamber should anyone wish to attend.

875 DATE AND TIME OF NEXT MEETING

The Chairman informed Committee that the next meeting was scheduled for Thursday, 14 June 2012 starting at 6.30pm. (There was a brief discussion and a vote taken regarding the start time of the meeting and resolved that this would continue to be at 6.30pm).

The meeting closed at 7.30pm.

If you have any queries on these minutes please contact Colin Hirst (414503).

Minutes of Overview and Scrutiny Committee

Meeting Date: Tuesday, 3 April 2012 starting at 6.30pm
Present: Councillor M Thomas (Chairman)

Councillors:

I Brown	C Ross
S Carefoot	I Sayers
P Dowson (6.33pm)	N C Walsh
J Hill (6.36pm)	J White
M Robinson	

In attendance: Director of Community Services and Community Development Officer.

Also in attendance: Councillor B Hilton.

876 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Bennett, S Bibby and S Knox.

877 MINUTES

The minutes of the meeting held on 31 January 2012 were approved as a correct record and signed by the Chairman.

878 MATTERS ARISING

There were no matters arising.

879 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

880 PUBLIC PARTICIPATION

There was no public participation.

881 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

Councillor Hilton reported on the recent meeting of the Lancashire County Council Health Scrutiny Committee, which had met on 28 February 2012. Two main issues had been discussed:

1. Public Health Funding and the discrepancies between 'percapita' funding in Blackburn with Darwen, Blackpool and Lancashire Public Health areas.
2. Morecambe Bay Foundation Trust – a number of serious issues relating to this Trust had been discussed by the Committee, who had called in

various aspects of the operation of the Trust on a number of previous occasions. The Trust Chief Executive had recently resigned and a new interim management team had been appointed.

Councillor Hilton also gave an update on the Health and Social Care Act and the six clinical commissioning groups, which had been set up across Lancashire. She referred to a newspaper which had been produced by the Lancashire Primary Trust, which gave details of how the clinical commissioning groups would operate.

Finally, Councillor Hilton reminded Committee that she was a member of the Shadow Health and Wellbeing Board and as such had undertaken to organise a workshop for all Councillors giving them an insight into how the recent NHS reforms would impact on the Borough Council.

RESOLVED: That Councillor Hilton be thanked for her informative report.

882 REPORT OF WORKING GROUPS

- a) Safeguarding – the Director of Community Services reported that the new safeguarding policy had now been adopted by Policy and Finance Committee.
- b) Energy efficiency in Council owned buildings – Councillor Sayers reported that this working group was still meeting as a joint working group with Members from Community Committee.
- c) Council's Website – Councillor Sayers commented that the working group had looked at other Councils' websites and come to the conclusion that the Ribble Valley Borough Council website compared quite favourably with other Councils. The Director of Community Services reported on the appointment of a new member of staff in IT, who would have specific responsibility for all technical aspects of this website.
- d) Functioning of this Committee – the Chairman referred to his report on the functioning of this Committee over recent years. The conclusion of the report was that this Committee had a role to play in how Council Committees operated in future.

Unfortunately, as a result of the Localism Act, Councils now had the option not to provide an Overview and Scrutiny Committee as there was a move away from cabinet style Councils to a more committee based approach, which had removed the need to provide a Scrutiny Committee.

He further reported that a working group had been set up by Policy and Finance Committee to look at the future of this Committee, specifically looking at the functions it carried out and to suggest ways in which that work could be carried out if the Committee were disbanded.

Members then discussed how the work of this Committee could be carried out if it were to cease operating. There was a general recognition

amongst Members that this Committee had never been wholly appropriate for a fourth option council.

RESOLVED: That the reports of the four working groups be noted.

883 ANNUAL REPORT 2011/2012

The Chairman referred to his report on the work of this Committee over the past 12 months. He listed and commented on the key areas of work:

- Energy efficiency in Council owned buildings
- Member training
- Safeguarding
- Terms of reference of Overview and Scrutiny Committee
- Operation of Council website
- Outside Bodies
- Quarterly Performance Indicators

RESOLVED: That

1. the report of the Chairman be noted; and
2. the Chairman and Vice Chairman be thanked for their commendable work over the past 12 months in progressing the above issues.

884 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Category 7 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

885 REVIEW OF COMPLAINTS 2011/2012

The Community Development Officer referred to his report which informed Committee of the number, nature and content and action taken on formal complaints received during the period 1 April 2011 to 31 March 2012.

He gave details of how the Council's complaints system operated and reminded Members of recent changes to that scheme.

He commented that in 2011/2012, the Council had received 19 formal complaints and details of these were included within Appendix A to the report. He also gave a breakdown of the type of complaints received.

Members then asked a number of questions on the individual complaints.

RESOLVED: That the report be noted.

The meeting closed at 7.26pm.

If you have any queries on these minutes please contact John Heap (414461).

Minutes of Special Planning and Development Committee

Meeting Date: Wednesday, 4 April 2012, starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

I Brown	G Mirfin
S Carefoot	J Rogerson
T Hill	D Taylor
B Hilton	M Thomas
J Holgate	R Thompson
S Knox	J White

In attendance: Chief Executive, Head of Planning Services, Head of Regeneration and Housing, Head of Legal and Democratic Services.

Also in attendance: Councillors S Brunskill, S Hore, K Horkin, R Newmark, EMH Ranson, C Ross, I Sayers, G Scott, R Swarbrick, N Walsh, A Yearing.

886 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor S Bibby.

887 DECLARATIONS OF INTEREST

There were no declarations of interest.

888 PUBLIC PARTICIPATION

The Chairman introduced Mr Rush, a resident of Clitheroe who acknowledged that although the Core Strategy was something that needed submitting quickly, he was not happy about the percentage of houses that was envisaged for Clitheroe Town.

The Chairman introduced Mr Walker, Save Whalley Village Campaign, who expressed his concerns about any more houses being added to Whalley as he felt the village would not be able to cope. He also acknowledged that the Core Strategy needs adopting but wished for a degree of phasing within it.

889 CORE STRATEGY – A LOCAL PLAN FOR RIBBLE VALLEY REG 27 DRAFT

Councillor Yearing was given permission to speak on this item and expressed his concern about the areas of large development, namely in Clitheroe, Longridge and Whalley. He expressed particular concern about the proposed Standen Village. He also expressed concern about the references to trade in Clitheroe within the document and the many vacant shops in the main street.

Councillor Ranson was given permission to speak on this item and acknowledged that people are recognising that the Strategy needs to be in place quickly. He also acknowledged that the Planning and Development Committee has a difficult job to do and that his job as Leader was to push the Strategy forward.

The Chairman asked the Head of Regeneration and Housing to do a brief presentation on the Core Strategy for the information of both the Committee and the members of public present. The Head of Regeneration and Housing informed the Committee of the key stages in the development of the Core Strategy – A Plan for Ribble Valley. He informed them that it was a strategic plan; a vision; had a broad approach; identifies scale and distribution; headline policies; strategic site allocation; implementation and development management policies. It identifies a strategic site to the south of Clitheroe, as well as Longridge and Whalley together with Clitheroe. Employment areas in Barrow and Samlesbury are also highlighted. He outlined how the planned housing growth would be managed, that the specific allocation would be made through a separate DPD the recognition of regeneration benefits and development opportunities created for social and economic wellbeing. The plan period is from 2008 to 2028. the strategy includes for 9 hectares of new employment land as well as the Enterprise Zone at Samlesbury.

In addition there would be 4,000 dwellings, within a 30% target for affordable housing to include 15% elderly provision. He outlined the percentage number of dwellings for Clitheroe, Longridge, Whalley and other areas alongside the residual number still required and additional percentage figures separating Standen Estate out.

He then referred to other issues such as the National Planning Policy Framework, saved policies, the Sustainability Appraisal and the Infrastructure Plan, both of which would be subject to consultation alongside the draft Strategy.

He then gave Committee an alternative timeframe for the next steps:

- Publication stage – 6 weeks consultation – 20 April.
- Consider responses and issues raised – Planning and Development Committee – 21 June.
- Full Council – to agree submission – 17 July.
- Public examination – Inspector – 14 weeks from October.
- Report and adoption – December/January 2013.

The Chairman felt that the best way of approaching consideration of the document was to take each chapter in turn. Members of the Committee made several comments relating to the issues included in the document and suggested some changes. The Head of Regeneration and Housing noted these areas that he would amend before the consultation process began.

The majority of Councillors felt strongly that the Council should press ahead with the formation of the Core Strategy with the Council having decided the best way forward for the people of Ribble Valley.

RESOLVED: That Committee

1. endorse the draft Strategy and agree to its publication for a 6-week statutory consultation period, authorising the Head of Regeneration and Housing to prepare the necessary supporting material and documents required to meet the regulations, taking into account the various suggestions made; and
2. the response to the public consultation be reported back to Committee, together with any resulting proposed changes to the draft Core Strategy as soon as practicable.

The meeting closed at 8.50pm.

If you have any queries on these minutes please contact Marshal Scott (414401).

Minutes of Planning and Development Committee

Meeting Date: Thursday, 12 April 2012 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

S Bibby	G Mirfin
I Brown	J Rogerson
T Hill	M Thomas
B Hilton	R Thompson
J Holgate	J White
S Knox	

In attendance: Head of Regeneration and Housing, Head of Legal and Democratic Services, Senior Planning Officer and the Principal Planning Officer (Design and Conservation).

Also in attendance: Councillor K Hind.

890 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Carefoot and D Taylor.

891 MINUTES

The minutes of the meeting held on 15 March 2012 were approved as a correct record and signed by the Chairman.

892 DECLARATIONS OF INTEREST

Councillors I Brown and J Rogerson declared an interest in planning application 3/2011/0981/P in respect of 24 Chatburn Road, Clitheroe.

Councillor J White declared an interest in respect of agenda item 7 – proposed consultation on extension to Longridge Conservation Area at Stonebridge Mill.

Councillor J Rogerson declared an interest in respect of agenda item 8 – extension to Longridge Conservation Area.

893 PUBLIC PARTICIPATION

Mrs Carefoot addressed the meeting at Item 7 – Proposed Consultation on extension of Longridge Area at Stonebridge Mill on the need for her business (Singletons Dairies) to resolve this long running situation and improve the site to enable the business to prosper. Councillor Hind was also given permission to speak and he spoke against this extension to the Conservation Area.

Mrs Humphreys was given permission to speak in relation to this matter at Item 8 – Suggested Consultation on extension of Longridge Area at Higher Road and spoke in favour of extending the Longridge Conservation Area. Councillor Hind was also given permission to speak and he also spoke in favour of this extension to the Conservation Area.

894 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

895 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2010/0246/P (GRID REF: SD 370997 434852)
RETROSPECTIVE APPLICATION FOR THE ERECTION OF A SINGLE STOREY VALETING BAY WITH A SINGLE STOREY WC EXTENSION TO THE REAR AT PETRE GARAGE LTD, WHALLEY ROAD, LANGHO

GRANTED subject to the following condition(s):

1. Retrospective permission is hereby granted for the structure as shown on drawing number 023/03/10/002 except that all four bays shall have a rear wall (as existed at the time of this permission) such that there is no direct access/egress from any of the bays on to the adjoining highway, Longsight Road.

REASON: For the avoidance of doubt and in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2. APPLICATION NO: 3/2011/0562/P GRID REF: SD 381890, 449859
PROPOSED CHANGE OF USE OF FORMER HUNT KENNELS AND AGRICULTURAL LAND TO FORM EQUESTRIAN LIVERY YARD AT ELLENTHORPE, GISBURN ROAD, GISBURN, BB7 4LR

GRANTED subject to the following conditions:

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 914 of the Town and Country Planning Act 1990.

2. The permission shall relate to the development as shown on Drawing Number(s):

HIN/15 Dwg 01B – Proposed Site Plan (illustrating the route horses will take), received 28 March 2012.

Ellenthorpe 01 – Existing and Proposed Uses.

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

3. The route to be taken by horses between the stable block to the northern side of the site and the field to the southern side of the site, where the highway intervenes shall at all times be the route shown by the hashed line on drawing number: 15 Dwg 01B.

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

4. The equestrian use of the site shall relate to the conversion of an existing building into 10 stables for livery use and not for any other purposes. In particular, the site shall not be used for the holding of any equestrian events or shows unless a further planning permission has first been granted in respect thereof.

REASON: For the avoidance of doubt, and in the interests of highway safety as such events/shows would result in an unacceptable increase in the use of the narrow country roads in the vicinity of the application site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. No permanent fences shall be formed or erected within the field without a further planning application in respect thereof.

REASON: In the interests of the visual amenities of the locality and to comply with Policies G1, ENV1 and RT1 of the Ribble Valley Districtwide Local Plan

6. No more than ten horses can occupy the site at any one time, which includes any horses kept by the proprietor of Ellenthorpe Livery, and no stables shall be created in the field shelter or elsewhere on site, unless a further planning permission has first been granted in respect thereof.

REASON: For the avoidance of doubt and in the interests of highway safety as an increase in the number of horses stabled, would result in an unacceptable increase in the use of the narrow country roads in the vicinity of the application site, and the amount of land currently available cannot sustain any further increase in use, to comply with Policy G1 and ENV6 of the Ribble Valley Districtwide Local Plan.

7. No sand paddock or similar facility for the exercising of horses shall be formed, nor shall any fences or lighting associated with such a facility be erected without a further planning permission in respect thereof.

REASON: In the interests of the visual amenities of the locality and to comply with Policies G1, ENV1 and RT1 of the Ribble Valley Districtwide Local Plan.

8. Access to the site/ stable yard shall not be altered without a further planning application having first been approved by the Local Planning Authority.

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

3. APPLICATION NO: 3/2011/0824/P (GRID REF: SD 365341 432076)
PROPOSED EARTH WALL COVERED SLURRY STORE TO BE BUILT ON A
FORMER COMPOSITING SITE AT HAWKSHAW FARM, LONGSIGHT ROAD,
CLAYTON-LE-DALE

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 relate to the proposal as shown on drawing no's CS/11/0824/1, 2 and 3 (and in accordance with any other details that might be requested by the Environment Agency).

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. The development should be carried out in accordance with all the advice and requirements contained in the letter dated 26 March 2012 from the Environment Agency to the Local Planning Authority (and copied to the applicant).

REASON: To ensure protection of the natural environment in accordance with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath no's 2 and 12 in the parish of Clayton-le-Dale abut the site.

4. APPLICATION NO: 3/2011/0909/P (GRID REF: SD 373048 443805)
PROPOSED THREE BEDROOM DETACHED DWELLINGHOUSE TO BE
BUILT IN THE GARDEN ON THE CORNER PLOT OF 22 WADDOW GROVE
ADJACENT TO THE EXISTING BUNGALOW AT 22 WADDOW GROVE,
WADDINGTON

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 relate to the proposal as shown on drawing number 006/A/01/002/REVP02.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plan.

3. 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order), any future extensions, external alterations to the building, including any development within the curtilage as defined in the Schedule to the Order, Part 1, Classes A to H shall not be carried out unless a further planning permission has first been granted in respect thereof. Specifically, no additional door or window openings shall be formed in either the north or south end elevations without a further planning permission having first been granted.

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

5. Prior to the first occupation of the dwelling hereby permitted, the access on to The Grove and two vehicle parking spaces shall have been formed in accordance with the submitted plans. Thereafter, these facilities shall be retained permanently clear of any obstruction to their designated use.

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

6. The kerbing at the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads, concurrent with the formation of the improved access.

REASON: To ensure the provision of the necessary access and to maintain the proper construction of the highway in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. This permission requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184, the County Council as Highway Authority, must specify the works to be carried

out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any works are commenced, the applicant must contact the County Council Environmental Directorate for further information.

REASON: To ensure a satisfactory standard of construction in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. APPLICATION NO: 3/2011/0918/P (GRID REF: SD 366225 433017)
PROPOSED ALTERATIONS TO EXISTING RESTAURANT WHICH INCLUDE CONSTRUCTION OF RAISED TERRACE AREA TO THE SIDE OF THE BUILDING, CREATION OF ILLUMINATED VERTICAL GARDENS (TO BOTH SIDES), REMOVAL AND REPLACEMENT OF EXISTING TIMBER, REPAINTING OF WALLS, REFORMING RAMP AND STEPS AND REPLACING WINDOWS AT LA SCALA RESTAURANT, LONGSIGHT ROAD, CLAYTON-LE-DALE

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 relate to the proposal as shown on drawing numbers 11/143/02b, 04, 05b and 06a.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

6. APPLICATION NO: 3/2011/0919/P (GRID REF: SD 369025 452709)
PROPOSED ESTABLISHMENT OF NEW SHEEP MILKING DAIRY AND ASSOCIATED CHEESE PROCESSING FACILITY AT LAYTHAMS FARM, BACK LANE, SLAIDBURN

The Senior Planning Officer submitted the comments of the Environment Agency who did not object to this proposal.

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 relate to the proposal as shown on drawing numbers LSD/ELEV/ELEV2 and SP (as amended by condition 3 of this planning permission).

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. Notwithstanding the details shown on the submitted plans, the south and east elevations of the cheese dairy building and the lower walls of the south elevation of the sheep housing building, shall have an external finish of stone cladding.

REASON: In order to protect the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty in accordance with the requirements of Policy ENV1 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 to protect the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty in accordance with the requirements of Policy ENV1 of the Ribble Valley Districtwide Local Plan.

5. Whilst the landscaping and hedgerow planting details shown on drawing number LSD/SP are acceptable, no development shall commence until further details/plans have been submitted to and approved in writing by the Local Planning Authority as follows:
 - A plan showing additional screen planting on or close to the western boundary of the site.
 - A schedule showing the numbers of each species to be planted, their spacings, and their size when planted.

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 order to protect the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty in accordance with the requirements of Policy ENV1 of the Ribble Valley Districtwide Local Plan.

6. 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 investigations, 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 and to comply with Policy ENV14 of the Ribble Valley Districtwide Local Plan.

7. Prior to the first use of the dairy building hereby permitted, a scheme for the disposal of foul and surface waters shall have been installed in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory means of drainage, to prevent pollution and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. Prior to their installation on the building, precise details of the colour of the solar panels, including their surrounds shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the panels and their surrounds do not form an incongruous feature that would be detrimental to the appearance of the AONB and to comply with Policy ENV1 of the Ribble Valley Districtwide Local Plan.

7. APPLICATION NO: 3/2011/0928/P (GRID REF: SD 360572 437307)
ADVERTISEMENT CONSENT APPLICATION FOR THE INSTALLATION OF 3NO LTSB ILLUMINATED A1 MARKETING UNITS FITTED INTERNALLY TO THE FRONT AND SIDE ELEVATIONS AND THE INSTALLATION OF AN ILLUMINATED ATM TABLET ABOVE THE EXISTING CASH MACHINE AT LLOYDS TSB, 4 BERRY LANE, LONGRIDGE

GRANTED subject to the following condition(s):

1. This consent shall relate to the proposed advertisement signs as shown on drawing numbers D9543-401/A and D9543-004/A.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

2. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

REASON: In the interests of visual amenity and in accordance with Policies G1 and S14 of the Ribble Valley Districtwide Local Plan.

3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

4. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

8. APPLICATION NO: 3/2011/0976/P AND 3/2011/0977/P (GRID REF: SD 360624 437184)

FULL PLANNING APPLICATION FOR CONVERSION OF FORMER PUBLIC HOUSE INTO TWO DWELLINGS AND DEMOLITION OF THE REAR TOILET BLOCK TO CREATE A TERRACE, AND CONVERSION OF DETACHED STRUCTURE INTO A GARAGE (3/2011/0976/P) AND CONSERVATION AREA CONSENT APPLICATION FOR THE DEMOLITION OF REAR TOILET BLOCK TO CREATE A TERRACE AND THE CONVERSION OF DETACHED STRUCTURE INTO A GARAGE (3/2011/0977/P) AT THE WEAVERS ARMS PUBLIC HOUSE, MARKET PLACE, LONGRIDGE

RECOMMENDATION 1 (3/2011/0976/P): That planning permission be 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 relate to the proposal as shown on drawing no's 11-025/1100REVA and 1101REVA.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. 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.

4. Prior to the first occupation of either of the two dwellings hereby permitted, the existing outbuildings shall have been converted into a garage in accordance with the submitted plans. Thereafter, this garage shall be retained permanently available for the garaging of cars in association with one of the dwellings; and shall not be used for any other purposes, such as domestic storage, that would preclude its use for the garaging of cars.

REASON: In order to limit the amount of on-street parking in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order, any future extensions, external alterations to the building, including any development within the curtilage as defined in the Schedule to the Order, Part 1, Classes A to H shall not be carried out unless a further planning permission has first been granted in respect thereof.

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

6. Prior to the first occupation of either of the dwellings hereby permitted, the existing external steel staircase shall be demolished and removed from the site.

REASON: To comply with the terms of the application and in the interests of visual amenity in accordance with the requirements of Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

RECOMMENDATION 2 (3/2011/0977/P): That conservation area consent be GRANTED subject to the following condition(s):

1. This Consent shall relate to the demolition works and conversion of the existing building as shown on drawing no's 11-025/1100REVA and 1101REVA.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

2. Prior to demolition works the applicant shall submit a programme of working in relation to the proposed demolition which shall include details of the maintenance of the site following the demolition.

REASON: In the interest of safeguarding visual amenity in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

(Councillors I Brown and J White declared an interest in the next item of business and left the meeting).

9. APPLICATION NO: 3/2011/0981/P (GRID REF: SD 374711, 442245)
PROPOSED SINGLE STOREY REAR EXTENSION TO INCREASE RECEPTION AREAS AT KENDAL HOUSE CLINIC, 24 CHATBURN ROAD, CLITHEROE

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 the amended plans, received on the 28 March 2012, drawing numbers 1A and 2A.

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending 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".

(Suzanne McFarlane spoke in favour of the above application).

(Councillors I Brown and J White returned to the meeting).

10. APPLICATION NO: 3/2011/1040/P (GRID REF: SD 360604 437396)
PROPOSED INSTALLATION OF THREE VODAFONE DUAL BAND ANTENNAS SET WITHIN EXISTING CHURCH TOWER BEHIND REPLACEMENT REPLICA GRP LOUVRES AND ASSOCIATED EQUIPMENT CABINET AND ANCILLARY WORKS AT CHURCH OF ST LAWRENCE WITH ST PAUL, CHURCH STREET, LONGRIDGE

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 consent shall relate to amended plans received on 16 February 2012, reference 200/7, 300/7, 601/7, 600/7 and 603/7.

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

3. Any works shall be carried out taking into account the bird breeding season – February to end of August, any birds found to be nesting within or on the outside of the church tower during any stage of the work shall not be disturbed, removed or harmed. If any nesting bird is so disturbed during the development, work shall cease until further advice has been sought from a licensed ecologist/RSPB/Swift Conservation representative. Also, in the event that any bats are found, disturbed or harmed during any part of the development, work shall cease until further advice has been obtained from a licensed ecologist.

REASON: To protect the bird and bat population from damaging activities and reduce or remove the impact of development in order to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

4. Prior to the commencement of development, precise details of the materials of the replacement louvres including their colour shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and to protect the appearance and character of the listed building in accordance with the requirements of Policies G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan.

(Sarah Rainford spoke against the above application).

11. APPLICATION NO: 3/2011/1050/P (GRID REF: SD 368356 431564)
RESERVED MATTERS APPLICATION FOR THE DESIGN AND EXTERNAL APPEARANCE OF BUILDING, LANDSCAPE, BOUNDARY AND PARKING,

FOLLOWING OUTLINE CONSENT FOR THE ERECTION OF TWO DETACHED DWELLINGS (3/2011/0406/P) ON LAND AT WAVERLEY ROAD, RAMSGREAVE

The Senior Planning Officer reported comments from the Parish Council.

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. The permission shall relate to the development as shown on Plan Reference No's 4187-1B, 4187-2A and 4187-3A.

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 15 February 2012.

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, details of any window and door surrounds, including materials to be used for the windows and doors, 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 parking area for each of the two dwellings and the existing access track between the parking areas shall be appropriately paved in tarmac, concrete, block pavements, or other appropriate materials, prior to the occupation of the two properties. Details of the material to be used shall be submitted and approved in writing by the Local Planning Authority prior to its use.

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the dwellings, any development within the curtilage or the erection of any fences/walls/gates as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not

be carried out without the formal written consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development in accordance with Policies G1 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the dwellings 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 of the Ribble Valley Districtwide Local Plan.

8. Prior to the commencement of the building development, full details of the proposed fencing to be used shall be submitted to and agreed in writing with the Local Planning Authority prior to its erection.

REASON: In the interests of visual amenity.

INFORMATIVES

1. Development on this site should be drained on separate foul and surface water systems. All foul drainage must be connected to the foul sewer and only uncontaminated surface water should be connected to the surface water system.

However, where there are established combined systems the possibility of deviation from this general policy may be discussed with the Council's Chief Technical Officer.

2. Ribble Valley BC imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or provision. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

12. APPLICATION NO: 3/2012/0002/P (GRID REF: SD 375184 438076)
PROPOSED REPLACEMENT DWELLING AT PEPPER HILL, WISWELL,
LANCASHIRE

The Senior Planning Officer commented on extra conditions which had been requested by the Council's Countryside Officer and the Highway Surveyor.

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 TRI-0791-01A, TI-0791-02, 4206-01, 4206-02, 4206-03, 4206-04A, 4206-05, 4206-06 and the Location Plan.

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

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 Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

4. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

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.

5. The actions, methods & timings included in the mitigation notes attached to the protected species survey dated the 20th and 26th of July 2011 shall be adhered to and in the event that any bats are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

REASON: To protect the bat population from damaging activities and reduce or remove the impact of development. To ensure that there are no adverse effects on the favourable status of a bat population before and during the development.

6. No development shall take place until a further bat survey has been carried out during the last optimum bat activity period of May to September prior to the commencement of development. The findings of the updated survey shall be submitted to and agreed in writing with the Local Planning Authority Countryside Officer and Natural England. If such a use by bats of the

building is established a mitigation plan including appropriate protected species licence details, shall be submitted to the Local Planning Authority Countryside Officer and Natural England.

The actions, methods and timings included in the mitigation measures identified and the conditions of any Natural England Licence shall be fully implemented and adhered to. In the event that any bats are found, disturbed or harmed during any part of the development, work shall cease until further advice has been obtained from a licensed ecologist.

REASON: To ensure that there are no adverse effects on the favourable conservation status of a bat population and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

7. From the time of the first occupation of the dwelling hereby permitted, and thereafter in perpetuity, nothing shall be planted, erected, placed or allowed to remain within a visibility splay measured from a point 2.4m back from the carriageway edge at the centre of the access into the site to points on the nearside carriageway edge 40m in both directions.

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

INFORMATIVES

A separate metered supply will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

The applicant should contact United Utilities Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

13. APPLICATION NO: 3/2012/0019/P (GRID REF: SD 374397 441949)
LISTED BUILDING CONSENT TO CONVERT THE ROOMS ON THE GROUND, FIRST AND SECOND FLOORS INTO A RECEPTION AREA WITH OFFICES ON EACH OF THE FLOORS, INCLUDING ALTERATIONS TO THE SHOP FRONT AND SIGNAGE (LBC). 5 CHURCH STREET, CLITHEROE, LANCASHIRE

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 development as shown on plan drawing no's 2840/100, 2840/101 and 2840/200 (Proposed Attic/Basement and Ground/First/Second floor plans).

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 13 February 2012.

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

4. Details of the paint to be used to repaint the front and rear elevations of the building and to repaint the door and window frames, including make and colour, shall have first been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character and significance of the Listed Building in accordance with Local Plan Policies G1, ENV19 and ENV20.

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

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and PPS5 to ensure a satisfactory standard of appearance in the interests of visual amenity.

6. The precise design, style, type and specifications of the proposed new external windows frames, glazing and doors to the rear elevation of the building (as indicated on drawing no. 2840/101), including materials to be used, shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works. The new windows and doors shall be painted within one month of their installation and in accordance with details submitted with Condition 3.

REASON: In order to safeguard the character and significance of the Listed Building in accordance with Local Plan Policies G1, ENV19 and ENV20.

7. The permission does not granted approval for the replacement of any existing windows or doors within the front elevation of the building.

REASON: For the avoidance of doubt as the scheme did not include any further external alterations other than those indicated to the rear of the building.

8. A full working method statement relating to the works involved with the unblocking of the windows to the rear elevation, the removal of the wooden sheds to the rear, the levelling of the ground floor in the front entrance, the insertion of the new kitchen and toilet facilities at first floor and the careful removal of the partition walls, shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.

REASON: For the avoidance of doubt and in order to ensure that the works involve no loss or damage of historic fabric within the building and in order to safeguard the character and significance of the Listed Building. In accordance with Local Plan Policies G1, ENV19 and ENV20.

14. APPLICATION NO: 3/2012/0032/P (GRID REF: SD 374397 441949)
PROPOSED CHANGE OF USE FROM A GROUND FLOOR PHARMACY (USE CLASS A1) AND OFFICE SPACE ON THE FIRST AND SECOND FLOOR (USE CLASS B1) TO AN ESTATE AGENCY ON THE GROUND FLOOR (USE CLASS A2) AND OFFICE SPACE ON THE FIRST AND SECOND FLOOR (USE CLASS B1) WITH THE ATTIC AND BASEMENT TO BE USED FOR STORAGE OF ARCHIVE FILES AND GENERAL STORAGE. PARTIAL DEMOLITION TO THE REAR OF THE BUILDING. 5 CHURCH STREET, CLITHEROE, LANCASHIRE

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 development as shown on plan drawing no's 2840/100, 2840/101 and 2840/200 (Proposed Attic/Basement and Ground/First/Second floor plans).

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 13 February 2012.

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

4. Details of the paint to be used to repaint the front and rear elevations of the building and to repaint the door and window frames, including make and colour, shall have first been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character and significance of the Listed Building in accordance with Local Plan Policies G1, ENV19 and ENV20.

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

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

6. The precise design, style, type and specifications of the proposed new external windows frames, glazing and doors to the rear elevation of the building, including materials to be used, shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works. The new windows and doors shall be painted within one month of their installation and in accordance with details submitted with Condition 3.

REASON: In order to safeguard the character and significance of the Listed Building in accordance with Local Plan Policies G1, ENV19 and ENV20.

7. The permission does not granted approval for the replacement of any existing windows or doors within the front elevation of the building.

REASON: For the avoidance of doubt as the scheme did not include any further external alterations other than those indicated to the rear of the building.

8. A full working method statement relating to the works involved with the unblocking of the windows to the rear elevation, the removal of the wooden sheds to the rear, the levelling of the ground floor in the front entrance, the insertion of the new kitchen and toilet facilities at first floor and the careful removal of the partition walls, shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.

REASON: For the avoidance of doubt and in order to ensure that the works involve no loss or damage of historic fabric within the building and in order to safeguard the character and significance of the Listed Building. In accordance with Local Plan Policies G1, ENV19 and ENV20.

15. APPLICATION NO: 3/2012/0061/P (GRID REF: SD 360638 436829)
PROPOSED ERECTION OF A NEW DWELLING AND DETACHED GARAGE,
AND A REDUCTION OF EXISTING DOUBLE GARAGE TO A SINGLE GARAGE
TO FORM ACCESS AT PROSPECT COTTAGE, LOWER LANE, LONGRIDGE

The Senior Planning Officer reported to Committee that Longridge Town Council now objected to this proposal.

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. The permission shall relate to the development as shown on Plan Drawing No's GL19/23B, GL19/22D and GL19/15C.

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 15 March 2012.

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

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 Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, 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 Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) the building 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. The dwelling hereby approved shall be constructed with the first floor windows in the west and east facing elevations obscure glazed, details of which shall be submitted to and agreed in writing by the Local Planning Authority before development commences; and also fitted with restrictors limiting the degree of opening of each opening light to not more than 45°. Thereafter, it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

REASON: In order to protect nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. Prior to the occupation of the new dwelling, the existing garage at Prospect Cottage shall be reduced in width as per the details shown on plan drawing GL19/23B.

REASON: In order to provide a satisfactory access to the site.

9. The widened driveway shall remain un-gated where it meets the highway boundary.

REASON: To permit vehicles to pull clear of the highway when entering the site and to assist visibility.

10. That part of the access extending from the highway boundary for a minimum distance of 5 metres into the site shall be appropriately paved in tarmac, concrete, block pavements, or other approved materials.

REASON: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users.

11. The actions, methods and timings included in the mitigation notes attached to the protected species survey dated the 2nd of September 2011 shall be adhered to and in the event that any bats are found disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

REASON: To protect the bat population from damaging activities and reduce or remove the impact of development. To ensure that there are no adverse effects on the favourable status of a bat population before and during the development.

12. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the Arboricultural Implications/Tree Constraints [T033/334/335/0337/0338/0339/0340/0341 & G1/2/3 inclusive] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be submitted and agreed in writing, implemented in full, a tree protection monitoring schedule shall also be submitted and agreed in writing. The local planning authority shall inspect all tree protection measures before any site works are begun.

The root protection zone shall be in accordance with the Root Protection Zones identified in the Tree Constraints report 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 trees affected by development and included in Conservation Area are afforded maximum physical protection from the adverse affects of development. In order to comply with planning policies G1, ENV13 of the District Wide Local Plan, to ensure that trees of visual amenity/botanical/historical value are protected against adverse affects of the development.

13. Prior to the commencement of development, a plan showing the proposed finished ground floor level of the proposed dwelling in relation to existing ground levels on the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with that approved plan.

REASON: In the interests of visual amenity and the amenities of nearby residents and to comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

INFORMATIVES

A separate metered supply will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

The applicant should contact United Utilities Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

Ribble Valley Borough Council imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

(Mark Ainsley spoke in favour of the above application. Jim Duckworth spoke against the above application).

16. APPLICATION NO: 3/2012/0098/P (GRID REF: SD 370344 435743)
PROPOSED INTERNAL AND EXTERNAL ALTERATIONS TO EXISTING PRIVATE DWELLING HOUSE TO FORM SELF-CONTAINED GROUND FLOOR ONE-BEDROOM PRIVATE FLAT AT HILLOCK HOUSE, NORTHCOTE ROAD, LANGHO.

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 Nos. RH/320120098/01 in relation to the site location plan, 1004-04 in relation to the existing north-west elevation, 1004-09 in relation to the proposed north-west elevation, 1004-05 in relation to the existing south-west elevation, 1004-10 in relation to the proposed south-west elevation, 1004-01 in relation to the existing ground floor plan, 1004-06 in relation to the proposed ground floor plan, 1004-02 in relation to the existing first floor plan, 1004-07 in relation to the proposed first floor plan, 1004-03 in relation to the existing second floor plan and 1004-08 in relation to the proposed second floor plan.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans in compliance with Policies G1, ENV3 and H17 of the Ribble Valley Districtwide Local Plan.

3. 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 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 Policies G1, ENV3 and H17 of the Ribble Valley Districtwide Local Plan.

17. APPLICATION NO: 3/2012/0184/P GRID REF: SD 360232 437647
PROPOSED FORMATION OF INDUSTRIAL LINK FROM UNIT 3 TO UNIT 4 AT
LAND TO THE REAR OF 90 BERRY LANE, LONGRIDGE, PR3 3WH

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. The permission shall relate to the development as shown on Drawing Number(s):

0341/93/05C – Proposed Site Plan
0341/93/20 E – Proposed Elevations
0341/93/10F – Proposed Floor Plans

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

3. No raw materials, finished or unfinished products or parts, crates materials, waste, refuse, or any other item shall be stacked or stored outside the industrial unit hereby permitted without the prior approval in writing of the Local Planning Authority.

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

4. No work, display or storage activities shall take place outside the building on the site.

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

5. Before the industrial use hereby permitted is first occupied or brought into use, the building shall be insulated in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of safeguarding neighbouring residential amenities.

6. Any fixed plant and machinery installed and used in connection with the industrial unit hereby permitted shall be installed and acoustically insulated in compliance with BS4142.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the safeguarding neighbouring residential amenities.

7. The industrial unit/ link building hereby permitted shall not be used outside the hours of 0800 to 1800 Monday to Friday, 0830 to 1230 on Saturdays, nor at any time on Sundays, Bank or Public Holidays.

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

18. APPLICATION NO: 3/2011/1033/P (GRID REF: SD 375234 442231)
PROPOSED CHANGE OF USE FROM A WAREHOUSE TO ALLOW A SMALL GYMNASIUM AT 6 LINCOLN PARK INDUSTRIAL ESTATE, LINCOLN WAY, CLITHEROE

The Senior Planning Officer reported to Committee comments from the landowner in relation to secure parking.

DEFERRED for further information relating to parking provision. To be reported back to a future meeting of the Planning and Development Committee.

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

19. APPLICATION NO: 3/2011/0776/P (GRID REF: SD 374078 437853)
OUTLINE PROPOSAL FOR RESIDENTIAL DEVELOPMENT OF LAND OFF
WHITEACRE LANE, BARROW, LANCASHIRE

The Senior Planning Officer referred to a paragraph within the report which he advised Committee should be ignored.

The Head of Regeneration and Housing gave his comments in relation to some of the issues raised in this particular application with regard to the NPPF, and that there was a need to look at schemes on their merits, and that the key considerations were how up to date the Local Plan policies are the scale, impact and sustainability of the development proposed. He advised that in looking at these factors, different proposals at different sites would bring their own individual circumstances into consideration. Whilst the approach to determining any application should be consistent, and accord with NPPF guidance, circumstances would differ and consequently the approval of the application as recommended in the report was not viewed as setting any general precedents.

DEFERRED AND DELEGATED to the Director of Community Services for approval subject to satisfactory completion of a Section 106 Agreement within a period of six months to deal with the matters of affordable housing, the financial contribution for wheeled bins and the imposition of the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
 - (a) The expiration of three years from the date of this permission; or
 - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

The permission shall relate to the development as shown on Plan Reference No's

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

2. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 18 November 2011.

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

3. 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 financial contributions toward wheeled bins and waste.

4. Detailed plans indicating,
 - a. the layout of the site,
 - b. the external appearance and scale of the dwellings,
 - c. the landscaping and boundary treatments,
 - d. parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, and
 - e. 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 Policies G1 and ENV3 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.

5. With reference to any future reserved matters application, and notwithstanding the details submitted with the application, the preferable maximum height of the proposed dwellings on site shall be at 8.2m only.

REASON: In the interests of visual amenity and the potential impact upon the amenity of the occupiers of the adjacent neighbouring properties, in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

6. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of Whiteacre Lane to points measured 60 metres in each direction along the nearer edge of the carriageway, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access.

7. The proposed access road from the site to Whiteacre Lane shall be constructed to a width of 5.5 metres and this width shall be maintained for a minimum distance of 5 metres measured back from the nearside edge of the carriageway, as per drawing number BS.11-028/02 Rev. C.

REASON: To enable vehicles to enter and leave the site in a safe manner without causing a hazard to other road users.

8. The recommendations included in the Phase 1 Habitat Survey Report [July 2011] Page 4 [4.1 – 4.7] survey shall be adhered to and in the event that any protected species are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist. Mitigation refers to practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species.

REASON: To protect the bat population and other protected species from damaging activities and reduce or remove the impact of development, and to ensure that there are no adverse effects on the favourable status of a bat population before and during the proposed development in accordance with Policy ENV7 of the Local Plan.

9. The development hereby permitted shall not be commenced until details of the landscaping of the site, including details of tree/shrub type and species, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall recognise the landscape character of the area and include native tree/shrub mix and indicate their distribution on site.

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.

10. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural Impact Assessment dated the 29th of June 2011 [T1 Ash/T2 – Alder/T3 – Ash/G1 – Ash/G3 – Hazel/Holly/G3 – Ash/G4 – Poplar/H1 – Hawthorn/Elder inclusive] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing and implemented prior to commencement of any part of the development. A tree protection-monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

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 all trees and hedgerows identified to be retained and considered to be of visual, historic or botanical value 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.

11. If any tree felling or hedgerow removal is carried out during the bird -breeding season it shall be preceded by a pre-clearance nesting bird survey by an experienced ecologist/ornithologist. If nesting birds are found an exclusion zone shall be maintained around any occupied nest and these areas shall not be cleared until declared free of nesting birds by an ecologist/ornithologist.

REASON: To ensure that bird species are protected and their habitat enhanced in accordance with the Wildlife & Countryside Act 1981 as amended, the conservation [Natural Habitats & c.] Regulations 1994 and the District Wide Local Plan. To protect species protected in law/of conservation concern against harmful activities of development, as trees and hedgerows are important for bird species as identified on the RSPB register of birds of conservation concern/East Lancashire Ornithological database.

INFORMATIVES

1. Development on this site should be drained on separate foul and surface water systems. All foul drainage must be connected to the foul sewer and only uncontaminated surface water should be connected to the surface water system.

However, where there are established combined systems the possibility of deviation from this general policy may be discussed with the Council's Chief Technical Officer.

2. Ribble Valley BC imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.
3. This consent requires the improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact Lancashire County Council for further information.

4. Surface water run-off can be managed through the use of sustainable drainage systems (SUDS), and the EA advocate 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 that 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 EA also recommend that the developer consider the following, as part of the scheme:

- Water management in the development, including, dealing with grey waters,
 - Use of sustainable forms of construction including recycling of materials, and
 - Energy efficient buildings
5. A separate metered supply to each unit will be required at the applicants expense and all internal pipe work must comply with current Water Supply (Water Fittings) Regulations 1999.

(David Bailey spoke in favour of the above application. Margaret Maher spoke against the above application).

20. APPLICATION NO: 3/2011/0784/P (GRID REF: SD 373573 437504)
OUTLINE APPLICATION FOR SIX DWELLINGS, FOUR 4/5 BEDROOM HOUSES AND TWO 1 BEDROOM BUNGALOWS FOR OVER 55'S. LAND AT OLD WHALLEY NURSERIES, LAMB ROW, CLITHEROE ROAD, WHALLEY, LANCASHIRE

The Chairman reminded Members of the comments of the Head of Regeneration and Housing on the previous application on the agenda with regard to precedent.

DEFERRED and DELEGATED to the Director of Community Services for approval subject to satisfactory completion of a Section 106 Agreement within a period of six months to deal with the matters of affordable housing, the financial contribution for wheeled bins and the imposition of the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.

(a) The expiration of three years from the date of this permission; or

(b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

2. The permission shall relate to the development as shown on Plan Reference 'Additional Details to Entrance' and 'Site 239 Garden Centre – Existing and Proposed'.

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 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 financial contributions toward wheeled bins.

4. Detailed plans indicating,

f. the access onto the site including sight lines,

g. the layout of the site,

h. the external appearance and scale of the dwellings,

i. the landscaping and boundary treatments,

j. parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, and

k. 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 Policies G1 and ENV3 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.

5. With reference to any future reserved matters application, and notwithstanding the details submitted with the application, the preferable maximum height of the proposed two storey dwellings on site shall be at 8.2m only.

REASON: In the interests of visual amenity and the potential impact upon the amenity of the occupiers of the adjacent neighbouring properties, in

accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

6. Any access point on the site shall provide a suitable visibility splay. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of Whalley Road to points measured 90 metres in each direction along the nearer edge of the carriageway, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access.

7. If any tree felling or hedgerow removal is carried out during the bird -breeding season it shall be preceded by a pre-clearance nesting bird survey by an experienced ecologist/ornithologist. If nesting birds are found an exclusion zone shall be maintained around any occupied nest and these areas shall not be cleared until declared free of nesting birds by an ecologist/ornithologist.

REASON: To ensure that bird species are protected and their habitat enhanced in accordance with the Wildlife & Countryside Act 1981 as amended, the conservation [Natural Habitats & c.] Regulations 1994 and the District Wide Local Plan. To protect species protected in law/of conservation concern against harmful activities of development, as trees and hedgerows are important for bird species as identified on the RSPB register of birds of conservation concern/East Lancashire Ornithological database.

INFORMATIVES

Ribble Valley BC imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

This consent requires the improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact Lancashire County Council for further information.

Surface water run-off can be managed through the use of sustainable drainage systems (SUDS), and the EA advocate 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 that

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 EA also recommend that the developer consider the following, as part of the scheme:

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

A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

896 ITEMS DELEGATED TO DIRECTOR OF COMMUNITY SERVICES UNDER SCHEME OF DELEGATED POWERS

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

897 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/0279/P	Application to discharge condition No 3 (relating to storage and materials), condition No 4 (relating to the siting of the building) and condition No 5 (relating to landscaping of the site) of planning permission 3/2008/0700/P on land	Monks Contractors Ltd Myerscough Smithy Lane Mellor Brook
3/2010/0129/P	Application for discharge of condition No 2 (ecology, mitigation and enhancement), condition No 4 (details of walls, fences, gates), condition No 6 (sight lines and landscaping) and condition No 9 (materials) of planning permission 3/2009/0786/P	Pump House Dene Wood Trapp Lane Simonstone
3/2011/0894/P	Proposed 50KWp solar photovoltaic installation on two west facing roof slopes of the production building	Fort Vale Engineering Calder Park Simonstone Lane Simonstone

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0910/P	Replacement of ground floor windows to the front and side elevations	Lloyds TSB 4 Berry Lane Longridge
3/2011/0913/P	Application for discharge of condition 2 (plan drawings), condition 5 (Section 106 Agreement), condition 7 (gable windows, block 1 and 2), condition 8 (access arrangements) and condition 11 (new road construction) of planning consent 3/2010/0054/P at rear	Primrose Mill Woone Lane Clitheroe
3/2011/0932/P	Application to vary condition no. 7 (occupancy period) of planning consent 3/2001/0197P, to allow the property to be let on a six-monthly basis	Crossfold House 1 Crossfold Grindleton
3/2011/0934/P (LBC)	Essential repairs and refurbishment of the historic libraries known as Bay Library, Square Library and Arundel Library	Stonyhurst College Hurst Green
3/2011/0935/P	Proposed installation of 1 no. Ecovo 10 KW wind turbine on 15m tower	Haggs Hall Farm Haggs Hall Fields Ramsgreave
3/2011/0939/P	Change of use of existing annexed barn to form self-contained holiday accommodation with internal and external alterations	Otter House 9 Mitton Road Whalley
3/2011/0963/P	Change of use of agricultural land to create a winter turn-out area/sand paddock for equine use	Lower Fold Stables Northcote Road Langho
3/2011/1018/P & 3/2011/1019/P	Change of use of barn to café and visitor centre. New internal door, alterations to boundary wall; provision of cycle stand and creation of new footpath	Stephen Park Dale Head Slaidburn
3/2011/1029/P	Replacement building to provide undercover storage for domestic equipment and secure storage	Gill House Moss Side Lane Thornley
3/2011/1038/P	Single storey rear extension and new garage	12 Meadow View Clitheroe
3/2011/1048/P	Proposed pumping station for new water supply	The Skaithe Slaidburn
3/2011/1076/P	Proposed two storey side/ rear extension	11 Clough Lane Simonstone

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0003/P	Proposed demolition and re-build of the old doctors surgery to create a two bed, self-contained holiday cottage with disabled access. Former Doctors Surgery	Root Farm Dunsop Bridge
3/2012/0018/P	Proposed change of use from B1 offices to A1 – Artist’s Studio, Exhibition Space and proposed Gallery	1 Swan Mews off Castle Street Clitheroe
3/2012/0026/P	Proposed new wooden building to provide meeting room and undercover facilities for Stonyhurst Shoot on land adjacent	Foxfields Farm Stonyhurst
3/2012/0029/P	Roof over existing silage clamp phase 2 of a 2 phase application	Gregsons Farm Settle Road Newsholme
3/2012/0030/P	Roof over existing silage clamp – phase 1 of a phase 2 application	Gregsons Farm Settle Road Newsholme
3/2012/0031/P	Single storey sunroom and porch extension	Dove Cottage Whalley Road, Sabden
3/2012/0034/P	Proposed dormer windows to the front roofslope and single storey side extension	26 Whalley Road Langho
3/2012/0035/P	Application for the discharge of condition no. 3 (walls and roof details) and condition no. 4 (landscaping details) of planning consent 3/2011/0651/P	Meadowside York Lane Langho
3/2012/0036/P	Proposed agricultural livestock building	Lyme House Farm Thornley-with-Wheatley
3/2012/0037/P	Proposed agricultural livestock building	Lyme House Farm Thornley-with-Wheatley
3/2012/0038/P	Proposed agricultural livestock building	Lyme House Farm Thornley-with-Wheatley
3/2012/0039/P	Proposed agricultural livestock building	Lyme House Farm Thornley-with-Wheatley
3/2012/0045/P	Proposed extension to existing car park over the site of the redundant toilet block	42 King Street Whalley
3/2012/0046/P	Proposed conversion of barn to dwelling, creation of garden and siting of new sewage treatment plant	Lower Gills Wytha Lane Rimington
3/2012/0048/P	Proposed conversion of barn to dwelling, new garage and parking area, creation of garden and installation of sewage treatment plant	Barn at Bay Gate Farm Bolton-by-Bowland

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0050/P	Proposed single storey extension to the side of the property	18 Moorland Avenue Clitheroe
3/2012/0051/P	Construction of single storey conservatory to South face of existing two-storey dwelling (re-submission of application 3/2011/0656/P)	41 Dilworth Lane Longridge
3/2012/0054/P	Proposed extension of existing flat roofed first floor bedroom. Replacement of flat roof with new pitched roof. Removal of rear single storey porch and construction of external chimney breast and stack and addition of first floor balcony to rear elevation	Pear Tree Cottage Blackburn Road Ribchester
3/2012/0064/P	Temporary hard standing site compound and access track. Temporary fence and gate	Coat Rakes Slaidburn
3/2012/0068/P	Proposed loft conversion and installation of two Velux rooflight balconies and one Velux rooflight to southern roofslope	Ingleby Lower Lane Longridge
3/2012/0072/P	Amended re-submission of application 3/2011/0766 for proposed two-storey side extension with single storey extension to side and rear	47 Standen Road Clitheroe
3/2012/0085/P	Proposed entrance porch to front door of the property	9 Hereford Drive Clitheroe
3/2011/0088/P	Proposed extensions and alterations to side and front of existing dwelling, including attached garage, proposed dormers and demolition of existing garage/store	Brooklyn Back Lane Grindleton
3/2012/0102/P	Installation in ground of a domestic sewage treatment plant (a Klargester BioDisc BB) to replace an existing septic tank	Rooks Barn Tinklers Lane Slaidburn
3/2012/0105/P	Proposed conversion of existing garage and proposed link extension to form annex to existing dwelling	Tree Tops Whalley New Road Billington, Clitheroe
3/2012/0107/P	Proposed rear extension	24 Vicarage Lane Wilpshire, Blackburn
3/2012/0108/P	Proposed rear extension	22 Vicarage Lane Wilpshire, Blackburn

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0109/P	Repositioning and replacement of existing roof lights to rear roofslope	The Barn, Dean Top Whalley Road, Simonstone
3/2012/0110/P	Application for the discharge of condition no.3 (plan for vehicles to enter and leave in a forward gear), of planning consent 3/2009/0065P	Ivy Cottage, Burnley Road Gisburn
3/2012/0124/P	Application for the discharge of condition 4 (surface water regulation) and condition 5 (surface water drainage) of lp consent 3/2011/0662/P	Fort Vale Engineering Ltd Caldervale Park Simonstone Lane Simonstone
3/2012/0129/P	To remove glazing from two ground floor window frames and install two steel cowls painted to match the building	Whalley Telephone Exchange, Station Road, Whalley
3/2012/0170/P	Demolition of existing garage and relocation of garage, carport, home office/home hobby room and garden store in the North East corner of the site (Amended re-submission of planning permission 3/2011/0786/P)	Oak Farm Barn Longsight Road Clayton-le-Dale
3/2012/0171/P	Application for a non-material amendment to planning permission 3/2011/0917P, for the omission of windows on the South elevation of the garden room extension and an increase in the overall dimensions of the porch	16 Church Close Waddington
3/2012/0188/P	Application for the discharge of condition no's 7 (velux rooflights), 9 (materials) and 13 (foul drainage treatment) of planning consent 3/2011/0792/P	Old Joinery King Henry Mews Bolton-by-Bowland

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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2009/0697/P	To modify/discharge the following condition 'to utilise a minimum of 60% of the floor space of the converted building, the subject of the development	Fell View, formerly barn at Baygate Bolton-by-Bowland	Policies G1, G5, ENV1, H15 and PPS3: Housing – a permission would be tantamount to
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...	for business purposes		granting permission for the formation of a dwelling (without justification of an associated business use) in an unsuitable and unsustainable location contrary to advice in paragraph 69 of PPS3: Housing and the requirements of saved policies G5, H2 and H15 of the Local Plan.
3/2011/0789/P & 3/2011/0788/P	Conversion of barn to former residential dwelling	South Barn Bashall Hall Twitter Lane Bashall Eaves	The proposal would be unduly harmful to the character (including setting) of the listed barn and the setting of other listed buildings at Bashall Hall because of the insertion of conspicuous, incongruous and visually intrusive rooflights, the loss of important historic fabric (including original
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			walling), the unsympathetic form and treatment of openings and the unsympathetic treatment of the large and open interior. This would be contrary to Policies ENV20, ENV19, H17 and G1(a) of the Ribble Valley Districtwide Local Plan.
3/2011/0849/P	New detached garage, boundary wall, gates and hard landscaping	Great Mitton Hall Mitton Road Mitton	The proposal would be unduly harmful to the setting of the listed buildings (characterised by the close and harmonic juxtaposition of the church, hall and aisled barn) and the character of the area immediately adjacent to the Forest of Bowland Area of Outstanding Natural Beauty because the roadside walling and garage would be conspicuous,
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			incongruous (including the form of construction of the boundary wall) and visually intrusive. This would be contrary to Policies ENV19, G1 and ENV2 of the Ribble Valley Districtwide Local Plan.
3/2011/0874/P (LBC) & 3/2011/0873/P (PA)	Demolition of two outbuildings to be replaced with a link building and conversion of workshop to habitable accommodation	Black Hall Garstang Road Chipping	The proposal has an unduly harmful impact upon the character (including setting) and significance of the listed building because the extension would be incongruous, visually intrusive, dominating of the historic build in materials and siting and suburban in form and will result in the loss of important historic fabric. This is contrary to Policies
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			ENV20, ENV19 and G1(a) of the Ribble Valley Districtwide Local Plan.
3/2011/0979/P	Replacement of the existing centre window at the rear elevation with one the same size as the original window, including re-positioning of the stone around the edges of the window and to replacement of the damaged header (like for like) with locally sourced stone	Higher Parkhead Cottage Accrington Road Whalley	The proposal would be unduly harmful to the character (including setting) and significance of the listed building because no information as to the provenance or detail of the window opening shown in the 1970s photograph has been submitted and this previous form would appear detrimental to the appearance of the prominent north-west elevation of the building.
3/2011/0998/P	New build storage building for animal feed, hay and implements including Solar PV panels on South facing roofslope	Wallbanks Farm Chipping Road Chaigley	Policies G1, G5 and ENV1 of the Districtwide Local Plan and the Council's adopted Supplementary Planning
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			Guidance on new agricultural buildings and roads – unjustified for agricultural purposes and appear as a domestic outbuilding which by its very nature would have a harmful effect on the landscape qualities of the area.
3/2011/1015/P	Proposed single storey link extension between existing house and outbuilding to create home office and art studio with alterations to the existing house	Hodder House Chipping Road Chaigley	G1, ENV1 & H17 – Detrimental visual impact upon the appearance of this traditional barn conversion and outbuilding to the visual detriment of the Forest of Bowland Area of Outstanding Natural Beauty.
3/2011/1079/P	Two-storey side extension, flat-roofed dormer to rear elevation and two piked dormers to front elevation and single storey rear extension at	3 Redwood Drive Longridge	G1, H10, SPG – Dominant extensions to the visual detriment of the property and street scene and
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			harmful to the amenity of neighbouring residents as a result of loss of privacy and overlooking.
3/2012/0012/P	Proposed demolition of a single storey extension to be replaced with a two-storey extension at	11 Manor Avenue Ribchester	G1, H10, SPG – Dominant extension to the visual detriment of the property and harmful to the amenity of neighbouring residents as a result of the overbearing nature of the development and resultant loss of light.
3/2012/0013	Proposed demolition of the existing single storey extension to be replaced with a two-storey extension	12 Manor Avenue Ribchester	G1, H10, SPG – Dominant extension to the visual detriment of the property and harmful to the amenity of neighbouring residents as a result of the overbearing nature of the development and resultant loss of light.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2012/0040/P (LBC) & 3/2012/0041/P	Demolition of existing dilapidated modern extension and replacement with a similar size store and glazed orangery with modest internal alteration to the kitchen	Browsholme Cotes Clitheroe Road Cow Ark	The proposal would be unduly harmful to the character (including setting) of Browsholme Cotes, the setting of Browsholme Hall and the significance of the historic designed landscape heritage asset because of its prominence, size, dominant form, obscuring of architectural detail and loss of important historic fabric. This would be contrary to Policies ENV20, ENV19 and G1 of the Ribble Valley Districtwide Local Plan and Supplementary Planning Guidance 'Extensions and Alterations to Dwellings'.
3/2012/0056/P	Proposed single storey garden/dining room extension. Erection of open porch canopy	Pendle Cottage Whins Avenue Sabden	G1, ENV1, ENV16, H10 and Councils SPG "Extensions and Alterations
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			to Dwellings” – Inappropriate size, design and siting resulting in a visually dominant extension to the detriment of the character and significance of the main property, the appearance of the Conservation Area and the Area of Outstanding Natural Beauty.
3/2012/0097/P	Extension to gable	Lower Greenbank Barn Whalley Road Sabden	Policies G1, ENV1, and H17 of the Districtwide Local Plan by virtue of a design that is unsympathetic to the original form and character of the building. Approval would thus be detrimental to the building's historic fabric and the visual amenities of the Area of Outstanding Natural Beauty.

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SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2010/0078P	Old Manchester Offices Whalley New Road Billington	20/5/10	18	Ongoing negotiations in relation to contribution issues
3/2010/0929P	Land between 36 & 38 Henthorn Road Clitheroe	14/7/11	8	Not Signed yet With applicants solicitor
3/2011/0247P	Land off Chapel Close Low Moor, Clitheroe	13/10/11 9/2/12	54	Ongoing negotiations with LCC and applicant
3/2011/0316P	Land off Preston Road Longridge	10/11/11	60	Not Signed yet With applicants solicitor
3/2011/0541P	Dilworth Lane/Lower Lane Longridge	10/11/11	49	Not Signed yet With applicants solicitor
3/2011/0482P	Brown Leaves Hotel Longsight Road Copster Green	8/12/11	18	About to be signed
3/2011/0837P	Land off Pendle Drive Calderstones Park Whalley	9/2/12	46	Not Signed yet With applicants solicitors
3/2009/1011P	Land adj Petre House Farm Whalley Road, Langho	4/2/10	24	Decision 12/3/12
3/2011/0129P	Victoria Mill Watt Street, Sabden	14/7/11 8/12/11	70	Decision 15/3/12
Non Housing				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures so no progress on Section 106

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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>
3/2010/0719 O	29.9.11	Gladman Developments Ltd Proposed development of up to 270 residential dwellings, doctors surgery, landscape, open space, highways and associated works Land off Henthorn Road Clitheroe	-		APPEAL ALLOWED 26.3.12

<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>
3/2011/0205 & 0206 D	25.10.11	Mr D Outhwaite-Bentley Retrospective application for extensions and alterations at the dwelling and rear patio and decking walkways Mellor Lodge Gatehouse Preston New Road Mellor	WR	—	Site visit 2.4.12 AWAITING DECISION
3/2011/0582 Non-determination	9.11.11	Mr & Mrs A J & J P Miller Outline application for the erection of two detached dwellings with detached garages (Resubmission of 3/2010/1013P) 46 Higher Road Longridge	WR	—	APPEAL DISMISSED 13.3.12
3/2011/0641 D	14.12.11	Mr & Mrs Mark & Victoria Haston Carr Meadow Barn Carr Lane Balderstone	WR	—	APPEAL DISMISSED 2.3.12
3/2011/0245 D	14.12.11	Mr & Mrs A O'Neill Proposed conversion of existing offices above a shop into 2no. flats. (Change of use from class A2 to class C3) 18-20 Berry Lane Longridge	WR	—	APPEAL DISMISSED 26.3.12 (in relation to uPVC windows and door) APPEAL ALLOWED 26.3.12 (in relation to conversion of existing offices, removal of chimneystack and installation of new roof light to rear)

<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>
3/2011/0508 D	14.12.11	Mr & Mrs A O'Neill Proposed change of use of the existing offices above a shop from class A2 to form two flats (class C3). Re-submission of planning application 3/2011/0245P 18-20 Berry Lane Longridge	WR	—	APPEAL DISMISSED 26.3.12 (in relation to uPVC windows) APPEAL ALLOWED 26.3.12 (in relation to conversion of existing offices, installation of timber entrance door and new roof light in rear)
3/2011/0481 D	19.12.11	Huntroyde Estate Demolition of the stone building and piggeries Dean Farm Sabden	WR	—	APPEAL ALLOWED 12.3.12
3/2011/0578 D	11.1.12	Mr M Vaughan Proposed erection of a single storey side extension on the existing patio to form a new study Austin House Malt Kiln Lane Chipping	Householder appeal	—	AWAITING DECISION
3/2011/0820 D	12.1.12	Mr S Davenport Application for the removal of condition no.15 (length of occupancy), of planning consent 3/2006/0836P to allow the house to be used as permanent residential accommodation Butchers Laithe Knotts Lane Tosside	WR	—	Awaiting site visit

<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>
3/2011/0300 O	17.1.12	Mr & Mrs Myerscough Outline application for the erection of a country house hotel and spa Land adjacent to Dudland Croft Gisburn Road Sawley	WR	—	Awaiting site visit
3/2011/0937 D	1.2.12	Mr R McDonald Proposed installation of a 4Kw black edged solar PV system to the rear-facing South roof slope of the dwelling Kezmin House Hothersall Lane Hothersall	Householder appeal	—	APPEAL DISMISSED 13.3.12
3/2011/0103 D	13.2.12	Mr Robert Townson Proposed erection of a wind turbine on a 43m tower for the farm use and as a farm diversification project. The output is 330Kw Westby Hall Farm Burnley Road Gisburn	WR	—	Awaiting site visit
3/2011/0982 D	15.2.12	Mr David Huyton Proposed construction of a two-storey side extension to existing house to provide living room, utility/W.C. to ground floor and master bedroom suite to first floor (Resubmission of 3/2011/0295P) 33 Victoria Court Chatburn	Householder appeal	—	AWAITING DECISION
3/2011/0624 D	17.2.12	Mr Ken Dobson Fit secondary glazing (Listed Building Consent) Vicarage House Vicarage Fold Wiswell	WR	—	Awaiting site visit

<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>
3/2011/0498 O	21.2.12	Mr & Mrs Allison Demolition of all buildings on site (existing house, kennels and various outbuildings) and erection of a new dwelling incorporating a bed and breakfast business The Eaves Pendleton Road Wiswell	WR	—	APPEAL WITHDRAWN 22.3.12
3/2011/0620 D	21.2.12	Mr Simon Waller 18 PV panels on the South facing roof above the existing roof, inverter and wiring on the inside of the building Root Hill Estate Yard Whitewell Road Cow Ark	WR	—	Awaiting site visit
3/2011/0488 D	12.3.12	Mr G Garnett Proposed erection of a single garage within the curtilage of an existing building/dwelling house The Hey Barn Back Lane Newton	Householder appeal	—	Notification letter sent 15.3.12 Questionnaire sent 19.3.12 AWAITING DECISION
3/2011/0653 D	13.3.12	E Smith Proposed erection of a detached two-storey timber building within garden area to create studio at ground floor and storage at first floor 10 Longridge Road Hurst Green	Householder appeal	—	Notification letter sent 15.3.12 Questionnaire sent 19.3.12 AWAITING DECISION
3/2011/0567 D	16.3.12	Mr D Ashton Proposed erection of a holiday cottage (Re-submission) Pinfold Cottage Tosside	WR	—	Notification letter sent 23.3.12 Questionnaire sent 29.3.12 Statement to be sent by 26.4.12

<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>
3/2011/0851 D	27.3.12	Mrs Sarah Roundell Proposed rear second floor extension and detached single garage to the rear Houghton Farm Cottage Osbaldeston Lane Osbaldeston	Householder appeal	–	Notification letter sent 30.3.12 Questionnaire sent 3.4.12 AWAITING DECISION

(Councillor White declared an interest in the next item of business and left the meeting)

901 PROPOSED CONSULTATION ON EXTENSION TO LONGRIDGE CONSERVATION AREA AT STONEBRIDGE MILL

Committee considered a report which sought Member agreement to a limited public consultation exercise on a proposed extension to Longridge Conservation Area at Stonebridge Mill. The idea of including Longridge Mill in Longridge Conservation Area had been initiated by Longridge Town Council and Longridge Heritage Committee in their response to the Longridge Conservation Area Appraisal and review which had been reported to Committee in April 2007. Following extensive public consultation the present Conservation Area boundary, which encompassed Stonebridge Mill had been designated by the Borough Council in May 2008. The report referred back to a report which had been submitted to Committee in 2008 and considered the whole question of the survival of textile mills in Longridge and their industrial, architectural and historical significance.

The report made reference to the recent Lancashire Textile Mills Rapid Assessment Survey and the identification of Stonebridge Mill as one of 50 mills (from 619 surviving in the country) to be examined in detail.

The report also made reference to the Pennine Lancashire North Light Weaving Shed Study 2010, which provided a practical guide to those involved in the conservation and development of the unique north light weaving sheds. The study made a number of suggestions on how these weaving sheds could be preserved.

Councillor K Hind was also given permission to address the Committee and he supported the aims of Mrs Carefoot in this matter.

Committee then discussed at some length the relative merits of preserving the buildings of important industrial heritage with the need for the adjacent landowners to expand and protect their business and workforce for future generations.

RESOLVED: That

1. Committee agree to the undertaking of a limited consultation exercise in regard to the proposed extension of Longridge Conservation Area at Stonebridge Mill;
2. Committee agree that the results of this consultation exercise be reported to the next meeting of Planning and Development Committee to be held on 24 May 2012; and
3. an accompanied site visit be arranged for Members to acquaint themselves with the site.

(Councillor White returned to the meeting).

(Councillor Rogerson declared an interest in the next item of business and left the meeting)

902 SUGGESTED EXTENSION TO LONGRIDGE CONSERVATION AREA AT HIGHER ROAD

The report sought Member approval to not pursuing the extension of the Longridge Conservation Area at Higher Road. It traced the growth of the Longridge Conservation Area which had been set up in 1979 through various extensions to its area in 2003 and the designation of five extensions in May 2008. Members had authorised the designation of a further two extensions at Stonebridge Mill and Crumpax Farm, also in 2008.

In November 2011, a further request had been received to include land adjacent to the Conservation Area at Higher Road. Committee were asked to consider the context of Policy ENV16 and ENV19 and planning application material consideration relating to views into/out of and the setting of the conservation area and the setting of the listed buildings at Club Row, which had a bearing on this matter. They were also asked to consider the implications of a recent planning appeal in relation to Higher Road, Longridge.

Members then discussed the report in some detail.

RESOLVED: That Committee agree to not pursuing the extension of Longridge Conservation Area at Higher Road, Longridge.

(Councillor Rogerson returned to the meeting).

903 FORMER RIDINGS DEPOT AND LAND NORTH AND SOUTH OF WHITTINGHAM LANE, LONGRIDGE – CONSULTATION FROM PRESTON CITY COUNCIL

Councillor Hind was given permission to address Committee on this matter. Committee received a report asking them to consider the Council's response to a proposed development in a neighbouring authority.

The Council had been consulted by Preston City Council on a planning application for significant mixed use development adjacent to the borough boundary at Longridge.

Members were reminded that Committee had previously considered the site in June 2011 when a previous proposal was submitted for the site – planning application 3/2011/0344 refers.

Councillor White raised a query with regard to affordable housing. The Chairman asked the Head of Regeneration and Housing to raise the issue as a separate matter with Preston City Council.

The report commented that there was little change between the two proposals as the same matters were again outlined within this report. The proposal was for a mixed use scheme including up to 200 residential units, office space, leisure uses, residential apartments with care and open space. The site lies adjacent to the Ribble Valley boundary to the west of Longridge on land that comprises areas previously developed with established employment uses and Greenfield land. The site would have impacts upon Longridge which would be anticipated to provide service facilities for residents. It was considered important given the current lack of readily available employment land in the Ribble Valley to serve Longridge to be satisfied that the proposed employment provision was adequate to mitigate against loss of the existing employment uses on the site and the future opportunity to develop or redevelop these sites further.

RESOLVED: That Committee agree that the Director of Community Services advise Preston City Council that Ribble Valley Borough Council raises no policy objections to the proposal but that the matters set out in Section 3 and 4 of this report are taken into consideration when determining the application.

904 APPEAL DECISIONS

- a) 3/2011/0557/P – development of land without complying with a condition subject to a previous planning permission granted at Burons Laithe, Horton – appeal allowed.
- b) 3/2011/0641/P – equine storage building at Carr Meadow Barn, Carr Lane, Balderstone – appeal dismissed.
- c) 3/2011/0937/P – installation of 4kw black edged solar PV system to the rear south facing roof of the property Kezmin House, Hothersall Lane, Hothersall – appeal dismissed.
- d) 3/2011/0481/P – demolition of stone building and piggeries at Dean Farm, Sabden – appeal allowed.
- e) 3/2011/0582/P – erection of two detached dwellings with detached garages at 46 Higher Road, Longridge – appeal dismissed.

- f) 3/2010/0719/P – 270 residential dwellings, a doctors surgery, landscape, open space, highways and associated works at land off Henthorn Road, Clitheroe – appeal allowed with conditions.

905

PLANNING APPEAL AT CHATBURN OLD ROAD, CHATBURN

Committee received an update report in relation to the request to appoint planning consultants in connection with the forthcoming planning appeal against the refusal by Ribble Valley Borough Council to housing at Chatburn Old Road, Chatburn.

Following a verbal report by the Head of Planning Services on 25 May 2011, the Planning and Development Committee had agreed to engage a specialist mineral planning consultant to defend the Council's case. They were advised that the appeal was likely to be a written representation procedure.

The Head of Planning Services and the Chairman of Planning and Development Committee had met informally with representatives of Castle Cement to advise the likely appeal. It was clear from that meeting that they themselves would employ consultants and make their own written representation submission at the appeal stage.

The Head of Planning Services had approached various consultants and had one expression of interest from the Mineral Planning Group. They had indicated a cost of £3,800 plus VAT and expenses to act for Ribble Valley in connection with the written representation appeal. They had also stated that should the appeal go down the route of a public inquiry, this would significantly alter the fee quoted.

The meeting closed at 9.28pm.

If you have any queries on these minutes please contact John Heap (414461).