

# 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, 17 JULY 2012** at **6.30PM**.

CHIEF EXECUTIVE  
4 July 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 **24 April 2012** and **Annual Council** held on **15 May 2012**.
5. Mayoral Communications.
6. Various reports from Chief Executive:
  - (a) Approval of a Code of Conduct – report of Chief Executive – copy enclosed.
  - (b) Amendments to Terms of Reference of Accounts and Audit Committee and List of Outside Bodies – report of Chief Executive – copy enclosed.
  - (c) Police and Crime Panel – report of Chief Executive – copy enclosed.
  - (d) Appointment of two Independent Persons – report of Chief Executive – copy enclosed.
7. Leader's Report and Question time.

<b>COMMITTEE MEETINGS: 24 APRIL TO 27 JUNE 2012</b>			
<b>COMMITTEES</b>	<b>DATE OF MEETING</b>	<b>PAGE</b>	<b>MINUTE NO'S</b>
COUNCIL	24 APRIL	1 – 5	906 – 917
EMERGENCY COMMITTEE	1 MAY	6 – 8	918 – 921
ANNUAL COUNCIL	15 MAY	9 – 11	1 – 7
COMMUNITY COMMITTEE	22 MAY	12 – 16	8 – 19
PLANNING & DEVELOPMENT COMMITTEE	24 MAY	17 – 64	20 – 40
PERSONNEL COMMITTEE	30 MAY	65 – 67	41 – 54
HEALTH & HOUSING COMMITTEE	31 MAY	68 – 71	55 – 71
POLICY & FINANCE COMMITTEE	12 JUNE	72 – 83	72 – 99
PARISH COUNCIL LIAISON COMMITTEE	14 JUNE	84 – 88	100 – 110

<b>COMMITTEE MEETINGS: 24 APRIL TO 27 JUNE 2012</b>			
<b>COMMITTEES</b>	<b>DATE OF MEETING</b>	<b>PAGE</b>	<b>MINUTE NO'S</b>
LICENSING COMMITTEE	19 JUNE	89 – 92	111 – 122
PLANNING & DEVELOPMENT COMMITTEE	21 JUNE	93 – 137	123 – 139
ACCOUNTS & AUDIT COMMITTEE	27 JUNE	138 – 141	140 – 149

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 Meeting of the Council

Meeting Date: Tuesday, 24 April 2012 starting at 6.30pm  
Present: Councillor S Hore (Chairman)

### Councillors:

P Ainsworth	G Mirfin
J E Alcock	E M H Ranson
R Bennett	L Rimmer
S Bibby	M Robinson
I Brown	J Rogerson
S Brunskill	C Ross
P Dowson	I Sayers
R Hargreaves	G Scott
J B Hill	R E Sherras
T Hill	D T Smith
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	A Yearling
S Knox	

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

### 906 PRAYERS

The Reverend A Froud opened the meeting with prayers.

### 907 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Elms, R Moores, R Newmark and R Swarbrick.

### 908 DECLARATION OF INTEREST

There were no declarations of interest.

### 909 PUBLIC PARTICIPATION

There were no items of public participation.

### 910 COUNCIL MINUTES

The minutes of the meeting of the Council held on 6 March 2012 were confirmed as a correct record and signed by the Chairman.

911 MAYORAL COMMUNICATIONS

The Mayor reflected on his term of office as Mayor and the numerous and varied engagements and events that he had attended over the last 12 months. He thanked officers for their support and hard work over the year. He was also pleased to report on the fund raising activities which had taken place in support of his nominated charities and thanked all those who had contributed to those fund raising efforts.

912 LONG SERVICE AWARDS

The Mayor made presentations to staff who had achieved 25 years service with the Council. He presented gifts to Jane Pearson – Director of Resources; Diane Rice – Head of Legal and Democratic Services and Matthew Riding – Environmental Health Officer (Housing). He also reported that Walter Carroll – Foreman and Mark Campbell – Refuse, were also due to receive awards but they had been unable to attend the meeting. The Mayor thanked the staff for their loyalty and commitment to the Council and all their hard work over the years.

913 PRESENTATION TO COUNCILLOR J HOLGATE

The Mayor made a presentation to Councillor Joyce Holgate in recognition of her receipt of an MBE in the Queen's Birthday Honours last year. He noted that Councillor Holgate had been a Councillor since 1995 and had served as Mayor of the Borough in 2002. Councillor Holgate had been given the award for services to the people of Whalley and Ribble Valley and the Mayor praised her for her dedication to the citizens of the borough. He presented her with a gift in appreciation of her services.

914 OVERVIEW AND SCRUTINY COMMITTEE – FUTURE ARRANGEMENTS

Consideration was given to the written report of the Head of Legal and Democratic Services asking for approval to implement the recommendations of the working group that has been set up by Policy and Finance Committee to review the future operation of the Overview and Scrutiny Committee, following changes made to the Localism Act 2012.

RESOLVED: That the Council endorse in principle the recommendations set in Appendix 1 A-D of the report (with the exception of those regarding Standards Committee).

The Head of Legal and Democratic Services be authorised to make the necessary modifications to the Council's Committees and procedures to be authorised by Council at the Annual Meeting on 15 May 2012.

915 LEADER'S REPORT

The Leader began by congratulating the recipients of the long service awards and expressed the Council's thanks for the efforts of the staff involved. He also congratulated Councillor Holgate on her award.

The Leader reflected on the first year of the new Council and highlighted some of the Council's achievements to date. He reminded Members that the main objective for the Council has been to ensure that it produced a balanced budget for 2012/2013. Taking into account the huge cost reductions that were necessary as a result of the cuts in government spending, the savings made and the freezing of the Council's Council Tax, he highlighted once again the Council's strong commitment to financial management. The Leader thanked the members of the Budget Working Group who had met throughout the year to develop and finalise the budget. He was pleased that the necessary savings had been achieved with the minimum of redundancies and no cuts to services.

Another major issue for the Council during the year had been the development of the Local Development Strategy and within that, the Core Strategy. He ensured all Members that the finalisation of the Core Strategy would take full advantage of the transitional arrangements of the new national planning policy framework.

The Leader then went on to report that the Council had recently joined forces with the police to organise the Farmwatch and Smartwater schemes.

The Leader reflected that it was just over 12 months since the Council had awarded the Freedom of the Borough to the Duke of Lancaster's regiment. He reported that it had been agreed with the regiment that the Council would fly the flag at the Castle at half-mast on the day of the funeral of any of the regiment's soldiers who had been killed in action. He confirmed that the flag would fly at half-mast on 27 April 2012 for Sergeant Coupe who had been killed in action in Afghanistan.

916

#### LEADER'S QUESTION TIME

The Shadow Leader of the Council, Councillor A Knox, asked the Leader if he could confirm what planning restrictions were in place when changing an ordinary dwelling into a care home for children.

The Leader thanked Councillor Knox for his question and confirmed that it depended on the element of care provided and the number of people occupying the dwelling as to whether planning permission was required. In a supplementary question, Councillor Knox referred to a recent decision by the Planning Inspectorate regarding a planning decision taken by Stockport Council in relation to the issue and requested that the Leader refer to the decision. The Leader confirmed that he would look into the matter.

Next, Councillor Knox asked if Members would be given a briefing on the latest scientific opinions on fracking and its potential effects on the Ribble Valley. The Leader reminded Councillor Knox that an information report on fracking had been submitted to the March meeting of the Council's Health and Housing Committee. He reported that the Department of Energy and Climate Change (DECC) had recently granted licences to explore for natural gas and were considering five sites at present. The Leader confirmed that planning permission for any sites would be required from Lancashire Council and the Health Protection Agency which was currently preparing a position statement on the issue that would be reported to Health and Housing Committee when published.

Finally, Councillor Knox asked if there was a plan to replace the 'taken' installation in Clitheroe Castle keep when it finished this year. The Leader confirmed that at present there were no plans to replace the taken installation after 3 June 2012.

Next, Councillor G Mirfin asked the Leader if he felt there was a likelihood of a future water shortage and potential draught in the Ribble Valley as a direct consequence of new housing development and if the Leader could acknowledge if this could have a potentially deleterious impact on agricultural businesses. The Leader thanked Councillor Mirfin for his question and stated that he did not believe that new housing development proposed in Ribble Valley would influence the likelihood of a future water shortage and potential draught as a direct consequence.

Finally, Councillor G Mirfin asked if the Leader would agree that there was a need to work closely with local businesses to move them forward out of recession and as such if he agreed there was a need to establish an economic development Committee to reinforce the pro business stance of the Council. The Leader thanked Councillor Mirfin for his question and confirmed that the matter had been discussed briefly at the last meeting of Policy and Finance Committee and that he would encourage them to consider the matter in more detail at their next meeting.

917 COMMITTEE MINUTES

(i) Special Personnel Committee – 1 March 2012

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

(ii) Community Committee – 13 March 2012

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

(iii) Planning and Development Committee – 15 March 2012

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

(iv) Licensing Committee – 20 March 2012

RESOLVED: That the minutes of the above meeting be approved with the exception of minute number 798.

MINUTE 798 – LICENSING OF SEX ESTABLISHMENTS

Members were asked to approve a corporate policy for the licensing of sex establishments.

RESOLVED: That the corporate policy for the determination of sex establishments and standing conditions be approved.

(v) Personnel Committee – 21 March 2012

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

(vi) Health and Housing Committee – 22 March 2012

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

(vii) Policy and Finance Committee – 27 March 2012

RESOLVED: That the minutes of the above meeting be approved with the exception of minute numbers 842 and 843.

MINUTES 842 – TREASURY MANAGEMENT STRATEGY 2012/2013

RESOLVED: That the Treasury Management Strategy 2012/2013 be approved.

MINUTE 843 – TREASURY MANAGEMENT POLICIES AND PRACTICES 2012-2013

RESOLVED: That the Treasury Management Policies and Practices 2012/2013 be approved.

(viii) Accounts and Audit Committee – 28 March 2012

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

(ix) Parish Councils' Liaison Committee – 29 March 2012

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

(x) Overview and Scrutiny Committee – 3 April 2012

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

(xi) Special Planning and Development Committee – 4 April 2012

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

Members discussed matters relating to the Core Strategy including ongoing consultation and the importance of achieving a balance between housing need and economic development in the Strategy.

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

(xii) Planning and Development Committee – 12 April 2012

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

The meeting closed at 7.54pm.

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

## Minutes of Emergency Committee

Meeting Date: Tuesday, 1 May 2012 starting at 1.45pm  
Present: Councillor E M H Ranson (Chairman)

Councillors:

S Hirst  
A Knox  
R Sherras

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

### 918 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of the Director of Resources.

### 919 DECLARATIONS OF INTEREST

Councillor A Knox declared an interest in the agenda item regarding Primrose Mill.

### 920 PROPOSED DEED OF VARIATION TO MODIFY THE SECTION 106 AGREEMENT DATED 2 NOVEMBER 2010 RELATING TO LAND AT BARROW BROOK, BARROW

The Head of Planning Services submitted a report asking the Emergency Committee to agree proposed changes to the Section 106 Agreement in relation to all of the affordable properties at phase I of the Barrow Brook development. The Agreement in respect of the affordable units provides details on the number of units, type and tenure as well as criteria for eligibility. In particular, one of the clauses specifies that each and every affordable housing unit shall not be occupied or purchased by any person except an approved person who shall be approved in writing by the Council. It had become apparent that the current terms of the Agreement in this respect were restricting mortgage lenders who had taken issue with the fact that the owners will never be able to sell their property other than to an approved person. The application made to the Council under reference 3/2012/0223/P now sought to add the following clauses by way of a deed of variation to the Agreement.

*In marketing each affordable housing unit, the RSL shall for a period of six months from the said affordable housing unit becoming vacant, use all reasonable endeavours to identify a tenant or purchaser (as the case may be) being a person who meets the definition of approved person in this agreement but if at the end of the period of six months in which an affordable housing unit has been marketed, no approved person has been identified, then the RSL may dispose of the affordable housing unit to a person who is not an approved person.*

*Should the Council and/or the RSL be unable to nominate an approved person to any mortgagee (of either the RSL or a person deriving title from the RSL) who has exercised its power of sale under any mortgage or charge of the property or any affordable housing unit comprised in the property within two months of a request by such mortgagee in possession, then the mortgagee in possession shall be free to sell the affordable housing unit on the open market.*

The report highlighted that this issue is time sensitive and as such was in need of an urgent decision, although due to neighbour notification issues, the decision would not be issued until 18 May 2012 at the earliest.

RESOLVED: That Committee agree to the Deed of Variation to the provisions in the Section 106 Agreement dated 2 November 2010 as outlined above and the accompanying planning application reference 3/2012/0223/P.

(Councillor A Knox left the meeting)

921 PROPOSED DEED OF VARIATION TO PROVISIONS IN THE SUPPLEMENTAL AGREEMENT DATED 22 OCTOBER 2010 TO THE SECTION 106 AGREEMENT FOR SITES AROUND AND INCLUDING PRIMROSE MILL FOR RESIDENTIAL DEVELOPMENT

The Head of Planning Services submitted a report asking the Emergency Committee to agree proposed changes to the supplemental agreement to the Section 106 Agreement in relation to some of the affordable properties of the Primrose Village development. The applications on this site are the subject of a Section 106 Agreement that outlines financial contributions in respect of public open space and highway improvements, as well as providing phasing mechanisms for the delivery of those contributions. The Agreement also concerns itself with the provision of affordable housing units on site. The original Agreement was drafted to cover applications 3/2008/0526/P, 3/2010/0054/P and 3/2010/0055/P and were in respect of affordable provision, detailed numbers of units and type of tenure that were envisaged at that time. However, the monies that were forthcoming for the scheme were different from that originally envisaged and a supplemental agreement was issued dated 22 October 2010 that agreed a variation to the tenure to allow 13 rental and 12 low cost home ownership units. It had now become apparent that there were issues being identified by mortgage lenders with some of the clauses in the supplemental agreement that meant prospective purchasers were facing difficulties in securing the necessary finance to acquire the properties. An application had now been submitted to the Council (3/2012/0326/P) to vary the definition of chargee to the following:

*“Chargee” any mortgagee or chargee of the affordable housing land or any part thereof or any units within the affordable housing land or the successors in title to such mortgagee or chargee or any receiver or manager (including an administrative receiver) appointed pursuant to the Law of Property Act 1925 and for the insertion of an alternate clause 2 detailing with the sale of a property by a chargee in the supplemental agreement as follows:*

*“2. Any Chargee shall prior to seeking to dispose of the Affordable Housing Land or any part thereof pursuant to any default under the terms of its mortgage or charge shall give not less than 2 months prior notice to the Council of its intention to dispose (“the Notice”) and:*

- a) In the event that the Council responds within 1 month from the date of service of the Notice indicating that arrangements for the transfer of the Affordable Housing Land or any part thereof can be made in such a way as to safeguard them as affordable housing then the Chargee shall co-operate with such arrangements and use its best endeavours to secure each transfer.*
- b) If the Council does not serve its response to the Notice within 1 month from service of the Notice then the Chargee shall be entitled to dispose free of the restrictions set out in this Deed the Section 106 Agreement and the Supplemental Agreement.*
- c) If the Council or any other person cannot within 2 months of the date of service of the Notice secure such transfer then provided that the Chargee shall have complied with its obligations under this paragraph 2 the Chargee shall be entitled to dispose free of the restrictions set out in this Deed the Section 106 Agreement and the Supplemental Agreement.*

***PROVIDED THAT*** *at all times the rights and obligations in this paragraph 2 shall not require the Chargee to act contrary to its duties under the charge or mortgage and that the Council must give full consideration to protecting the interest of the Chargee in respect of moneys outstanding under the charge or mortgage”*

As the issue was time sensitive with perspective purchasers having mortgage offers in place but only for a limited period of time, a decision was required urgently.

RESOLVED: That Committee agree to the variation of the provisions of the supplemental agreement dated 22 October 2010 as outlined in paragraph 3.3 of this report and the accompanying planning application reference 3/2012/0326/P.

Following a discussion on the variations that had been applied for, it was felt that this was the standard clause that should be included in Section 106 Agreements in the future.

RESOLVED: That Committee agree that the standard clause be that of the ‘Primrose Mill Section 106 Agreement.

The meeting closed at 2.10pm.

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

## Minutes of Meeting of the Annual Council

Meeting Date: Tuesday, 15 May 2012 starting at 6pm  
Present: Councillor S Hore (Chairman)

### Councillors:

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

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

### 1 APOLOGIES

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

### 2 ELECTION OF MAYOR

The Mayor invited nominations for the Office of Mayor for the municipal year 2012/2013. Councillor K Hind proposed and Councillor J B Hill seconded the motion that Councillor Ian Sayers be elected to the Office of Mayor for the municipal year 2012/2013.

**RESOLVED:** That Councillor I Sayers be elected to the office of Mayor for the municipal year 2012/2013.

Councillor S Hore invested Councillor Ian Sayers as Mayor with the ceremonial chain of office. Councillor Hore invested Mrs Jean Hayes as Mayoress.

The Mayor (Councillor I Sayers) then took the chair and signed the Declaration of Acceptance of Office. The Mayor (Councillor I Sayers) presented Councillor S Hore and Mrs G Hore with badges to commemorate their successful turn of office

as Mayor and Mayoress. He spoke in appreciation of the excellent service during their year of office. The Mayor (Councillor I Sayers) made a speech accepting the Office of Mayor.

### 3 ELECTION OF DEPUTY MAYOR

The Mayor invited nominations for the Office of Deputy Mayor for the municipal year 2012/2013. Councillor J Holgate proposed and Councillor S Hirst seconded the motion that Councillor R Sherras be elected to the Office of Deputy Mayor for the municipal year 2012/2013.

RESOLVED: That Councillor R Sherras be elected to the Office of Deputy Mayor for the municipal year 2012/2013.

Councillor R Sherras was invested as Deputy Mayor by the Mayor with the ceremonial chain of office. Lynne Pate was invested as Deputy Mayoress by the Mayor. The Deputy Mayor then made a short acceptance speech.

### 4 PRAYERS

The Mayor then called upon his Chaplain, the Reverend A Froud, to ask God's blessing on the Council's deliberations in the coming year.

### 5 COMMITTEE ARRANGEMENTS 2012/2013

The Leader, Councillor E M H Ranson, proposed the recommendations outlined in the report regarding Committee arrangements for the municipal year 2012/2013 and related to the:

- number of Committee and their terms of reference;
- call in procedure;
- timetable of meetings;
- number of seats of each Committee;
- allocation of seats to Councillor Rogerson;
- representation of Parish Councils' Liaison Committee;
- appointment of an Emergency Committee; and
- appointment of a Standards Committee.

The proposal was seconded by Councillor S Hirst.

RESOLVED: That the Committee arrangements for 2012/2013 as set out in section 4 of the report of the Chief Executive be approved.

### 6 APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN 2012/2013

Councillor E M H Ranson proposed and Councillor S Hirst seconded that the appointment of Chairman and Vice Chairman of the Committees of the Council for the municipal year 2012/2013 be as follows:

<b>Committee</b>	<b>Chairman</b>	<b>Vice Chairman</b>
Community Services	R Thompson	S Hore
Planning & Development	R Sherras	T Hill
Health & Housing	S Hirst	B Hilton
Personnel	R Elms	D Taylor
Policy & Finance	E M H Ranson	S Hirst
Licensing	J Alcock	J Holgate
Accounts & Audit	J B Hill	M Thomas

RESOLVED: That the Chairman and Vice Chairman be as set out in the list circulated at the meeting.

7 APPOINTMENT OF REPRESENTATIVES ON OUTSIDE BODIES 2012/2013

Councillor EMH Ranson proposed and Councillor S Hirst seconded that the representatives on outside bodies be as set out in the list circulated at the meeting.

RESOLVED: That the representatives on outside bodies be as set out in the list circulated at the meeting – see Appendix A to these minutes.

The meeting closed at 6.55pm.

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

## RIBBLE VALLEY BOROUGH COUNCIL ANNUAL COUNCIL MEETING

Agenda Item No. 6

meeting date: TUESDAY 15 MAY 2012  
 title: REPRESENTATIVES ON OUTSIDE BODIES 2012/2013  
 submitted by:  
 principal author: CONSERVATIVE GROUP NOMINATIONS

ORGANISATION	NUMBER OF VACANCIES	NOMINATIONS	PARENT COMMITTEE	NO. OF REPORTS
Children's Trust	1	Stella Brunskill	Community Services	1
Lancashire Waste Partnership	1	Ian Sayers	Community Services	1
Langho Football Club	1	Mike Thomas	Community Services	1
Longridge Social Enterprise Company Limited	1	Ken Hind	Community Services	1
NW Sound Archives	1	Simon Hore	Community Services	1
Ribble Valley Sport & Physical Activity Alliance (SPAA)	1	Jim White	Community Services	1
Ribble Valley Sports & Recreation (Roefield Leisure Centre)	2	Stella Brunskill Robert Thompson	Community Services	1
Salesbury and Copster Green Commons Management Committee	3	Peter Ainsworth Susan Bibby Stuart Hirst	Community Services	1
Carer's Link	1	Joyce Holgate	Health & Housing	1
Environment Agency Liaison Committee	2	Richard Sherras Richard Newmark	Health & Housing	1
Hanson Cement Liaison Committee	5	Richard Sherras Pam Dowson Ruth Moores Ian Brown Allan Knox	Health & Housing	2
Health & Wellbeing Board (LCC)	1	Bridget Hilton	Health & Housing	6

<b>ORGANISATION</b>	<b>NUMBER OF VACANCIES</b>	<b>NOMINATIONS</b>	<b>PARENT COMMITTEE</b>	<b>NO. OF REPORTS</b>
LCC Adult Social Care and Health Overview & Scrutiny Committee	1	Bridget Hilton	Health & Housing	1
NW Regional Older Peoples Champion Network	1	Bridget Hilton	Health & Housing	1
Oral Health – East Lancashire PCT	2	Bridget Hilton Doreen Taylor	Health & Housing	1
Pendle Club, Clitheroe	2	Pam Dowson Sue Knox	Health & Housing	1
Ribble Valley Homes	4	Peter Ainsworth Ged Mirfin Ian Brown Allan Knox	Health & Housing	1
Tarmac Liaison Committee	4	Michael Ranson Ian Sayers Ruth Moores Allan Knox	Health & Housing	2
NW Employer's Organisation	1 + 1 substitute	Rosemary Elms Doreen Taylor	Personnel	2
Groundwork Pennine Lancashire Trust	1	Terry Hill	Planning & Development	1
Forest of Bowland (Area of Outstanding Natural Beauty) Advisory Committee	1	Rosemary Elms	Planning & Development	1
Armed Forces Champion	1	Jim White	Policy & Finance	1
Clitheroe Royal Grammar School Trustees	3	Stuart Hirst Stella Brunskill Ian Brown	Policy & Finance	1
Citizen's Advice Bureau	3	Lois Rimmer Noel Walsh Mary Robinson	Policy & Finance	1
Hyndburn and Ribble Valley Council for Voluntary Services	1	Richard Newmark	Policy & Finance	1
LGA Consultative Committee	2	Michael Ranson Allan Knox	Policy & Finance	1
Local Government Association Rural Commission	2	Stuart Hirst Rupert Swarbrick	Policy & Finance	1
Police & Crime Panel	1	Michael Ranson	Policy & Finance	2

<b>ORGANISATION</b>	<b>NUMBER OF VACANCIES</b>	<b>NOMINATIONS</b>	<b>PARENT COMMITTEE</b>	<b>NO. OF REPORTS</b>
Ribble Valley Community Safety Partnership	1	Jan Alcock	Policy & Finance	1
Ribble Valley Community Transport	1	Ian Sayers	Policy & Finance	1
Ribble Valley Strategic Partnership Board	2	Michael Ranson Rupert Swarbrick	Policy & Finance	1
Rural Services Network	1	Richard Sherras	Policy & Finance	1

**NOMINATIONS  
FOR CHAIRMEN AND VICE CHAIRMEN TO COMMITTEES 2012/2013**

<b><u>COMMITTEE</u></b>	<b><u>CHAIRMAN</u></b>	<b><u>VICE CHAIRMAN</u></b>
COMMUNITY SERVICES	Councillor Robert Thompson	Councillor Simon Hore
PLANNING & DEVELOPMENT	Councillor Richard Sherras	Councillor Terry Hill
LICENSING	Councillor Jan Alcock	Councillor Joyce Holgate
HEALTH & HOUSING	Councillor Stuart Hirst	Councillor Bridget Hilton
PERSONNEL	Councillor Rosie Elms	Councillor Doreen Taylor
POLICY & FINANCE	Councillor Michael Ranson	Councillor Stuart Hirst
ACCOUNTS AND AUDIT	Councillor John Hill	Councillor Mike Thomas

## Minutes of Community Services Committee

Meeting Date: Tuesday, 22 May 2012 starting at 6.30pm  
Present: Councillor R J Thompson (Chairman)

Councillors:

J E Alcock	G Mirfin
R Bennett	R Newmark
S Brunskill	L Rimmer
S Carefoot	M Robinson
J Hill (6.35pm)	G Scott
S Hore	J White
A M Knox	

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

### 8 APOLOGIES

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

### 9 MINUTES

The minutes of the meeting held on 13 March 2012 were approved as a correct record and signed by the Chairman.

### 10 DECLARATIONS OF INTEREST

Councillor A Knox declared a personal but non-prejudicial interest in agenda item 6 – Clitheroe Castle Museum Operational Review and agenda item 11 – Refuse Collection and Recycling Update.

### 11 PUBLIC PARTICIPATION

There was no public participation.

### 12 FUTURE TOURISM INITIATIVES

The Director of Community Services submitted a report briefing Members of the Committee on the current issues relating to tourism and events. A new Tourism and Events Officer had been appointed in February 2012 and the report provided an update of his work and identified some of the key opportunities for the future. Of particular note was the future priorities with regard to the promotion of tourism and raising the profile by participating in more promotional opportunities as well as working alongside the Ribble Valley Tourism Association.

Statistical information regarding the Tourist Information Centre was highlighted and priorities with regard to visitor information included promoting awareness about the centre to local tourism operators using the new centre as a focal point for activities to increase footfall, increasing projects amongst the operational staff of the centre, improving the quality of information about local events, establishing channels for brochure distribution, and refreshing the website to make it more relevant and exploring the use of social media.

The Tourism and Events Officer also felt there was a relatively under developed market with regard to the travel trade including the use of local coach companies. It was planned to develop a partnership approach to encourage this market and by developing a travel trade newsletter.

He reported that the food trail continued to showcase the Ribble Valley and many of the enquiries for short breaks and days out were a result of having read about the trail.

The report went on to outline ideas for events promotion in the future as well as highlighting several current major events that had either taken place or were underway.

Members discussed the various tourism aspects and informed the Tourism and Events Officer that there was a wealth of knowledge that could be passed on to him with regard to contacts and events that happen in the various villages.

RESOLVED: That Committee

1. note the contents of the report and the progress made by the Tourism and Events Officer and in particular the development of partnerships with the private sector; and
2. support the key issues identified in the report and the need for the co-ordination of a tourism policy document to prioritise Council resources in the future.

13

#### CLITHEROE CASTLE MUSEUM

The Director of Community Services submitted a report bringing Committee up to date with the performance of the facility against the original projections. This showed a steady increase over the three years that it has been opened. The report also reminded Committee that as part of the Council's budget process, the museum operation had been scrutinised with the outcome resulting in a proposal from LMS to reduce winter opening hours. It had been agreed that this would reduce from seven to five days between November and February half term and overall opening hours moving from 11am to 5pm to 12 noon to 5pm.

He also informed Committee that within the management agreement, there was a requirement to establish a local advisory forum which would have two borough councillor representatives on it. The purpose of the forum would be to monitor

the overall performance of the facility and suggest changes that would be in the interest of the overall operation.

RESOLVED: That Committee

1. recognise the ongoing performance of the museum site;
2. be aware of the changes to opening times and any issues that may arise from them; and
3. nominate Councillors Mirfin and Rimmer as the two borough representatives to sit on the Local Advisory Forum.

#### 14 FUTURE PLAY PROVISION

The Director of Community Services submitted a report advising Committee of the current condition of its play areas and the issues facing the Borough Council in maintaining current standards and meeting future community needs/aspirations. The Borough Council is currently responsible for 18 facilities spread throughout the borough varying in size and target age group. It had now been recognised that the maintenance of these sites would present a major challenge for the future. The Core Strategy had also identified a potential increase in developments over its 20-year life that would increase demand in open space provision for children and young people. In order to address future provision, three priority areas had been identified:

- within large scale developments the responsibility of provision and ongoing maintenance sits with the developer;
- within small scale developments there would be an expectation for developers to make a contribution to the nearest existing facility; and
- current provision is heavily biased towards younger children so future investment needs to include teenage facilities.

It was felt therefore that it was important to develop an investment rationale for the play areas to identify where and when investment would be required rather than continue with the current reactive approach and as such, a detailed assessment of the play area stock would need to be carried out.

Committee discussed play provision within the borough and agreed that developers should be encouraged to contribute in some way towards the provision but that exactly what provision should be investigated further in order to cover all age groups.

RESOLVED: That Committee reappoint the Play Provision Working Group to review the current provision to support a rationale for future investment.

#### 15 CLITHEROE FOOD FESTIVAL UPDATE

The Director of Resources submitted a report updating Committee on the changes that had taken place with regard to the provision of the Clitheroe Food

Festival 2012. The Clitheroe Food Festival Co Ltd had successfully sought a number of sponsors for the event to date and continued to seek further financial support in the form of sponsorship. They had also been working on the development of a bid to the Rural Development Programme for England which would see substantial funding towards summer festivals in both 2012 and 2013, and also a Christmas 2012 festival. However, preliminary discussions with the Lancashire County Council who administer the RDPE locally, had shown that the grant would not be approved for the Clitheroe Festival Food Co Ltd unless they secured a substantial loan to support its cash flow forecast. As this would not be possible, it had been agreed that the most beneficial manner in which to operate the future 2012 and 2013 festivals, would be for them to be commissioned by the Council. This would allow the Council to apply for the RDPE funding for the events and would remove the cash flow concerns that had been raised by LCC in their grant administer role. The Clitheroe Festival Food Co Ltd would however continue to play a very important role in the provision of the festival. Should the RDPE funding be unsuccessful, then the proposals for the provision of the planned future food festival would be revisited, in partnership with the Clitheroe Festival Food Co Ltd as would the budgets. Financial information from the RDPE bid was included in the report for Committee's information.

RESOLVED: That Committee endorse the new arrangements for the provision of the food festival.

16 REPRESENTATIVES ON OUTSIDE BODIES 2012/2013

The Chief Executive submitted a report for Committee's information on the Outside Bodies that come under the remit of the Community Services Committee and their membership.

RESOLVED: That the report be noted.

17 CHILDREN'S TRUST UPDATE

The Director of Community Services submitted a report for Committee's information on the work of the Ribble Valley Children's Trust and the Borough Council's role/involvement in its work.

RESOLVED: That the report be noted.

18 REFUSE AND RECYCLING SERVICE UPDATE

The Director of Community Services submitted a report updating Committee on the current issues and directions within the Council's recycling, refuse and collection service. This included issues relating to the inclusion of selected food wastes into the garden waste collections, the weekly collection support bid which had been made to the Department for Communities and Local Government, an update on the future arrangements for the collection of paper and cardboard recycling, and information as to how the introduction of a charge being made to householders for the collection of special or bulky items was going.

RESOLVED: That the report be noted.

19 GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report informing Committee on progress with regard to sports development including Olympic inspired activities, the opening of the refurbished Platform Gallery and an update on waste awareness and education programmes. Committee were shown a short animated DVD that had been made titled 'keep your bins happy' that would be given to all schools in an attempt to raise awareness as to the types of material that could be placed in the various bins.

Committee were also issued with the first edition of 'fun with recycling' which will be used to support the DVD in schools.

RESOLVED: That the report be noted.

The meeting closed at 8.15pm.

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

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 24 May 2012 starting at 6.30pm  
Present: Councillor R E Sherras (Chairman)

Councillors:

S Bibby	G Mirfin
I Brown	R Sherras
S Carefoot	D Taylor
T Hill	R Thompson
B Hilton	J White
J Holgate	A Yearing
S Knox	

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

Also in attendance: Councillors S Hore, K Horkin, K Hind, R Moores and D Smith.

### 20 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Rogerson and M Thomas.

### 21 MINUTES

The minutes of the meetings held on 4 April 2012 and 12 April 2012 were approved as a correct record and signed by the Chairman.

### 22 DECLARATIONS OF INTEREST

Councillor Carefoot and Councillor White declared an interest in Agenda Item No 6 – Designation of Extension to Longridge Conservation Area.

### 23 PUBLIC PARTICIPATION

Mrs Carefoot addressed the meeting at item 6 – Designation of Extension to Longridge Conservation Area at Stonebridge Mill.

### 24 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2011/0618/P (GRID REF: SD 368331 437920)  
DEMOLITION OF EXISTING DETACHED GARAGE AND CONSTRUCTION OF A TWO BEDROOM DETACHED COTTAGE DWELLING TO INLCUDE DRIVEWAY WITH PARKING AND TURNING AREA ON LAND ADJACENT TO 10 THE DENE, HURST GREEN

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. PA – 0079 Rev. A, AR/TD/01 and AR/TD/02.

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

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

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

5. 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 between the new dwelling and No 10 The Dene.

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

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

6. The access to the proposed development shall remain ungated in perpetuity.

REASON: To permit vehicles to pull clear of the carriageway when entering the site.

7. The vehicular parking and turning space shall be laid out as detailed on the submitted plans and be available for use before the development is brought into use.

REASON: Vehicles reversing to and from the highway are a hazard to other road users.

8. Before the access is used for vehicular purposes, the parking and turning space detailed on the submitted plans shall be appropriately paved in tarmacadam, 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.

9. The highway verge of The Dene between the pumping station access and Dene Bridge shall be cleared of the existing shrubs and bushes down to verge level before any development takes place within the site. The Highway Authority or a contractor approved by the Highway Authority shall carry out this work at the applicant's expense. This verge shall remain clear in perpetuity.

REASON: To ensure adequate visibility at the site access in accordance with Local Plan Policy G1.

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

11. 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 dwelling 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".

12. 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 walls 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 Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

13. The window on the north facing elevation of the building shall be non-opening and 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 as required by with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

#### INFORMATIVES

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.

Regarding the verge clearance work specified in condition 4, only the Highway Authority or a contractor approved by the Highway Authority can carry out this work and therefore you must contact the Environment Directorate for further information, details below:

Brian Eagle  
Public Realm Manager (Ribble Valley)  
Lancashire County Council  
Willows Lane  
ACCRINGTON  
BB5 0RT

01254 770960    customerserviceeast@lancashire.gov.uk

(Mr Gornall spoke against the above application.)

2. APPLICATION NO: 3/2011/0861/P (GRID REF: SD 359570 439881)  
PROPOSED FARM WORKERS DWELLING, INCLUDING THE CREATION OF  
RESIDENTIAL CURTILAGE AT BROOKSIDE FARM, MOSS SIDE LANE,  
THORNLEY-WITH-WHEATLEY

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of two 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. San/230/1341/01 Amendment A.

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

3. Precise specifications or samples of walling and roofing materials, details of any surface materials to be used (including their colour and texture) and details of the proposed fenestration and doors (including materials) 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. 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 ENV1 of the Ribble Valley Districtwide Local Plan.

5. For the avoidance of doubt, the residential curtilage for this new property shall be that land outlined in red on the proposed plan, drawing no. San/230/1341/01 Amendment A.

REASON: For the avoidance of doubt, and in the interests of the amenity of the area in accordance with Policies G1, ENV1 and H2 of the Ribble Valley Districtwide Local Plan.

6. Notwithstanding the approved plans, precise details of the proposed solar and solar voltaic panels to include, size, colour of panel and framework, projection and method of installation shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the panels to be used are appropriate to the locality in accordance with Policy G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

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

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings".

8. Any external source of lighting shall be effectively screened from view of a driver on the adjoining public highway.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to avoid glare, dazzle or distraction to passing motorists.

9. The development hereby permitted shall not be commenced until details of the landscaping of the site, 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 garden layout and any additional boundary planting.

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

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

11. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the Local Planning Authority. No part of

the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

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

12. Within one month of the dwelling hereby approved becoming occupied, the mobile home/static caravan currently on site shall be removed and the land shall be restored in accordance with a scheme of work and programme to be submitted to and approved in writing by the local planning authority.

REASON: There will no longer be a requirement for the mobile home/static caravan to remain on site and the retention of the structure on site on a permanent basis would require further consent; which may be considered contrary to relevant Local Plan Policies G5, H2, H3, H5 and ENV1.

13. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

REASON: In order to comply with policies, G1, H2 and H5 of the Ribble Valley Districtwide Local Plan and the adopted supplementary planning guidance agricultural dwellings. The site is within an area where residential development for purposes other than the essential requirements of agriculture, or forestry, are not normally permitted.

## INFORMATIVES

Consent of the Environment Agency is required prior to the discharge of effluent to surface or underground waters. Consent will only be considered if discharge to the foul sewer is not practicable, in which case the applicant should consider:

- (i) Construction of a soakaway area with no residual discharge to watercourse.
- (ii) Construction of a soakaway area with a high level overflow discharging to watercourse.

Direct discharge to watercourse which will only be considered where options (i) and (ii) are impracticable. The applicant should be advised to contact the Environment Agency, Area Planning Liaison Officer, Lutra House, Dodd Way, Off Seedlee Road, Walton Summit, Bamber Bridge, Preston PR5 8BX for any option not involving discharge to foul sewer.

Under the terms of the Water Resources Act 1991, the prior written consent of the Agency is normally required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. (Controlled waters include rivers, streams, groundwater, reservoirs, estuaries and coastal waters).

The foul drainage system should be sited so as not to cause pollution of any watercourse, well, borehole, spring or groundwater.

Establishments of this nature can cause problems when connected to a septic tank. The applicant would be advised to consider the use of a package sewage treatment plant for preference.

All downspouts should be sealed directly into the ground ensuring the only open grids present around each dwelling are connected to the foul sewerage systems.

You are advised that consent under the provision of Section 88 Water Resources Act 1991 is required prior to the discharge of sewage, trade effluent or other matter to a watercourse or to underground waters, or from a building or plant on to or into any land or into any lake, loch or pond which does not discharge to a stream.

Such consent will not normally be given where there is a reasonable practicable alternative such as a discharge to foul sewer.

If a connection to foul sewer is not possible (and the Environment Agency could be satisfied that this was the case) the applicant should consider:

- (i) Construction of a soakaway area with no residual discharge to a watercourse.
- (ii) Construction of a soakaway area with a high level overflow discharging to a watercourse
- (iii) Direct discharge to watercourse.

The applicant should be made aware that the Environment Agency will not normally grant consent for a direct discharge to watercourse where option (i) and (ii) are considered practicable.

If direct discharge to watercourse is the only option the sewage treatment plant should be designed in accordance with the British Standard Code of Practice BS6297:1983 entitle "The Design and Installation of Small Sewage Treatment Works and Cess Pools".

The foul drainage from the proposed development shall be discharged to a septic tank and soakaway system which meets the requirements of British Standard BS6297:1983, there shall be no connection to any watercourse or land drainage system and no part of the soakaway system is situated within 10m of any ditch or watercourse or within 50m of any well, borehole or spring.

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.

3. APPLICATION NO: 3/2011/0927/P (GRID REF: SD 364838 431018)  
PROPOSED REPLACEMENT DWELLING TOGETHER WITH CHANGE OF  
USE OF AGRICULTURAL LAND TO FORM EXTENDED CURTILAGE AT HEY  
MOO, 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 proposal as shown on drawing no's WI05DWG01, 02 and 03.

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 the replacement dwelling hereby permitted, a fence shall have been erected on the boundaries of the rear curtilage area hereby permitted in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, there shall be no alterations to the type, colour, height or position of this fence without the prior written permission of the Local Planning Authority.

REASON: In the interests of visual amenity 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 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 the Schedule to Part 1 Classes A to E shall not be carried out unless a further planning permission has first been granted in respect thereof.

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

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

4. 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.

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. This permission shall relate to Plan Reference JO/01 Dwg 01 in relation to the site plan and proposed car parking layout and Plan Reference RH/320111033/02 in relation to the floor plan of the unit.

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

3. Prior to the first occupation or use of the premises details shall have first been submitted to and approved by the Local Planning Authority detailing how the proposed electronic entry system to operate the gate of the compound which is adjacent to the unit and to be used for parking provision will be installed and operated. The scheme shall be implemented prior to commencement of use which shall thereafter be retained.

REASON: For the avoidance of doubt and to ensure the safe operation of the site with regards to parking provision and highway safety in compliance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Prior to the first occupation or use of the premises appropriate signage, to have first been submitted to and approved by the Local Planning Authority, shall be erected in order to direct clients of the gym who arrive in vehicles towards identified parking spaces outside the unit and within the compound. The provision of which shall be made available at all times as outlined on Plan Reference JO/01 Dwg 01.

REASON: To ensure the safe operation of the site with regards to parking provision and highway safety in compliance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. The use of the premises in accordance with this permission shall be restricted to the hours between 0700 to 2100 Monday to Friday, 0800 to 1600 on Saturdays and 1000 to 1400 on Sundays and Bank Holidays.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order to safeguard nearby residential amenity.

7. The development hereby permitted shall be used for Class D2 (gymnasium) only and for no other purpose, including any use within Class D2 of the Town and Country Planning (Use Classes) Order 1987 (As Amended).

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

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

5. APPLICATION NO: 3/2011/1052/P (GRID REF: SD 376896 444035)  
PROPOSED ERECTION OF 2 NO NEW DWELLINGS AND DETACHED GARAGE AT LAND OFF CLOUGH BANK LANE, CHATBURN

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing no's 114-1,2,3,4 and 5.

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

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

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

5. No development shall take place until a scheme for the boundary treatment adjacent to the watercourse adjoining the northern boundary of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details within a timescale that has first been agreed with the Local Planning Authority.

REASON: To protect and conserve the habitat and amenity value of the watercourse and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. The strip of land 8m wide adjacent to the top of banks of the watercourse that adjoins the site must be kept clear of any new buildings or structures (including gates, walls, and fences). Ground levels must also not be raised within this strip of land.

REASON: To preserve access to the watercourse for maintenance and improvement purposes and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services, all trees identified for retention on drawing no's 114-4 and 5 shall be protected in accordance with the BS5837 (Trees in Relation to Construction) and which shall be agreed in writing. The Root Protection Zone shall be 12 times the trunk diameter at breast height (DBH) as shown on submitted drawing no's 114-4 and 5 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 protected zone, in addition no impermeable surfacing shall be constructed within the Protection Zone.

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

REASON: In order to ensure that any trees affected by the development are afforded maximum physical protection from the adverse effects of development and to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

#### INFORMATIVE

Heys Brook adjoining the site is designed as a Main River and is therefore subject to Land Drainage Bye-laws. In particular, no trees or shrubs may be planted, no fences, buildings, pipelines or other structure erected within 8m of the top of any bank/retaining wall of the watercourse without the prior written permission of the Environment Agency. Full details of such works, together with details of any proposed new surface water outfalls which should be constructed entirely within the bank profile, must be submitted to the Environment Agency for consideration. The Environment Agency has a right to enter Heys Brook by virtue of Section 172 of the Water Resources Act 1991 and the right to carry out maintenance and improvement works by virtue of Section 165 of the same Act. The developer must contact Colin Worswick on 01772 714259 to discuss the Environment Agency's access requirements and apply for Consent.

6. APPLICATION NO: 3/2012/0006/P (GRID REF: SD 372758 441257)  
PROPOSED FOOTPATH/CYCLE LINK CONNECTING EXISTING PRIVATE ROAD TO PROPOSED FOOTPATH/CYCLE NETWORK PERTAINING TO PLANNING APPLICATION 3/2010/0719/P AND APPEAL APP/T2350/A/11/2161186 AT HENTHORN ROAD, 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 be implemented in accordance with the proposal as detailed on the proposed footway/cycleway crossing plan submitted with the application issue dated December 2011 and drawing 4370-P-100 dated

February 2012 that details a reduced length of culverting and provision of a 10m ditch by way of mitigation measures.

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

3. No development shall take place until a scheme for the provision and management of the compensatory drainage ditch habitat creation as illustrated on approved plan replacement ditch proposal FPCR Environment and Design Limited 4370-P-100 dated February 2012 has been submitted to and agreed in writing by the Local Planning Authority and implemented as approved.

REASON: To ensure a satisfactory mitigation scheme in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. No development shall take place for any works affecting a watercourse before a survey for whiteclawed crayfish (*Austropotamobius pallipes* has been undertaken). The report of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to and approved in writing by the Local Planning Authority in consultation with specialist advisors. Any necessary and approved measures for the protection of white-clawed crayfish shall thereafter be implemented in full.

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.

5. Tree felling, vegetation clearance works, or other works that may affect nesting birds shall be avoided between March and July inclusive. In the event that works are required to be carried out during the nesting period a comprehensive risk assessment in order to establish the absence/presence of nesting birds shall be undertaken. The report of the assessment (together with proposals for mitigation/compensation, if required) shall be submitted to the Local Planning Authority prior to any works taking place. Works shall be carried out in accordance with any necessary and approved measures.

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.

NOTE(S):

1. The proposed new culvert crossing requires the prior written consent of the Environment Agency, as detailed by Section 23 of Land Drainage Act 1991.
2. This permission shall be read in conjunction with the planning approval issued under 3/2010/0719/P.

7. APPLICATION NO: 3/2012/0185/P (GRID REF: SD 373761 441162)  
APPLICATION FOR THE RENEWAL OF PLANNING PERMISSION  
3/2008/0766/P FOR THE PROPOSED DEMOLITION OF COMMERCIAL  
BUILDING AND ERECTION OF A THREE STOREY BUILDING FORMING 9,  
TWO-BEDROOM APARTMENTS WITH ANCILLARY LIFT AND STAIRCASE  
ENCLOSURE AT VICTORIA STREET GARAGE, VICTORIA STREET,  
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 proposal as shown on drawing no's 7005/A, 7006 and 7007.

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. In the first planting season following the first occupation of any of the residential units, a landscaping scheme for the site shall be implemented in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the landscaping shall be maintained for a period of not less than five 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.

5. Prior to the first occupation of any of the residential units, walls and/or fences shall be erected on the boundaries of the site in accordance with details that

have first been submitted to and approved in writing by the Local Planning Authority.

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

6. Prior to the commencement of any demolition works on the existing commercial garage, precise details of the means of making good the exposed side wall of the domestic garage at No 6 Reeford Grove, including details of the external finish of that wall, shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out to the satisfaction of the Local Planning Authority prior to the commencement of construction works on the approved residential development.

REASON: In the interests of the amenities of the owners/occupiers of that adjoining property, and the visual amenities of the locality, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. The proposed access and parking/turning area shall be provided in accordance with the approved plans prior to the first occupation of any of the residential units and, thereafter, shall be retained permanently available and 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.

8. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

REASON: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. Prior to commencement of development precise details of the finished floor levels of the dwellings and the parking areas shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To comply with Policy G1 of the Ribble valley Districtwide Local Plan and protect residential amenity.

10. Due to the adjacent land being opened up to members of the public, the proposer shall ensure the boundary fencing is of a suitable standard to prevent trespass onto the railway. The fence should be a minimum of 1.8m in

height, the details of which shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The fence shall be erected at the applicant's own expense.

REASON: In the interests of the protection of the adjacent railway infrastructure.

11. The applicant must ensure that their proposal both during construction and after completion of works on site does not encroach onto Network Rail land, it must not affect the safety, operation or integrity of the railway and its infrastructure or undermine or damage or adversely affect any railway land and structures, nor over-sail or encroach upon the air-space of any Network Rail land or cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future to be undertaken on Network Rail land and infrastructure. Any future maintenance must be conducted solely on the applicant's land.

REASON: In the interests of the protection of the adjacent railway infrastructure.

12. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways as a means of storm/surface water disposal must not be constructed near/within 10 metres of Network Rail's boundary or at any point that could adversely affect the stability of Network Rail's property.

REASON: In the interests of the protection of the adjacent railway infrastructure.

13. The applicant must ensure that the construction and subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land, and therefore all/any building should be situated at least 2 metres from Network Rail's boundary. This will allow construction and future maintenance to be carried out from the applicant's land, thus avoiding provision and costs of railway look-out protection, supervision and other facilities necessary when working from or on railway land. No structure/building should be built hard-against Network Rail's boundary. The applicant/applicant's contractor must ensure that any scaffolding required for working at height can be undertaken wholly within the footprint of the applicant's land. Any scaffold, which is to be constructed within 10 metres of the railway boundary fence, must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed.

REASON: In the interests of the protection of the adjacent railway infrastructure.

14. Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting. Following occupation of the development, if within three months Network Rail or a Train Operating Company has identified that lighting from the development is interfering with driver's vision, signal sighting, alteration/mitigation will be required to remove the conflict at the applicant's expense.

REASON: In the interests of the protection of the adjacent railway infrastructure.

15. Where trees/shrubs are to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary as the species will contribute to leaf fall which will have a detrimental effect on the safety and operation of the railway. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fencing.

REASON: In the interests of the protection of the adjacent railway infrastructure.

8. APPLICATION NO: 3/2012/0241/P (GRID REF: SD 376989 444180)  
PROPOSED CHANGE OF USE OF LAND AND THE CONSTRUCTION OF  
FOUR THREE-STOREY HOUSES (RESUBMISSION OF 3/2011/0306/P) AT  
CHATBURN VILLAGE MOTOR COMPANY, SAWLEY ROAD, CHATBURN

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing no's 7002/B, 7003/A, 7004/A, 7005 and 7006.

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 the dwellings hereby permitted their respective driveways, parking spaces and garages shall have been formed in accordance with the details shown on drawing no 7002/B to the satisfaction of the Local Planning Authority. Thereafter, the driveways and parking spaces shall be kept permanently clear of any obstruction to their designated use; and the garages shall be retained for the garaging of a private car and shall not at any time be converted into additional living accommodation unless a further planning permission has first been granted in respect thereof.

REASON: In order to ensure the provision and retention of adequate parking provision in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey dated the 29<sup>th</sup> of March 2011 [T1/T2] shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Construction and Design] the details of which shall be agreed in writing, implemented in full, 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 minimum of 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 the trees, that are considered to be of visual value, are afforded maximum physical protection from the potential adverse

effects of development in order to comply with Policies G1 and ENV13 of the District Wide Local Plan.

6. The actions and methods identified in the bat mitigation plan attached to the bat survey report dated 9 March 2011 shall be adhered to throughout the entire development. In the event that any bats are found or disturbed during any part of the development, work shall cease until further advice has been obtained from a licensed ecologist.

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

7. The development shall be carried out in full compliance with the remedial works and mitigation measures contained in the submitted Ground Contamination Desk Study Report by Worms Eye Geotechnical dated 14 November 2002 and updated on 28 March 2011.

REASON: To ensure a satisfactory living environment for the future occupiers of the proposed dwellings and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. APPLICATION NO: 3/2011/0991/P (GRID REF: SD 374508 442235)  
PROPOSED ERECTION OF THREE DWELLINGS WITH ASSOCIATED VEHICULAR ACCESS AND LANDSCAPING ON LAND TO REAR OF HAZELMERE, PIMLICO ROAD, CLITHEROE, LANCASHIRE.

The Head of Planning Services introduced a slight change for reasons for refusal.

REFUSED for the following reasons:

1. Approval of this scheme would be contrary to the guidance contained within the NPPF, HEPPG, the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Local Plan Policy ENV16. The Council cannot support the principal of developing this site for housing due to the irreplaceable damage the loss of important trees that provide visual amenity value and the garden area itself would have a harmful impact on the character and appearance of the Conservation Area, as well as the significant detrimental visual impact the development of the site would have on the character and setting of Hazelmere, a Building of Townscape Merit. The garden's trees, traditional boundary walling and through views from Pimlico Road towards Well Terrace and Pendle Hill are also of significance, and the developments impact on them would further erode this corner of the Conservation Area to its detriment.

2. Approval of this scheme would be contrary to the guidance contained within the NPPF, HEPPG, the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Local Plan Policies G1 and ENV16. The overly modern shape, scale, design and materials proposed are considered entirely incongruous within the street scene, and it will not present a harmonious development that sympathetically and satisfactorily impacts on the character of the Conservation Area nor the adjacent Building of Townscape Merit, resulting in the domination of Hazelmere and its setting. The alterations proposed to the traditional boundary walling would further alter the existing enclosed setting of the garden area to the detriment of the setting of Hazelmere, creating a development that will have an unacceptable visual impact on the character, setting and appearance of the Clitheroe Conservation Area and the adjacent Building of Townscape Merit.

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

(Mrs Wood spoke against the above application.)

10. APPLICATION NO: 3/2012/0158/P (GRID REF: SD 373979 438035)  
OUTLINE APPLICATION FOR THE ERECTION OF 73 OPEN MARKET  
DETACHED DWELLINGS AND 31 SOCIAL HOUSING PROPERTIES ON SITE  
2, BARROW BROOK BUSINESS VILLAGE, BARROW

The Head of Planning Services reported one late item.

REFUSED for the following reason:

1. The proposed residential development does not represent the most appropriate and 'sustainable' use of this site, and would lead to the loss of an important employment generating site with detrimental effects upon the local economy and possible social damage caused by the loss of potential job opportunity in the community, contrary to the requirements of saved Policy EMP11 of the Districtwide Local Plan, and contrary to Key Statement DS1 (Development Strategy) of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 19 Consultation Draft, which states that "strategic employment opportunities will be promoted through the development of the Barrow Enterprise site as a main location for employment".

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

11. APPLICATION NO: 3/2012/0291/P (GRID REF: SD 362125 443036)  
PROPOSED RESUBMISSION OF APPLICATION 3/2011/0256/P FOR THE  
ERECTION OF A NEW LIVE WORK UNIT (WARDEN'S HOUSE) IN  
CONJUNCTION WITH THE EXISTING CARAVAN SITE AT BRICKHOUSE  
CARAVAN PARK, GARSTANG ROAD, CHIPPING

REFUSED for the following reason(s):

1. In the opinion of the Local Planning Authority, the touring caravan site does not necessitate the construction of a manager's/warden's dwelling within its boundaries. The proposed development therefore represents the erection of a dwelling (that does not satisfy an identified local need, and is not for the purposes of agriculture or forestry) in a location outside the Settlement Boundary of Chipping and within the Forest of Bowland Area of Outstanding Natural Beauty. As such, the proposal would be contrary to the requirements of Policies G5 and H2 of the Ribble Valley Districtwide Local Plan and would be detrimental to the visual amenities of the AONB contrary to Policy ENV1 of the Local Plan.
2. The proposal is contrary to the environmental dimension of sustainable development as defined in the National Planning Policy Framework (NPPF) in that it would not contribute towards the protection and enhancement of the AONB which is an area recognised in the NPPF as having the highest status of protection in relation to landscape and scenic beauty.

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

(Councillor Hore was given permission to speak on the above application.)

12. APPLICATION NO: 3/2011/0892/P (GRID REF: SD 374095 442172)  
PROPOSED RESIDENTIAL DEVELOPMENT AT LAND OFF MILTON AVENUE,  
CLITHEROE

The Head of Planning Services reported an additional letter of objection and advised of an additional condition and the deletion of one of the informatives in the recommendation.

DEFERRED for further clarification relating to highway matters.

(Ms Dickman spoke in favour of the above application. Mrs Thompson spoke against the above application).

(Councillor Horkin was given permission to speak on the above application).

13. APPLICATION NO: 3/2012/0065/P (GRID REF: SD 372512 435891)  
OUTLINE APPLICATION FOR NEW RESIDENTIAL HOUSING DEVELOPMENT  
COMPRISING 12 HOUSES (3 NO TERRACED AND 9 NO DETACHED) (4 NO  
AFFORDABLE AND 8 NO MARKET HOUSING) INCLUDING ACCESS WAY  
AND TURNING HEAD TO LCC CRITERIA, NEW ACCESS TO NEW FOUL  
WATER PUMPING STATION (EXISTING PUMPING STATION TO BE  
DEMOLISHED) ON LAND AT DALE VIEW, BILLINGTON

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a legal agreement within a period of 6 months from the date of this decision as outlined in the 'Section 106 Agreement Content' 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 and the sustainability requirements of the National Planning Policy Framework.

5. The submission of reserved matters in respect of scale and appearance, and the subsequent implementation of the development, shall be carried out in substantial accordance with the Design and Access Statement submitted with the application.

In relation to the reserved matter of layout, the Council considers the position and orientation of Plots 10, 11 and 12 (as shown on illustrative drawing no Gel/454/1315/02) with rear garden fences facing Dale View, to be detrimental to visual amenity. This particular detail of the layout should be reconsidered in any reserved matters submission.

REASON: For the avoidance of doubt to determine the scope of the outline permission.

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 should be completed in accordance with the approved plans.

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

7. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. 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 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. Footpath no's 40 and 41 in the Parish of Billington affect the site.
2. The applicant is advised of the need to comply with the guidance contained in the letter to the Local Planning Authority from the Environment Agency dated

8 March 2012, a copy of which was sent to their agents Gary Hoerty Associates.

3. The applicant is advised that Primrose Lodge in Clitheroe has been registered as a receptor site for biodiversity offset credits with the Environment Bank. Developers can purchase credits to be used to further the environmental enhancement work at that location.

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

(Ms Sharples spoke against the above application.)

14. APPLICATION NO: 3/2012/0261/P (GRID REF: SD 375167 446130)  
APPLICATION FOR THE DISCHARGE OF PLANNING OBLIGATIONS RELATING TO A SECTION 106 AGREEMENT, TO ALLOW THE PREMISES TO BE OCCUPIED AS PERMANENT RESIDENTIAL ACCOMMODATION IN LINE WITH PLANNING CONSENT 3/2011/1055P AT WHITEHALL FARM, WHITEHALL LANE, GRINDLETON.

DEFERRED AND DELEGATED to the Director of Community Services and minded to approve the deed of release or revocation of the S.106 agreement.

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APPLICATIONS APPROVED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0622/P	Conversion of barn into holiday accommodation as part of a change of use application	Dilworth Barn Back Lane Newton-in-Bowland
3/2011/0723/P	Proposed erection of 3 No commercial units to provide optional/mixed use development for Class A1 retail, Class B1 business, Class B2 general industrial and Class B8 storage and distribution	Clitheroe Auction Mart Lincoln Way Clitheroe
3/2011/0760/P	Remove the damaged cement render from the outside wall and replace with one of the following: 1. point stonework (if suitable); 2. re-render (unpainted)	15 Lowergate Clitheroe
3/2011/0863/P	Retrospective application for single storey rear extension	23 Preston Road Longridge
3/2012/0889/P	Refurbishment of existing health and leisure club incorporating construction of a single storey extension to the north east elevation and alterations to fenestration by building up an existing opening and forming new window and door openings	Carter Leisure Chatburn Road Clitheroe

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0890/P	Extension to health and leisure club to form new entrance/reception area with a viewing terrace over at first floor level (south eastern elevation) and construction of open viewing terrace at first floor level (north eastern elevation)	Carter Leisure Chatburn Road Clitheroe
3/2011/0943/P	Application to discharge condition no 5 (details and materials of internal site roads) and condition no 6 (landscaping) of planning permission 3/2010/0485/P	Northwood Longsight Road Clayton-le-Dale
3/2011/0969/P	Proposed equestrian stable block and exercise ménage	Calder Farm Settle Road Bolton-by-Bowland
3/2011/0980/P	Demolition of timber framed house and farm office and erection of a granny annex and use of land for that purpose	Eastham House Farm Clitheroe Road Mitton
3/2011/0984/P	One wall mounted sign on the front elevation	Pullman House 2-4 Duck Street Clitheroe
3/2011/0999/P	Proposed rear single storey extension	9 Ribblesdale Road Ribchester
3/2011/1042/P	Single storey extension to form conservatory, breakfast/conference room with toilets and kitchen facility	The Avenue Hotel The Avenue Brockhall Village
3/2012/0049/P	Application for a non-material amendment to planning permission 3/2011/0144/P (stable block) for the formation o a gable wall (change in roof appearance) to the south-west elevation	Tithe Barn House Whins Lane Simonstone
3/2012/0067/P	Substitution of house type to include use of part of a garage as additional living accommodation	23 Calderstones Green Pendle Drive Whalley
3/2012/0070/P	Conversion of barn to two dwellings with the creation of garden and parking area at barn adjacent	Shays Cottage Tosside
3/2012/0076/P	Proposed rooflift and garage extension	Innellan, Moor Lane Wiswell
3/2012/0083/P	Proposed single storey garden room extension	Foxfield, Alston Lane Alston, Longridge
3/2012/0091/P	Proposed extension to existing stable block providing 3no. additional loose boxes	Newshams Farm Old Buckley Lane Knowle Green

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0100/P	Proposed two-storey rear extension with single storey lean-to to form new dining room and bedroom	2 Hazel Grove Longridge
3/2012/0106/P	Proposed single storey side and rear extension	15 Green Park Whalley
3/2012/0114/P	Application for the discharge of condition no. 3 (materials) of planning consent 3/2011/1013	Croft Cottage 2 Grindleton Road West Bradford
3/2012/0122/P	Single storey extension to East elevation	Wilson's Farm Easington Road Cow Ark
3/2012/0123/P	Proposed bedroom extension over front of the existing garage and tiled roof to existing porch	79 Moorland Road Langho
3/2012/0131/P	Retention of the existing building and use as workshop/offices adjacent	Roadside Farm Preston Road, Alston
3/2012/0132/P	Erection of general purpose steel portal framed building for agricultural use to be used for indoor lambing of sheep and general storage outside of lambing time (building 1)	Greenlands Farm Thornley
3/2012/0133/P	Erection of general purpose steel portal framed building for agricultural use to be used for indoor lambing of sheep and general storage outside of lambing time (building 2)	Greenlands Farm Thornley
3/2012/0137/P	Construction of new 100-cow cubicle house and assorted yards/roads and slurry lagoon	Fishes and Peggy Hill Farm Henthorn Road Clitheroe
3/2012/0138/P	Construction of new machinery store and associated roadway	Fishes and Peggy Hill Farm Henthorn Road Clitheroe
3/2012/0140/P	Erection of a new dairy cubicle building and new access track to facilitate expansion of milking herd	Radholme Laund Farm Cow Ark
3/2012/0142/P	Change of use from shop (Class A1) to financial and professional services office (Class A2). Demolish and rebuild single storey storage room to rear of the premises to same dimensions as original including window in same position	66 Derby Road Longridge

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0144/P	Application for a non-material amendment to planning permission 3/2011/0975P, to allow the insertion of a new window in gable of the approved garage extension	West Meath Jacksons Lane Balderstone
3/2012/0145/P	Alterations to the existing driveway	16 Crow Trees Brow Chatburn
3/2012/0148/P	Proposed replacement domestic garage	2 Bronte Villas Longworth Road Billington
3/2012/0152/P	Change of use from class B1 (office use) to class C3 (residential)	Wilkin House Highfield Road Clitheroe
3/2012/0165/P	Installation of new security fencing, tarmac, picnic area and enclosed garden area with polytunnel	St Augustine's RC High School Elker Lane, Billington
3/2012/0162/P	Application for the discharge of condition no's 3 (materials), 6 (Surface Water run-off) and 7 (Surface Water Regulation System) of planning consent 3/2011/0965/P on land adjacent	14 Crumpax Avenue Longridge
3/2012/0172/P	Removal of existing detached garage and erection of single storey rear and side extension	99 Chatburn Road Clitheroe
3/2012/0173/P	Single storey extension to the rear	3 Langdale Avenue Clitheroe
3/2012/0176/P	Single storey rear extension with glazed balcony above new first floor bay with access to balcony and formation of further door in existing bay window at first floor level for access to the balcony	Hammond Field Hammond Drive Read
3/2012/0181/P	Two storey rear extension	3 Woodlands Drive Whalley
3/2012/0183/P	Proposed erection of garage with office over and associated site works for disabled use. Re-submission of 3/2011/0745P	Lime Kiln Cottage Bedlam Road Thornley-with-Wheatley
3/2012/0186/P	Ground floor rear extension to provide an extended kitchen diner	136 Pimlico Road Clitheroe
3/2012/0187/P	Proposed demolition of the former Women's Institute Building and the erection of one dwelling on land	Lynbrook Longsight Road Clayton-le-Dale

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0192/P	Proposed widening of existing access off the public highway on land	Clitheroe Road Knowle Green
3/2012/0194/P	New storage container to be located within the existing outdoor compound area of the store for storing trolleys in readiness for van deliveries	Co-operative Food Store Barrow Service Station Barrow Brook Barrow, Clitheroe
3/2012/0195/P	Glazed side extension to the Elmhurst Building	Kemple View Hospital Longsight Road Langho
3/2012/0201/P	Proposed change of use of unit from Light Industrial (Class B1[c]) to Class D2 – Studio/Personal Training Room	3 Albion Court Waterloo Road Clitheroe
3/2012/0202/P	Application to discharge condition no. 4 (materials) of planning permission 3/2011/0605P	21 Clitheroe Road Whalley
3/2012/0203/P	Extended garden curtilage and erection of a garage and granny annex	Red Rock Sabden Road, Padiham
3/2012/0204/P	Proposed single storey link extension between the existing house and outbuilding	Hodder House Chipping Road Chaigley
3/2012/0205/P	Proposed front single storey extension	11 Glendale Drive Mellor
3/2012/0209/P	Modification to existing pavilion roof to accommodate proposed memorial clock	Clitheroe Cricket Bowling & Tennis Club Chatburn Road Clitheroe
3/2012/0212/P	The addition of Velux windows to the ground floor living room	Withinreap Barn Moss Side Lane Thornley
3/2012/0220/P	Ground mounted photovoltaic panels in the garden area	Dugdales Barn Worston
3/2012/0222/P	Application for non-material amendment to planning consent 3/2011/0942 to increase the length of the single storey flat-roofed extension to the rear by 500mm	89 Peel Street Clitheroe
3/2012/0230/P	Renewal of planning permission 3/2010/0198/P for a portacabin toilet facility next to S417 classroom facility at Samlesbury site – Permission is sought for a further three years to enable a temporary project on site to be completed	Unit S417 Samlesbury Aerodrome Balderstone

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0233/P	Proposed ground floor bathroom extension with flat lead rolled roof. Proposed detached double garage	Waddington Old Mill Mill Lane Waddington
3/2012/0235/P (PA) & 3/2012/0236/P (LBC)	Creation of ground floor kitchen, dining room, utility and toilet from the attached garage, with hobby room above. Proposed alterations based on minimising any changes to the existing fabric internally and externally	Rodhill Lodge Bolton-by-Bowland
3/2012/0240/P	Application for a non-material amendment to planning permission 3/2011/0558/P, to allow the modification of window facing South East to Sawley Road from glazing up to the roof line to an arch top lintel	Recreation Ground Sawley Road Grindleton
3/2012/0243/P	Proposed canopy over existing flat roofed front bay window extending over existing front door to an existing semi-detached dwelling	31 Little Lane Longridge
3/2012/0244/P	Proposed single storey extension to side and rear	2 Beaufort Close Read
3/2012/0246/P	Proposed new extensions to existing dwelling, including new extension to the front elevation to create additional bedroom space, new en-suite and window to the side gable and new side extension to the rear to create a utility room	13 Abbots Croft Whalley
3/2012/0248/P	Proposed vehicular access including drop kerb to existing footpath/verge to allow off road parking	70 St Marys Gardens Mellor
3/2012/0257/P	Proposed erection of conservatory to the rear of the property	9 Haugh Avenue Simonstone
3/2012/0260/P	Raising of rear eaves level and erection of first floor extension over part of existing single storey flat roof extension (Resubmission)	4 Branch Road Mellor Brook
3/2012/0263/P	Application for the discharge of condition no. 6 (type, coursing and jointing of natural stone) and no. 7 (Velux roof lights) of planning permission 3/2011/0971/P relating to development	Cobden Mill Watt Street Sabden
3/2012/0265/P	Proposed two-storey and single storey rear extensions	2 Rock Terrace Whalley

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0266/P	Application to discharge condition no. 12 (written scheme of investigation), condition no. 13 (bin store) and condition no. 17 (code pre-assessment) of planning consent 3/2010/0001/P	Cobden Mill Watt Street Sabden
3/2012/0267/P	Discharge of conditions 1, 2 and 3 relating to commencement of time, materials and landscaping	Northcote Manor Northcote Road Langho
3/2012/0282/P	Proposed lean-to single storey rear extension	77 Taylor Street Clitheroe
3/2012/0290/P	Proposed change of use from Class A1 retail use into 2 no. self-contained ground floor flats	116 – 118 Bawdlands Clitheroe
3/2012/0331/P	Application for a non-material amendment to planning permission 3/2011/1057P, to allow the length of the proposed dormer to be increased	20 The Hazels Wilpshire
3/2012/0368/P	Application for a non-material amendment to planning permission 3/2010/0113/P, to allow the addition of windows at first floor level to gable walls, rear gardens to dwellings 1-4 amended; including re-position of pedestrian access to the highway and relocated bench added for public use adjacent to Whalley Road. Land adjacent to	Whalley Road Sabden
3/2012/0371/P	Application for a non-material amendment to planning permission 3/2012/0003/P, to alter the differing roof line to a continuous level, remove porch and allow for a canopy and reduce the size of the outhouse. Alterations to external paving	5 Root Hill Farm Cottage Dunsop Bridge

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#### APPLICATIONS REFUSED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2011/0366/P	Proposed erection of one 32m high, 225Kw wind turbine on land	west of Coal Pits Lane Gisburn	Proposal by virtue of its location, siting, scale and height would be contrary to Policies G1, G5, ENV2,

Cont ...

Cont'd	<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
				<p>ENV3, ENV24, ENV25, ENV26 of the Local Plan, Forest of Bowland AONB Renewable Energy Position Statement and the NPPF.</p> <p>By virtue of its location close to a number of Public Footpaths and dwellings would impact upon the enjoyment of walkers and be to the detriment of the residential amenities of the occupiers of that dwelling contrary to Policy G1 of the Local Plan.</p>
	3/2011/0674/P	Revised details of conversion of barn to dwelling, erection of garage, plant room and driveway and garden	Raike Foot Farm Thornley Road Chaigley	<p>The proposal given the extent of rebuild would be tantamount to a new dwelling and as such be contrary to policies H16 and ENV01 of the Districtwide Local Plan and paragraph 55 of the NPPF. The extent of alteration would result in visual detriment contrary to policies ENV1, H17 of Districtwide Local Plan and guidance in NPPF, paragraph 135.</p>

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2011/0859/P	Change of use of redundant community centre (Old School House) to a dwelling incorporating an increase in height to create a first floor and an extension to the front	Old School House Lane Ends Grindleton	Contrary to NPPF and Policies G1, ENV1, H16 and H17 of the Local Plan. The proposal by virtue of the proposed alterations to the roof height, the design of the new build element and the use of dormer windows would be visually harmful to the streetscene, be to the further detriment of the character of the building, and would visually affect the character, appearance and setting of this location, without sufficient justification.
3/2011/0893/P	Outline application for one dwelling situated in the old car park	Hodder Place Stonyhurst Clitheroe	Policy ENV1 and NPPF – the proposal does not represent sustainable development and would be detrimental to the visual amenities of the AONB.
3/2011/1001/P	New detached dwelling within the curtilage	1 Portfield Bar Whalley	Policy ENV4 and Section 9 of the NPPF – harm to the openness of the Green Belt.

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2011/1078/P	Proposed two-storey rear extension	18 Kestor Lane Longridge	G1, H10, SPG – Harmful to the amenity of neighbouring residents due to the size and massing of the extension resulting in an overbearing impact and loss of light.
3/2012/0063/P	Proposed two-storey side extension	Gleadale 74 Salthill Road Clitheroe	G1, H10, SPG – Dominant extension to the visual detriment of the property and street scene.
3/2012/0074/P (LBC) & 3/2012/0075/P (PA)	Change of use to the ground floor from a licensed premises to A2 financial and professional use, including internal structural alterations to the ground floor. Upgrade of the existing accommodation including the creation of improved domestic accommodation at first and second floor split into 4 no'd flats with compliant means of escape provision and associated alterations to create a separate entrance	The Victoria Hotel Market Place Clitheroe	The proposal has an unduly harmful impact upon the character (including setting) and significance of the listed building and the character, appearance and significance of Clitheroe Conservation Area because of the loss of/alteration to important historic fabric, plan form and external appearance including the removal of interior wall room divisions and stairs, creation of new stairs, obscuring of historic stairs fire places and ceilings, disruption to ground floor proportions by

Cont ...

Cont'd	<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
	3/2012/0079/P	Proposed extension of wine bar to create a cloakroom (single storey)	Carlitos York Street Clitheroe	installation of a suspended ceiling and disruption to facade symmetry through creation of an external doorway. This is contrary to Policies ENV20, ENV19, ENV16, G1(a), H16(a) and H17(a) of the Ribble Valley Districtwide Local Plan.  Policies G1, ENV16 and NPPF (Section 12) – detrimental effect upon the appearance of the building and upon the appearance and character of the Conservation Area.
	3/2012/0081/P	Installation of 3 conservation style velux roof lights and installation of replacement windows to an existing dwelling	4 Church Raikie Chipping	The proposal has an unduly harmful impact upon the character and significance of the listed building, the setting of St Bartholomew's Church (Grade II* listed) and the character and appearance of Chipping Conservation Area because the proposed roof lights are conspicuous, incongruous and visually intrusive in the otherwise
Cont ...				

	<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont'd	3/2012/0094/P	Demolish existing garage and build new larger garage	Ribblesdale House Main Street Gisburn	unbroken and prominent roof slope. This impact will be compounded by the use of artificial slate vents.  G1, ENV1, ENV16, ENV19, H10, SPG and NPPF – Inappropriate size, design and materials resulting in cramped development to the visual detriment of the appearance of surrounding properties, the significance of the adjacent Listed Buildings and the wider Conservation Area. Also harmful impact upon the amenity of neighbouring residents by virtue of its overbearing impact and resultant loss of light.
Cont ...	3/2012/0101/P	Proposed two-storey extension to provide a dining room at ground floor and bedroom and bathroom at first floor	84 Ribchester Road Clayton-le-Dale	Contrary to Policies G1 and H10 of the Districtwide Local Plan and the Council's adopted SPG on alterations and extensions to dwellings. It would result in a discordant feature to the detriment of both the character

Cont'd	<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
	3/2012/0141/P	Alterations and extension at rear of property at ground and first floor level	2 Huntsmans Cottages Woodfold Park Further Lane Mellor	and appearance of the property and the street scene.  The proposal will be unduly harmful to the character and significance of Huntsmans Cottage heritage asset and Woodfold Park historic park and garden because of its size, design and prominence and resultant domination of the rear elevation of the historic building range. This is contrary to Policies ENV21 and G1 of the Ribble Valley Districtwide Local Plan and Ribble Valley Supplementary Planning Guidance 'Extensions and Alterations to Dwellings'.
	3/2012/0147/P	Single storey rear extension	47 Avenue Road Hurst Green	G1, ENV1, ENV16, H10, SPG and NPPF – Inappropriate design and materials to the visual detriment of the appearance of the property, Hurst Green Conservation Area and the Area of Outstanding Natural Beauty.

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2012/0153/P	Conversion of 4 Stanley Street into 2 no. self-contained flats including extensions, plus creation of a new dwelling to the rear of 4 Stanley Street following the demolition of remains of derelict barn	4 Stanley Street Longridge	Contrary to Local Plan Policies G1, ENV16 and Policy H10, the SPG – “Extensions and Alterations to Dwellings” and the Planning (Listed Buildings and Conservation Areas) Act 1990. Adverse visual impact on the character, setting and appearance of the CA and impact on residential amenity.
3/2012/0160/P	Demolition of existing shippon and proposed two-storey side extension, porch extension and single storey rear extension	74 Knowsley Road Wilpshire	G1, H10, SPG, HEPPG, NPPF – Inappropriate and incongruous development to the visual detriment of this traditional property, and the street scene.
3/2012/0164/P	Proposed garage extension with accommodation in the roof to the southern gable elevation with dormer to the front and rear roofslope. Proposed dormer to front elevation of main property and single storey lean-to extension to the rear	8 Rogersfield Langho	G1, H10, SPG, NPPF – Size, scale, design, massing and siting would interrupt the existing pattern of development to the estate, resulting in an adverse impact upon the appearance of the property and the street scene to the loss of general amenity.

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2012/0168/P	Single storey conservatory extension to the rear. Re-submission.	Hill House Hesketh Lane Chipping	G1, ENV1, H10, SPG – Inappropriate design and materials to the visual detriment of the appearance of the property and the Area of Outstanding Natural Beauty.
3/2012/0178/P	Full redecoration to the external building in like for like colours. Internal alterations as follows: form new structural opening linking the existing Bar Area to the proposed Dining Area. Removal of asbestos containing artex to the existing Lounge Area, ceiling and reskinned and painted, with new timber beams applied and stained dark. New 1100mm high timber T&G wall panelling, stained dark and polished to all walls within the proposed Dining and Snug Area. New fixed seating to the proposed Dining and Snug Area in a traditional style, having turned legs and deep buttoned backs. New areas of flooring, which include timber, stone, rugs and ceramic tiles. General redecoration throughout – painted finishes to be repainted, existing stained joinery to be	Bailey Arms Hotel Avenue Road Hurst Green	The proposal would have an unduly harmful impact upon the character and significance of the listed building because of the loss of and damage to important historic fabric. This includes the removal of walling which maintains the identities and planform of the historic barn and housebody elements, the alteration of flooring and the alteration of ceiling/first floor structures. This would be contrary to Policy ENV20 of the Ribble Valley Districtwide Local Plan.

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	<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
Cont'd		restained dark and polished. New joinery to be stained dark and polished. All alterations to enhance and to be sympathetic to the character of the building		
27	CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT			
	<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	
	3/2012/0104/P	Application for a Lawful Development Certificate for the removal of the existing detached garage and replacement with a detached outbuilding	Wisteria Cottage 22 St Marys Gardens Mellor	
	3/2012/0121/P	Application for a Lawful Development Certificate for the proposed installation of a new window to the front elevation, six conservation roof lights to the third floor, a new entrance canopy and the conversion of a window to form a doorway at ground floor level to the rear of the property	Home Farm Cottage 6 King Henry Mews Bolton-by-Bowland	
	3/2012/0224/P	Lawful Development Certificate for proposed extension to rear of existing garage at	4 Hawthorn Close Langho	
	3/2012/0283/P	Application for a Lawful Development Certificate for the proposed construction of a single storey rear extension, dormer to rear elevation and conversion of store (previously garage) to a habitable room	3 Redwood Drive Longridge	
28	TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL <b>NOT</b> REQUIRED			
	<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	
	3/2012/0304/N	Proposed secure farm workshop to repair equipment and machinery	Cowgill Farm Sawley, Clitheroe	

3/2012/0333/N	Replacement commercial fridge for storage of produce from dairy	Westby Dairy Westby Hall Farm Burnley Road, Gisburn
3/2012/0344/P	Portal frame building to store farm machinery	West Dockber Farm Sawley, Clitheroe
3/2012/0345/P	Portal frame storage building (hay)	Fish House Farm Woods Brow Balderstone

29 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2010/0078/P	Old Manchester Offices Whalley New Road Billington	20/5/10	18	Back to May committee
3/2010/0929/P	Land between 36 & 38 Henthorn Road Clitheroe	14/7/11	8	Not Signed yet With applicants solicitor
3/2011/0316/P	Land off Preston Road Longridge	10/11/11	60	Not Signed yet With applicants solicitor & LCC
3/2011/0837/P	Land off Pendle Drive Calderstones Park Whalley	9/2/12	46	Not Signed yet With applicants solicitors
3/2011/0776/P	Land off Whiteacre Lane Barrow	12/4/12	7	With Legal
3/2011/0784/P	Old Whalley Nurseries Clitheroe Road Whalley	12/4/12	6	With Legal
<b>Non Housing</b> 3/2011/0649/P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures so no progress on Section 106

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2011/0482/P	Brown Leaves Hotel Longsight Road Copster Green	8/12/11	17 weeks	18	Decision 3/4/12
3/2011/0541/P	Dilworth Lane/Lower Lane Longridge	10/11/11 9/2/12	21 weeks	49	Decision 5/4/12
3/2011/0247/P	Land off Chapel Close Low Moor, Clitheroe	13/10/11 15/3/12	25 weeks	54	Decision 2/5/12

<b><u>Application No:</u></b>	<b><u>Date Received:</u></b>	<b><u>Applicant/Proposal/Site:</u></b>	<b><u>Type of Appeal:</u></b>	<b><u>Date of Inquiry/Hearing:</u></b>	<b><u>Progress:</u></b>
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	—	APPEAL DISMISSED 5.4.12
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	—	APPEAL WITHDRAWN 12.4.12
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	Hearing	—	Inspector has rescheduled as Hearing

<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>
3/2011/0103 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/WC to ground floor and master bedroom suite to first floor (Resubmission of 3/2011/0295P) 33 Victoria Court Chatburn	Householder appeal	–	APPEAL ALLOWED 20.4.12
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
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	–	APPEAL DISMISSED 27.4.12

<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>
3/2011/0653 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	—	APPEAL DISMISSED 25.4.12
3/2011/0567 D	16.3.12	Mr D Ashton Proposed erection of a holiday cottage (Re-submission) Pinfold Cottage Tosside	WR	—	Awaiting site visit
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	—	AWAITING DECISION
3/2011/0703 O	16.4.12	Mr T Brown Proposed erection of a three-bedroom, two-storey detached dwelling with attached garage (re-submission of 3/2011/0315P) 43 Hawthorne Place Clitheroe	WR	—	Notification letter sent 23.4.12 Questionnaire sent 30.4.12 Statement to be sent by 28.5.12

(Councillor Carefoot left the meeting.)

(Councillor White read a statement from Councillor Rogerson, then left the meeting.)

### 31 DESIGNATION OF EXTENSION TO LONGRIDGE CONSERVATION AREA

The Director of Community Services submitted a report asking Committee to approve the designation of an extension to Longridge Conservation Area at Stonebridge Mill. Councillor Hind and Councillor Smith were given permission to speak on this item, both of which expressed concern that should this extension to the Conservation Area go ahead, that it would prevent development of this building and affect the economic interest in the Longridge area.

The Head of Planning Services reported that he had received 62 letters opposing the extension to the Conservation Area as well as additional letters of objection

to this. The report outlined the background to the desire for an extension to the Longridge Conservation Area at Stonebridge Mill and the reasons for this. The report also outlined the feedback received from the consultation period since the last meeting of the Committee. He felt it was important that Stonebridge Mill buildings be included in the Conservation Area because of the significance, integrity and legibility of this important site and the character and appearance of the Conservation Area as a whole. Of particular interest was the water tower and boiler house.

He also informed Committee that the future state of repair of the buildings was not a material consideration to be taken into account but that including it in the Conservation Area would give a greater degree of control over future development.

Committee discussed this request in great detail.

RESOLVED: That Committee do not approve the extension to Longridge Conservation Area to include any more of Stonebridge Mill.

(Councillor Carefoot and Councillor White returned to the meeting.)

### 32 SUSPENSION OF STANDING ORDERS

RESOLVED: Committee resolved to suspend Standing Order 15 with regard to time limit on meetings so that the business of the meeting could be concluded beyond the limit of 3 hours.

### 33 EXTENSION TO THE DELEGATION SCHEME IN RELATION TO DETERMINATION OF PLANNING APPLICATIONS

The Director of Community Services submitted a report requesting minor changes to the Scheme of Delegation in relation to the determination of planning applications and to clarify certain issues. He reminded Committee that the Government had continued to express concerns in relation to the possible delay that the present system had caused and its impact on driving the economy. This included the delay in the determination of planning applications and it was therefore important to explore ways of enable quicker decisions without significant harm to the planning process. He outlined the minor changes proposed to the delegation scheme so that Committee understood precisely what could be delegated to officers. The Head of Planning Services advised Members of minor changes to the report on certain issues.

RESOLVED: That Committee endorse the minor alterations to the text in the report which gives further clarification as to the extent of the Delegation Scheme and approve the revised changes to the Delegation Scheme to include minor modifications and revocations of Section 106 Agreements.

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PROPOSED AMENDMENT TO CONTEND TO SECTION 106 AGREEMENT FROM THAT AGREED BY PLANNING AND DEVELOPMENT COMMITTEE ON 20 MAY 2010 IN RELATION TO AN OUTLINE PLANNING APPLICATION FOR THE DEMOLITION OF AN EXISTING COMMERCIAL BUILDING AND THE REDEVELOPMENT OF THE CLEARED SITE AND ADJOINING LAND FOR RESIDENTIAL DEVELOPMENT, INVOLVING THE ERECTION OF 17 DWELLINGS, TOGETHER WITH GARAGES AND GARDENS AT OLD MANCHESTER OFFICES, WHALLEY NEW ROAD, BILLINGTON (3/2010/0078/P)

The Director of Community Services submitted a report asking Committee to agree to changes to the draft Section 106 Agreement in relation to the number of affordable units to be provided and the financial contribution to be requested. The report outlined the issues with regard to the fact that the site was of a brownfield nature that would incur demolition costs and the applicant and their agent had claimed that the development would not be viable if they were required to provide five affordable units and pay the education contribution of £66,188. They have therefore commissioned an Economic Viability Assessment, the conclusion of which was that if the education contribution was met, the site could only support an affordable housing contribution of 12% (2 units). The Council had sought an independent appraisal of the applicants Economic Viability Assessment which had concluded that the development would be viable with the provision of 3 affordable homes as well as the requested education contribution.

This had however been reconsidered at a meeting of the Housing Working Group where they were concerned about allowing the provision of affordable units being below the minimum threshold of 20% and had therefore suggested that four units should be provided but that the education contribution should either be waived or should equate to the balance that would still retain the overall viability of the proposed development. Negotiations with regard to this were still ongoing.

RESOLVED: That Committee agree to the completion of the Section 106 Agreement for this development on the basis of the provision of three housing units for shared ownership and one for rental and the payment of a contribution towards education provision of a sum to be agreed (that would be a minimum of zero and a maximum of £66,188) and that the completion of the precise wording of the agreement and the subsequent issuing of the planning permission be delegated to the appropriate planning, housing and legal officers.

35

REPRESENTATIVES ON OUTSIDE BODIES 2012/13

The Chief Executive submitted a report informing Committee of the outside bodies that come under the remit of the Planning and Development Committee and their membership.

RESOLVED: That the report be noted.

36 REVISIONS TO THE DEVELOPMENT MANAGEMENT PROTOCOL

The Director of Community Services submitted a report informing Committee on the revised changes to the Development Management Protocol which had been altered to take into account the Council's restructuring, as well as changes to the service and procedural issues. These changes were highlighted within the report for Committee's information.

RESOLVED: That Committee note the changes and be aware of a forthcoming consultation document regarding local information requirements on the validation of planning applications.

37 HOUSING LAND AVAILABILITY

The Chief Executive submitted a report for Committee's information on the most recent results of the Housing Land Availability Survey.

RESOLVED: That the report be noted.

38 PLANNING APPLICATION/ENFORCEMENT STATISTICS REPORT 1 APRIL 2011 TO 31 MARCH 2012

The Director of Community Services submitted a report of statistical information regarding planning applications, appeals and enforcement notices. This report related to the year from 1 April 2011 to 31 March 2012.

RESOLVED: That the report be noted.

39 PLANNING APPLICATION/ENFORCEMENT STATISTICS REPORT QUARTER 1 JANUARY TO 31 MARCH 2012

The Director of Community Services submitted a statistical account of planning applications, appeals and enforcement notices submitted to the Council relating to the quarter 1 January to 31 March 2012 for Committee's information.

RESOLVED: That the report be noted.

40 PROPOSED DEED OF VARIATION TO PROVISIONS IN THE SUPPLEMENTAL AGREEMENT DATED 22 OCTOBER 2010 TO THE SECTION 106 AGREEMENT FOR SITES AROUND AND INCLUDING PRIMROSE MILL FOR RESIDENTIAL DEVELOPMENT

PROPOSED DEED OF VARIATION TO MODIFY THE SECTION 106 AGREEMENT DATED 2 NOVEMBER 2010 RELATING TO LAND AT BARROW BROOK, BARROW

The Director of Community Services submitted two reports for Committee's information of the decisions taken by the Emergency Committee convened on Tuesday, 1 May 2012 to agree proposed changes to the supplemental agreement of the Section 106 Agreement in relation to some of the affordable

properties of the Primrose village development and in relation to all of the affordable properties at Phase 1 of the Barrow Brook development.

RESOLVED: That the reports be noted.

41 APPEALS

- (i) 3/2011/0982/P – Two storey side extension to provide living room and utility/wc to ground floor and master bedroom suite to first floor at 33 Victoria Court, Chatburn – appeal allowed.
- (ii) 3/2011/0245/P & 3/2011/0508/P – conversion of existing offices (above a shop) to 2 flats (change of use A2 to C3) at 18-20 Berry Lane, Longridge – appeal dismissed.
- (iii) 3/2011/0205/P (LBC) & 3/2011/0206/P – extension and alterations to Mellor Lodge Gate House and patio to rear and decking walkways at Mellor Lodge Gate House, Preston New Road, Mellor – appeal dismissed.
- (iv) 3/2011/0578/P – site at Austin House, Malt Kiln Lane, Chipping – appeal withdrawn.
- (v) 3/2011/0653/P – erection of timber structure – two storey to create studio (ground floor) – storage first floor at 10 Longridge Road, Hurst Green – appeal dismissed.
- (vi) 3/2011/0488/P – erection of a single garage within the curtilage of an existing building/dwellinghouse at The Hey Barn, Back Lane, Newton – appeal dismissed.

The meeting closed at 9.35pm.

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

## Minutes of Personnel Committee

Meeting Date: Wednesday, 30 May 2012, starting at 6.30pm  
Present: Councillor R Elms (Chairman)

Councillors:

P Ainsworth	D T Smith
P Dowson	D Taylor
B Hilton	

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

### 41 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors T Hill, A Yearling and the Chief Executive.

### 42 MINUTES

The minutes of the Special Personnel Committee meeting held on 1 March 2012 were approved as a correct record and signed by the Chairman.

The minutes of the Committee held on 21 March 2012 were approved as a correct record and signed by the Chairman.

Councillor Hilton raised a query regarding a reference from Overview and Scrutiny Committee referred to in minute 803. The Head of HR agreed to follow up on this point.

### 43 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 44 PUBLIC PARTICIPATION

There was no public participation.

### 45 REFERENCE FROM OTHER COMMITTEES

No references from other Committees.

### 46 ANNUAL HEALTH AND SAFETY REPORT

The Head of HR presented a written report from the Health and Safety Advisor which provided a review of the health and safety performance of the Council for the period April 2011 to March 2012. Members were pleased with the progress that had been made, particularly the improved Corporate approach to health and safety. It was noted that the Chief Executive and a Member Champion actively participated in the Health and Safety Group which met on a regular basis.

A number of achievements were highlighted which included improved and safer systems of work, staff training and the availability of guidance on the intranet. Attention was drawn to the activities of the Health and Safety Executive, in particular their focus on waste management following a number of fatalities in other authorities across the country. An inspection visit was expected in the near future. The targets going forward in 2013 were explained and Members thanked the Health and Safety Advisor for a very comprehensive report.

47 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.

48 ANNUAL UPDATE ON ABSENCE MANAGEMENT

The Personnel Officer presented her written report which provided Members with an update on sickness absence across the authority. She explained the absence management processes currently in place and the impact of these on sickness absence figures. It was noted that overall absence and associated costs had reduced from the previous year. Members were guided through the various graphs and tables in the report which provided more detailed analysis of absence figures with comparisons being drawn against national figures and those submitted by other northwest authorities. Members thanked the Personnel Officer for a very informative report.

49 ANNUAL STAFF TURNOVER

Consideration was given to the written report of the Personnel Officer which provided information on staff turnover. She explained the formula for calculating turnover and guided Members through the analysis. It was noted that more data was being captured as a result of the Equality Act which put the Authority in a better position to identify any trends or anomalies.

50 ANNUAL REVIEW OF HOME WORKING

The Head of HR reminded Members of the background to the Home Working Policy and explained some of the reasons staff would need to work from home. The health and safety implications of home working were discussed together with the potential detriment to work/life balance. It was noted that home working was being kept to a minimum by Heads of Service.

51 HONORARIUM

The Head of HR presented a request for payment of an honorarium to the Pollution Control Officer. She explained the background to honoraria payments and the particular circumstances relevant to this request.

RESOLVED: That Committee approve that the payment of an honorarium of £1,900 to the Pollution Control Officer.

52 UPDATE ON NATIONAL PAY NEGOTIATIONS

The Head of HR updated Members on the latest developments in relation to the national pay negotiations. She explained the Local Government negotiation machinery and Members were reminded of previous road shows which she had attended. It was noted that, whilst there was a balance to achieve between paying increased salaries and securing jobs there was a risk that Local Government may fall behind market rates when the economic situation improved and that the Council could experience recruitment and retention difficulties as a result.

53 TRAINING REPORT

The Personnel Officer guided Members through her written report detailing training courses that had approved since the last meeting. She highlighted a number of training initiatives and alternative delivery methods which would deliver a cost saving to the authority.

54 APPOINTMENTS AND RESIGNATIONS

Consideration was given to the written report of the Personnel Officer which informed Members of appointments and resignations that had taken place since the last meeting. Particular reference was made to two members of the Finance Section who had recently left the Authority and Members agreed that letters of thanks should be sent following their long service.

RESOLVED: That

1. letters of thanks be sent to the Cashier and Accounting Technician; and
2. approve the request to reappoint as outlined in the report.

The meeting closed at 7.43pm.

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

## Minutes of Health & Housing Committee

Meeting Date: Thursday, 31 May 2012, starting at 6.30pm  
Present: Councillor S Hirst (Chairman)

Councillors:

S Brunskill	R Moores
C Conner	E M H Ranson
R Hargreaves	L Rimmer
B Hilton	C Ross
K Hind	N Walsh
J Holgate	

In attendance: Head of Environmental Health Services, Housing Strategy Officer and Head of Regeneration and Housing (7.20pm).

### 55 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Bibby, R Newmark and M Robinson.

### 56 MINUTES

The minutes of the meeting held on 22 March 2012 were approved as a correct record and signed by the Chairman.

### 57 DECLARATIONS OF INTERESTS

There were no declarations of interest.

### 58 PUBLIC PARTICIPATION

There was no public participation.

### 59 PURCHASE AND REPAIR CAPITAL SCHEME REQUEST

The Chief Executive submitted a report seeking Committee's approval for a one-off purchase and repair capital scheme. Adactus Housing Association had approached other Councils proposing an affordable housing scheme to deliver three units in Longridge in 2012/13 and three units in Longridge in 2013/14. Currently the grant assistance available for delivery of affordable housing was through the landlord/tenant grant scheme. The assistance available was for renovation only and the scheme does not allow for any grant towards the purchase of affordable properties. The scheme proposal from Adactus was for a grant towards both the purchase and repair. The report highlighted the benefits to the scheme in that the units would be affordable and managed by a Housing Association and would be registered as a Legal Charge to be repaid on sale of the property.

Adactus Housing Association had for many years delivered a purchase and repair scheme across the borough each year providing between 8 and 12 units

that had been purchased and renovated and let as social rented units. With the change to the Home and Communities Agency grant funding process, this scheme was no longer viable and Adactus had therefore approached the Council for support. Adactus had received board approval to go ahead with the purchase of three, two-bed properties in 2013 and 14, however there would be a shortage in funding of £15,000 per unit for which they had approached the Council. The Council would have 100% nomination rights on these units.

RESOLVED: That Committee approve the proposed purchase and repair scheme and a request a new capital scheme to enable its delivery from the Policy and Finance Committee.

#### 60 FOOD HYGIENE INTERVENTION PLAN 2012/13

The Chief Executive submitted a report asking Committee to consider and approve the Ribble Valley Borough Council's Food Hygiene Intervention Plan for 2012/13. The Head of Environmental Health Services drew particular attention to the contents of Part 7 of the Plan which reviewed the performance of the service against last year's Performance Plan and also set out the proposed areas for improvement for the forthcoming year. He gave an explanation as to the risk categories and how the inspection regime worked. He also informed Committee that a year ago the National Food Hygiene Rating Scheme had been successfully introduced within the Borough and that to date 80% of Local Authorities in England Wales and Northern Ireland were now operating this system. He reported that the ratings for the food premises in Ribble Valley had seen ongoing gradual improvement in the past 12 months.

Also as part of the food service quality control as part of a Lancashire Initiative and inter-authority audit had recently been undertaken by food officers from two neighbouring Councils. In addition, the Food Standard Agency had also undertaken an audit of the approved premise systems. Both audits were generally successful and reassuring with only relatively minor issue being identified that had subsequently been addressed.

RESOLVED: That Committee

1. approve the Ribble Valley Borough Council Food Hygiene Intervention Plan 2012/13 for implementation in the current financial year;
2. note the satisfactory performance in relation to the identified areas for improvement in the previous year's food safety plan; and
3. reconfirm the continuing priority of food premises inspection for environmental health provision.

#### 61 REPRESENTATIVES ON OUTSIDE BODIES 2012/13

A report was submitted for Committee's information of the outside bodies that come under the remit of the Health and Housing Committee and their membership.

RESOLVED: That the report be noted.

62 REVIEW OF ENVIRONMENTAL HEALTH SERVICE 2011/12

The Chief Executive submitted a report for Committee's information on the service delivery of key local performance indicators within the environmental health service for 2011/12. Members asked several questions with regard to the report and particular reference to recent problems encountered with caravan site licences.

RESOLVED: That the report be noted.

63 CONFIRMATION OF ARRANGEMENTS FOR ASSISTED BURIALS – PUBLIC HEALTH (CONTROL OF DISEASE) ACT 1984 – BURIAL AND CREMATION

The Chief Executive submitted a report for Committee's information of the new contract arrangements to deal with public health assisted funerals. The contract had been awarded to William Houghton Funeral Director (Longridge) for the period 2012/2015. The report reminded Committee that it was a duty of the Council to make suitable arrangements for assisted burials and with whom arrangements are in place.

RESOLVED: That the report be noted.

64 HOUSING FORUM FEEDBACK

The Chief Executive submitted a report for Committee's information on feedback received from the Housing Forum which had been held on 16 May 2012 in the Council Chamber.

RESOLVED: That the report be noted.

65 NOTES ON THE VISIT TO RIBBLE VALLEY HOMES AND HOUSING SITES – 25 APRIL 2012

A note was submitted for Committee's information on the visit made by several of the Members of Health and Housing Committee to Ribble Valley Homes on 25 April 2012.

RESOLVED: That the report be noted.

66 HEALTH AND WELLBEING PARTNERSHIP GROUP

The minutes of the latest Health and Wellbeing Partnership Group held on 25 April 2012 were submitted for Committee's information.

Councillor Hilton also gave a brief update on the position with regard to Clitheroe Community Hospital, her draft response on the East Lancs CCG Strategic Plan and the fact that Ribble Valley Borough Council was a dementia friendly Council.

RESOLVED: That the report be noted.

67 GENERAL REPORT OF THE CHIEF EXECUTIVE ON THE ENVIRONMENTAL HEALTH SERVICE

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

- Flood Protection Grant Update – Ribchester.
- Clitheroe Market Update.
- Verbal Update on New Initiatives relating to Clitheroe Market.
- Hanson Cement Liaison Meeting Minutes.
- Request for Update on Incidence of Radon.

RESOLVED: That the report be noted.

68 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, 2, 3 and 6 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

69 GENERAL REPORT – GRANTS

The Chief Executive submitted details of 10 disabled facilities grants, 3 landlord/tenant grants and 1 boiler replacement grant that had been approved.

RESOLVED: That the report be noted.

70 AFFORDABLE HOUSING UPDATE

The Chief Executive submitted an update on the affordable housing schemes in progress and proposed in the borough. These have been split into 3 applications which have been submitted and were either approved or awaiting determination subject to Section 106 Agreements being completed.

RESOLVED: That the report be noted.

71 COMPULSORY PURCHASE ORDER

The Chief Executive submitted a report requesting Committee's support for the proposal to initiate Compulsory Purchase Order proceedings at 2 Barnacre Road, Longridge. The state of the property was detrimental to the area and was having a negative impact on the town because of its prominent location in Longridge. The owners of the property had been contacted as had Lancashire County Council who have a restrictive covenant on this property.

RESOLVED: That Committee support the request to proceed with the Compulsory Purchase Order for the site and submit a request to Policy and Finance Committee for financial support for the scheme.

The meeting closed at 7.40pm.

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

## **Minutes of Policy & Finance Committee**

Meeting Date: Tuesday, 12 June 2012, starting at 6.30pm  
Present: Councillor E M H Ranson (Chairman)

Councillors:

R Elms	J Rogerson
J Hill	R E Sherras
K Hind	R J Thompson
A Knox	N Walsh
S Hirst	

In attendance: Chief Executive, Director of Resources, Director of Community Services, Head of Regeneration and Housing, Head of Revenues and Benefits and Solicitor.

### 72 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors T Hill, S Hore, K Horkin, D T Smith and A Yearling.

### 73 MINUTES

The minutes of the meeting held on 27 March 2012 were approved as a correct record and signed by the Chairman.

### 74 MATTERS ARISING

There were no matters arising.

### 75 DECLARATIONS OF INTEREST

Councillor R Thompson declared an interest in agenda item number 10, Division of Wiswell Parish Council.

### 76 PUBLIC PARTICIPATION

There was no public participation.

### 77 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

### 78 APPOINTMENT OF WORKING GROUPS

The Chief Executive reminded Members that a Budget Working Group had operated successfully for a number of years. The Budget Working Group looked at the formulation of budgets in more detail for not only this Committee but for other Service Committees of the Council. He also referred to discussions which

had taken place at the last meeting in relation to the formation of an Economic Development Working Group and sought Members' views on this matter.

RESOLVED: That

1. a Budget Working Group consisting of 5 Conservatives, 1 Liberal Democrat and 1 Independent Member be appointed for the municipal year 2012/13; and
2. an Economic Development Working Group also be formed consisting of 5 Conservatives, 1 Liberal Democrat, 1 Independent Member for the municipal year 2012/13.

79

#### REVIEW OF RIBBLE VALLEY PARTNERSHIP

The Chief Executive referred to Minute 675 of Committee dated 24 January 2012 and presented his report reviewing the role and function of the Ribble Valley Strategic Partnership.

Committee were reminded of the history of the Strategic Partnership and of its remit including its responsibility for delivering the Sustainable Community Strategy.

All funding decisions of the Strategic Partnership were subject to agreements and protocols with Lancashire County Council which required that those decisions were progressed through the regular financial allocation and accounting procedures of the Council.

The Partnership had played a key role in preparing and consequently implementing the Council's Sustainable Community Strategy working through a series of theme groups which crossed a wide range of topics relating to the economy, health, community safety, housing, the environment, community needs etc.

Changes in financial arrangements had already seen the role of the Board alter from a decision-making body with financial responsibilities to a broader steering group and advisory body to the Council and, in particular, to this Committee. However it was apparent that the theme groups provided an important opportunity to bring together compatible interests which could be used to inform the Council's roles and responsibilities. The Working Group also recognised the important contribution that the Partnership had made to supporting the local community and enhancing the work of the Council. However it was apparent that in its existing form the Board structure was not sustainable. It would potentially serve to duplicate roles and functions that would be within the remit of the Council's duties and responsibilities. It was suggested therefore that the existing Strategic Partnership be dissolved as a formal body. There would need to be a look at how the theme groups would be able to operate. It was also important to put in place a Partnership Forum as a structured meeting, probably twice yearly under the auspices of the Council. This would provide continued opportunities to discuss relevant issues and a formalised means of enabling the Council to engage and develop its relationship with partners.

The responsibility for the Strategic Partnership budget still sat with Policy and Finance Committee. The use of performance reward grants and second homes money would be the subject of the Council's budget planning process, however it was anticipated that funding would continue to be applied to activities that supported the aspirations of the Council reflecting the sustainable community structure. As part of the budget planning process consideration would need to be given to supporting partnership working beyond 2013 in due course.

RESOLVED: That

1. Committee endorse the conclusions of the working group and that Ribble Valley Strategic Partnership be dissolved in its current form; and
2. the Chief Executive be asked to establish a Ribble Valley Forum in accordance with the proposals set out in this report and that resource requirements to support the Council's partnership work beyond March 2013 are considered within the Council's normal budget procedures.

80 IMPLEMENTING THE LOCALISM ACT 2011 – CODE OF CONDUCT AND STANDARDS

The Council's Solicitor presented a report relating to the adoption of a new code of conduct for Ribble Valley Borough Council and arrangements which needed to be put in hand to discharge the Council's obligations relating to maintaining and promoting high standards of conduct by its Members and any Co-opted Members and dealing with allegations made about Members who may have breached the Code.

These matters had previously been considered by Policy and Finance and Standards Committee with no recommendations having been finalised. The Leader and Chief Executive had requested that the group of Members which had assisted in considering future arrangements for Overview and Scrutiny Committee also be asked to consider the most appropriate arrangements to implement the Localism Act 2011 in relation to Code of Conduct and Member Conduct. That group had met on 1 June 2012 and it had considered the three codes set out in the appendices to the report. After careful consideration the group recommended that the most appropriate Code to reflect the aspirations of the Council was that drafted by the Department of Communities and Local Government.

The group also recommended that the duties of the Standards Committee should be carried out by other Council Committees due to the relatively limited amount of work that the Standards Committee had had to date. The majority of those responsibilities could be transferred to Accounts and Audit Committee with Policy and Finance Committee retaining responsibility for the Code of Conduct.

Members then discussed this matter in some detail, particularly in relation to Parish Councils and the responsibility which this Council had in respect of Parish Councillors compliance with Code of Conduct.

\*\*\* RESOLVED: That

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1. it be a recommendation to Full Council that the Department of Communities and Local Government Code should form the basis of the Council's Code of Conduct modified to reflect the final regulations in respect of disclosable pecuniary and non-pecuniary interest;
2. it be a recommendation to Full Council that the Council's duties under the Localism Act relating to Member conduct, promoting high standards of Member conduct, and investigating complaints, be discharged by the Council's Accounts and Audit Committee;
3. the Head of Legal and Democratic Services be authorised to prepare new Terms of Reference for Policy and Finance and Accounts and Audit Committee for approval by Council;
4. the Working Group to recommend who the Council should select as their independent persons to advise Members on matters of conduct; and
5. a report be prepared for the September meeting of Parish Councils' Liaison's Committee by the Head of Legal and Democratic Services informing all Parish Councils of the Council's decision in relation to its Code of Conduct and its impact on Parish Councils.

(Councillor R Thompson declared an interest in the next item of business and left the meeting.)

81

#### DIVISION OF WISWELL PARISH COUNCIL

The Council's Solicitor presented her report which sought Committee's views on whether to undertake a further Community Governance Review in relation to Wiswell Parish or whether to request a community governance petition as a pre-requisite for this.

Members were reminded that this request had been considered in March 2009. Committee had elected to carry out a review without a petition, largely due to the long running history of the matter.

On 16 November 2010, following a public consultation on whether to divide Wiswell Parish into two separate Parishes, the Council's Solicitor presented a decision report to Committee with two recommendations. Rather than adopting either of those recommendations, Committee decided to set up a Working Group to try to understand the issues/problems. A meeting was arranged for January 2011. The parishes had decided to continue to operate under the umbrella of one Parish Council but with appropriate division of duties, funds and responsibility in certain areas.

In March 2012 a letter had been received from the new Clerk to the Parish of Wiswell advising that the system of Committees was not working and requesting that the Council now proceeds with the division.

The Council's Solicitor advised that it was no longer open to the Council to proceed with the division as principal Councils had been required to complete a community governance review within 12 months of beginning it. She pointed out

that whatever the outcome of the previous review, some residents within Wiswell remained strongly of the view that the Parish should be split. The Parish Council were recently unanimous in their decision to request for the Parish Council to be divided.

She presented three options for Councillors to consider:

Option 1 – Advise Wiswell Parish Council that no CGR will be carried out until two years since the end of the last review had expired and the Council receives a valid CG petition.

Option 2 – Advise Wiswell Parish Council that Council would undertake a CGR provided that it receives a valid CG petition.

Option 3 – Advise Wiswell Parish Council that the Council will undertake a CGR now without any need for any valid CG petition.

Committee the considered the three options in some detail.

**RESOLVED:** That a Community Governance Review should be carried out for the Parish of Wiswell and that the Council's Solicitor be directed to commence work on this matter immediately.

(Councillor R Thompson returned to the meeting.)

## 82 VILLAGE AMENITIES GRANT FUND

Committee considered a report which sought to agree a formal administrative procedure for allocating grants totalling £100,000 to enhance village amenities throughout the Ribble Valley.

Members had previously considered the use of Performance Reward Grant to support a range of project activities proposed by the Ribble Valley Strategic Partnership. One of the principle projects was the delivery of a second round of schemes which would give local communities the opportunity to bid for funding to support village amenities.

The scheme proposed had been designed to make available a pot of £100,000 into which groups could bid on a competitive basis. Committee then considered a number of procedures which had been derived from considerations given when the Council administered a similar grant scheme in 2007 to community groups and Parish Councils across the Ribble Valley. The procedures were divided under the following criteria headings:

- General Matters;
- Financial Matters;
- Publicity;
- Council Support;
- Selection of Schemes;
- Conditions; and
- Feedback.

There were a number of considerations where a group was submitting several applications there should be clear indication of the priority of each. Corporate Management Team had considered the option to set a maximum grant of £10,000 per bid. There would be a point when funds allocated to projects would need to be reallocated, details should be given of any revenue expenditure implications of the project and how these are to be covered, details of partner organisations and input from them should be clearly set out and finally in considering projects regard would be given to any previous grants made.

Members then discussed this matter in some detail and were keen to ensure transparency and as wide a spread as possible of potential recipients. Members supported the proposal that the maximum grant to be awarded under this scheme should be £10,000.

RESOLVED: That

1. the Committee endorse the conditions, procedures and timescales for the allocation of the grants as specified within the report and included on the attached forms and ask the Chief Executive to publish invitation to bid and put in place the grant panel to consider and approve the bids; and
2. ask the Chief Executive to keep Committee informed on the progress with this bidding process.

83 COUNCIL TAX, NATIONAL NON-DOMESTIC RATES AND HOUSING BENEFIT WRITE-OFFS

The Head of Revenues and Benefits sought Committee's approval to write-off certain Council Tax, National Non-Domestic Rates and Housing Benefit debts.

RESOLVED: That Committee

1. approve the writing off of £1,145.64 Council Tax, £4,475.17 NNDR debts where it had not been possible to collect the amounts due; and
2. approve the writing off of £5,271.70 Housing and Council Tax Benefit overpayments.

84 EXCLUSION OF PRESS AND PUBLIC

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

85 REQUEST FOR DISCRETIONARY RATE RELIEF

The Head of Revenues and Benefits asked Committee to consider a request for discretionary rate relief from the Public Safety Charitable Trust Ltd (PSCT) in respect of communication equipment at the former Olive Press, York Street, Clitheroe. He commented that PSCT Ltd had been granted mandatory relief of 80% for the communications equipment and had now submitted an application

for discretionary rate relief with additional information to support their application. The Head of Revenues and Benefits gave details behind this application and reminded Committee that as a proportion of the cost of any discretionary rate relief granted would fall on residents the benefits to Ribble Valley residents of granting such relief needed to be taken into account.

RESOLVED: That the request made by PSCT Ltd for discretionary rate relief in respect of communication equipment at the former Olive Press, York Street, Clitheroe, be refused.

(Committee then returned to Part 1 of the Committee Agenda.)

#### 86 VOLUNTARY GRANT DEFERRED APPLICATION 2012/13

The Director of Resources referred to Minute 836 of Committee dated 27 March 2012 and now reported on a recent meeting with the Manager of the Little Green Bus to update them with the financial results following the first full year of operation following the changes to community transport on 1 April 2011.

Subsequently a letter had been received from the Manager indicating that although they were operating under very difficult financial circumstances, they were managing to keep their head above water and would still like to be considered for a voluntary organisation grant for a volunteer car scheme and any funds available for a contribution towards the cost of a new mini bus. Members then discussed this request in some detail.

RESOLVED: That

1. Committee agree that the level of grant support to be given to the Little Green Bus should be £5,000 towards the volunteer car scheme;
2. the remaining balance of the grant pot of £3,720 be set aside and committed for a replacement bus when one is ultimately purchased; and
3. the Manager of Little Green Bus be asked to reconsider the level of charges to users currently 40p per mile.

#### 87 REQUEST FOR ADDITIONAL CAPITAL SCHEME

The Director of Resources sought Member approval to the addition of a further Capital Scheme to the Capital Programme for 2012/15. She reported that the Planning Section had used a large format colour plotter/scanner which was over 8 years old, out of warranty and no longer supported. The scanner had been operating unreliably over the past 12 months and had recently ceased to work at all. This equipment was the only machine that could scan large format documents that could print large format colour documents and also print large format documents from colour files. It was therefore a vital piece of technical infrastructure for the planning service and a replacement was seen as urgent. Due to the substantial value of this equipment any replacement would need to be included in the three-year Capital Programme. Based on the latest quotes received for replacement equipment addition of the scheme would increase the 2012/13 Capital Programme by £11,900.

Revenue savings on planning services for this amount had been identified within the 2011/12 financial year during the closedown of accounts. These had been set aside as capital resources pending the decision of Committee.

RESOLVED: That Committee approve the addition of the plotter/scanner to the Planning Capital Programme in the sum of £11,900.

## 88 PERFORMANCE INDICATOR REPORT 2011/12

Committee considered a comprehensive report on Performance Indicators for 2011/12 which had previously always been reported to the Overview and Scrutiny Committee.

The report traced the history and relevance of Performance Indicators and sought guidance from Committee on how this information should be collected and reported in the future.

Details were given of the red indicators and explanations given.

Members then discussed the report in some detail, in particular the relevance of some indicators.

RESOLVED: That

1. Performance Indicators be referred to the relevant parent Committee for them to decide how they wished these matters to be reported in future; and
2. in relation to this Committee's Performance Indicators these be referred to the Budget Working Group for further consideration.

## 89 BUSINESS RATES RETENTION SCHEME

The Director of Resources updated Members on the outcome of the recent consultation on Business Rates Retention. She reported that the Local Government Resource Review encompassed three potential areas of reform to Local Government finance:

- The local retention of Business Rates.
- The replacement of Council Tax Benefit with local Council Tax support.
- Technical reforms of Council Tax.

She further reported that on the 17 May 2012 the Government had published a further five papers on this matter:

- The central and local shares of Business Rates, a statement of intent.
- The safety net and levy.
- Renewable energy projects.
- Pooling prospectus.
- The economic benefits of local business rate retention.

She also referred to the Local Government Association conclusion that the Government policy was a first step towards full business rate localisation but there remained a number of concerns. The policy papers showed that the Government proposed to keep a top slice of 50% of Business Rate for the Treasury, taking taxes paid by local businesses for local services and using them local services based on national priorities. This went against the Government's stated commitment on localism.

RESOLVED: That the report be noted and be further discussed in more detail by the Budget Working Group.

## 90 CHANGES TO COUNCIL TAX

The Director of Resources updated Members on the outcome of recent consultation on technical reforms to Council Tax. She reported the Government's policy response for the following areas of Council Tax liability:

- Second homes.
- Empty dwellings undergoing major repair.
- Liability of mortgagees in possession.
- Empty homes premium.
- Consequential issues for empty homes.
- Other technical changes.

The report included an illustration of the extra funds which potentially could be raised if the Council changed its current discounts and exemptions and took advantage of these reforms.

She commented that the matter would have to be submitted to Budget Working Group for a more detailed discussion.

RESOLVED: That

1. the report be noted; and
2. the report be further discussed in more detail by the Budget Working Group.

## 91 LOCALISATION OF COUNCIL TAX SUPPORT

The Director of Resources updated Members on the current issues with the forthcoming changes to Council Tax support. She reminded Members that the Local Government Finance Bill imposed a duty on billing authorities to make a localised Council Tax Reduction Scheme by 31 January 2013 and to consult with major precepting authorities and such other persons that would have an interest in the scheme.

The Council fundamentally had three options:

1. to do nothing and adopt the default scheme;

2. adopt a countywide scheme; or
3. adopt a hybrid scheme.

RESOLVED: That the report be noted and referred for further consideration to the Budget Working Group.

## 92 REVENUES AND BENEFITS GENERAL REPORT

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

- National Non-Domestic Rates (NNDR).
- Council Tax.
- Sundry Debtors.
- Housing Benefit performance.
- Housing Benefit fraud.
- Housing Benefit overpayments.

RESOLVED: That the report be noted.

## 93 REPRESENTATIVES ON OUTSIDE BODIES 2012/13

Committee receive a report reminding Members of the importance of those members who served on Outside Bodies reporting back to parent Committees on a regular basis on the work of that Outside Body.

RESOLVED: That the report be noted.

## 94 REFERENCES FROM COMMITTEE – PURCHASE AND REPAIR CAPITAL SCHEME REQUESTS

Committee considered a request from Health and Housing Committee to approve a one-off purchase and repair Capital Scheme to the 2012/13 Capital Programme for Health and Housing Committee.

It was reported that Health and Housing Committee had considered a report which gave details of an approach which had been made to the Council by Adactus Housing Association on a proposed purchase and repair scheme for 3 housing units in Longridge. In summary the estimated costs of the Adactus Scheme would be £429,124 with total renovation works for the three properties being £29,997. The funds sought from the Council towards the scheme was £45,000.

Due to the level of funding requested for the scheme it would fall within the Council's Capital Programme. Members were reminded that funding of Capital Programme had been difficult in recent years but a suggested source of funding for this scheme would be the VAT shelter monies which were received by the Council under the LSVT arrangements with Ribble Valley Homes.

RESOLVED: That Committee agree to the request for the inclusion of the above scheme in the Health and Housing Committee's Capital Programme 2012/13 with expenditure funded being from the VAT shelter.

95 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the following item being exempt information under Categories 1, 2, 3 and 6 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

96 REFERENCES FROM COMMITTEE – COMPULSORY PURCHASE ORDER

Committee were asked to consider a request from Health and Housing Committee to approve resources towards the Compulsory Purchase Order proceedings for the site of 2 Barnacre Road, Longridge.

Health and Housing Committee had considered this report at their recent meeting and were reminded that any Compulsory Purchase Order which the Council undertook would look to recoup any costs incurred in the process through the resale of the property.

RESOLVED: That Committee agree in principle to the CPO process with a further report being brought to this Committee once the full implications of the CPO were known prior to progressing to the final stages of the formal CPO process.

(Committee then returned to Part 1 of the Agenda.)

97 TREASURY MANAGEMENT ACTIVITIES 2011/12

Committee considered a report on the Council's Treasury Management Activities for 2011/12. This information was divided into three areas:

- Borrowing requirements.
- Investments.
- Prudential indicators.

RESOLVED: That the report be noted.

98 EXCLUSION OF PRESS AND PUBLIC

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

99 ANTI-MONEY LAUNDERING POLICY

The Director of Resources asked Members to consider the approval of the revised Anti-Money Laundering Policy document.

She commented that a review of the Policy had taken place and areas had been updated to reflect changes in position titles. The main change that had been made to the Policy was an amendment to the level of cash payments that would

be accepted by the Council in order to combat the risk of money laundering. This would now be set at £3,000.

RESOLVED: That Committee approve the revised Anti-Money Laundering Policy.

The meeting closed at 8.18pm.

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

## Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 14 June 2012 starting at 6.30pm  
Present: P Young (Chairman)

Councillors:

P Ainsworth	M Robinson
I Brown	I Sayers
R Hargreaves	G Scott
T Hill	D Taylor
R Newmark	

Parish Representatives:

D Bland	Aighton Bailey & Chaigley
F Havard	Billington & Langho
B Dowles	Bolton-by-Bowland, Gisburn Forest & Sawley
R Carr	Bowland Forest (Higher)
H Douglas	Chatburn
B Redhead	Clayton-le-Dale
A Schofield	Clayton-le-Dale (left at 7.10pm)
R C Assheton	Downham
S Hopwood	Dutton
L Bateman	Hothersall
F Priest	Longridge
N C Walsh	Mellor
G Nichols	Read
A Mashiter	Read
A Ormand	Ribchester
R Whittaker	Rimington
M Calvert	Sabden
I R Hirst	Simonstone
G Molloy	Simonstone
P Boyes	Salesbury
C Ansbro	Thornley-with-Wheatley
D Parker	Waddington
C Cherry	West Bradford
J Bremner	Wilpshire
M Robinson	Wiswell & Barrow

In attendance: Chief Executive, Head of Regeneration and Housing, Head of Planning Services, Head of Engineering Services and the Partnership Officer.

100

### APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Borough Councillors S Hore, G Mirfin and R Swarbrick and from the following Parish Representatives:

J Porter	Bolton-by-Bowland, Gisburn Forest & Sawley
I Wolstencroft	Clitheroe

S Rawsthorne  
K Jackson  
K Staines

Paythorne & Newsholme  
Waddington  
Waddington

101 APPOINTMENT OF CHAIRMAN

RESOLVED: That Parish Councillor Pat Young be appointed Chairman of this Committee for the municipal year 2012/2013.

102 APPOINTMENT OF VICE CHAIRMAN

RESOLVED: That Councillor D Taylor be appointed Vice Chairman of this Committee for the municipal year 2012/2013.

103 MINUTES

The minutes of the meeting held on 29 March 2012 were approved as a correct record and signed by the Chairman.

104 MATTERS ARISING

There were no matters arising from the minutes.

105 MATTERS BROUGHT FORWARD BY PARISH COUNCIL

a) Simonstone Parish Council – Compliance with Planning Conditions

The Parish Representative from Simonstone expressed his Parish Council's concern about the alleged non-compliance with a number of conditions in relation to a planning application relating to outdoor elements at Simonstone.

He commented that the application had meant a petition had been submitted opposing the proposals which had been signed by 418 people with a further 32 people actually submitting written representations.

The Parish Council's concerns were as follows:

- Opening times
- Signage
- Septic tanks
- Sight lines
- Noise and screaming

In particular, reference was made to the issue of sight lines and the alleged dangers to highway safety which it was claimed both the Lancashire County Council and the Police had been trying to remedy.

The Head of Planning Services answered a number of the concerns raised and emphasized that dialogue had taken place with the County Surveyor and suggested that the Parish Council should contact the

County Surveyor to try to resolve any of the outstanding highway elements of their concerns.

The Chief Executive also pointed out that this meeting was not the correct forum for the Parish Council's concerns to be raised and suggested that the matter should be referred to the Three Tier Forum.

RESOLVED: That the Chairman raise this matter at the Three Tier Forum at their next meeting in August.

b) Bolton-by-Bowland – Theft of Speed Indicator Device

The Clerk to Bolton-by-Bowland, Gisburn Forest and Sawley reported that his Parish Council's speed indicator device had recently been stolen and wished to raise other Parish Councils awareness of the vulnerability of Parishes to this type of theft. He commented that as there were six locations for these devices in his Parish Council area, it was not practical to secure the device in one location.

The Chief Executive offered to make enquiries with the Council's insurance officer about insurance costs to cover other speed indicator devices operated by Parish Councils. The question of grant schemes was also highlighted as a possible source for a replacement device.

RESOLVED: That the Chairman also raise this issue at the next meeting of the Three Tier Forum.

106 DEVELOPMENT MANAGEMENT PROTOCOL

The Head of Planning Services informed the meeting of a number of changes in the way the Council would deal with planning applications in the future.

- Ribble Valley Borough Council would no longer send out approved plans to applicants.
- Additional information re planning applications – this would only be supplied to Parish Councils on request, although large scale applications would continue to be supplied.
- Copies of CDs with planning applications would be required in future.
- The Borough Council would no longer send large scale plans to each Parish Council, however these would still be available on the Council's website.
- Development control officers would be made available to discuss planning applications with Parish Councils.

A number of Members voiced their concerns about the Council's decision not to make plans available to Parish Councils. They felt that it was an unfair imposition on many Parish Councils who did not have the necessary technical equipment to handle the downloading of plans.

RESOLVED: That the Development Management Protocol be noted.

107 ENTERPRISING PEOPLE

David Ingham, the Council's Partnership Officer, introduced Andy McNae who was heading up this project in the Ribble Valley. This had come about as a direct result of the earlier Healthy Valleys project and was aimed at people living with illness or disability. The aim was to enable them to remain at home and help them develop small businesses such as gardening and pet care or merely offering companionship.

Ribble Valley had been chosen as a pilot area and the project would run for two years.

RESOLVED: That Mr McNae be thanked for his informative presentation and that the Council offer every assistance in publicising and promoting the venture.

108 JAPANESE KNOTWEED

The Head of Engineering Services reported on this invasive species, how it was being treated by Borough Council officers and referring to a service and advice which the Council could offer to parishes at a cost, who found they were suffering from this vegetation.

He explained how the treatment works and that relevant Council officers had appropriate training on how to use equipment purchased to control the weed. The Council would continue with a programme to eradicate this problem weed and the programme would in future include treatment of the weed on common land. Other Parish Council representatives welcomed this information but felt that the general public should be made more aware of how it ought to be dealt with. Particular mention was made of the expertise of the River Ribble Trust, who were based at Hanson Cement in Clitheroe.

RESOLVED: That

1. the information provided be noted; and
2. officers look at how best to further publicise the treatment of Japanese Knotweed in our area.

109 SUBSIDISED BUS SERVICES IN RIBBLE VALLEY

The Community Development Officer referred to minute 695 of Committee dated 26 January 2012 and now reported that Lancashire County Council had published revised services, routes and timetables for the Ribble Valley, which would come into operation on the 24 June 2012.

He commented that, broadly speaking, the new timetables provided a more rationalised set of routes and avoided much duplication and also provided better connections with other services.

Of particular note were later evening services in both the Clitheroe and Longridge areas for a six month trial period. Whilst at least one Parish, Rimington, would

receive bus services for the first time in a number of years, there were also parts of former routes which were no longer served, such as the West Bradford Road to Clitheroe Hospital.

RESOLVED: That the report be noted.

110 DATE AND TIME OF NEXT MEETING

The Chairman announced that the next meeting of this Committee would be held on Thursday, 27 September 2012 starting at 6.30pm.

The meeting closed at 7.55pm.

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

## Minutes of Licensing Committee

Meeting Date: 19 June 2012, starting at 6.30pm  
Present: Councillor J Alcock (Chairman)

Councillors:

P Ainsworth	J Holgate
I Brown	S Knox
S Brunskill	C Ross
P Dowson	G Scott
R Hargreaves	M Thomas
K Hind	

In attendance: Solicitor and Chief Executive.

### 111 APOLOGIES

An apology for absence from the meeting was submitted on behalf of Councillor C Conner.

### 112 MINUTES

The minutes of the meeting held on 20 March 2012 were approved as a correct record and signed by the Chairman.

### 113 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

### 114 PUBLIC PARTICIPATION

There was no public participation.

### 115 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

### 116 GROUP 2 MEDICALS

A report was submitted seeking Committee's view on whether the Council should retain the requirement that Group 2 Medical Standards should apply to all taxi and private hire drivers. In February 1995 there had been a recommendation from the House of Commons Transport Select Committee that all private hire vehicle and taxi driver applicants should pass a medical examination before a licence could be granted. Current best practice advice contained in the booklet "Fitness to Drive: A Guide for Health Professionals" published in 2006 by the Royal Society of Medicine Press Ltd on behalf of the Department of Transport recommended that Group 2 Medical Standards applied by the DVLA in relation to bus and lorry drivers should also be applied by Local Authorities to taxi drivers.

The Solicitor also highlighted neighbouring authorities that applied the Group 2 Medical Standard.

However, the Council had recently received applications from individuals who whilst fit to drive a car, did not pass the Group 2 Medical Standard and so had not been granted licences. On both occasions this related to the sight element. As such Committee were now asked to consider whether it wished to continue to maintain the Group 2 Standard applying to all applicants.

RESOLVED: That Committee approve compliance to the Group 2 Medical Standard continuing to be applied to all applicants for private hire or taxi drivers' licences.

The Committee was briefly interrupted by the fire alarm.

#### 117 PRIVATE HIRE DRIVERS' KNOWLEDGE TEST

A report was submitted seeking Committee's views on whether an individual should be permitted to sit additional knowledge tests having failed the maximum of 4 which is currently permitted within the 6 month temporary licence period. The Council had for many years required each applicant for a driver's licence to pass a knowledge test. Applicants were issued with a temporary licence for 6 months and given 4 opportunities to pass the knowledge test by the end of that period either on paper or in person in their licensed vehicle. The knowledge test was used as part of the Council's procedure to determine if an applicant was a fit and proper person to be given a driver's licence.

An issue had recently arisen where an individual had failed all 4 tests and had requested that he be able to sit further tests despite their temporary licence having expired.

Committee discussed this request and felt that our standard requirement for the knowledge test should not be lowered and that 4 opportunities were adequate for a prospective driver to be able to pass the test.

RESOLVED: That Committee continue with the current practice of allowing drivers to take a maximum of 4 knowledge tests within the 6 month temporary licence period.

#### 118 MARSHALLING ARRANGEMENTS

A report was submitted asking Committee's advice on the proposed "marshalling" arrangements and to seek their view on the circumstances in which an operator's licence would be required. The Solicitor gave some background to instances where "marshalling" was taking place where establishments have entered into contracts with a private hire firm and where an individual was present on a car park taking bookings for a private hire firm. The arrangements varied from a free phone being provided to the staff of the establishment to allow them to contact a specific firm to a member of staff from the firm being present in the establishment and making the telephone calls directly.

The Solicitor outlined the term “operate” as defined in the Local Government (Miscellaneous Provisions) Act 1976 and Committee discussed these issues.

It was felt that further information was required with regard to the extent of the problem and the potential issues that might arise.

RESOLVED: That Committee defer consideration of the “marshalling arrangements” and that a further report be brought back to Committee with more information.

#### 119 CONSULTATION ON REFORMING THE LAW OF TAXI AND PRIVATE HIRE SERVICES

A report was submitted informing Committee of a consultation which had been launched by the Law Commission on the reform of the law on taxi and private hire services. It was suggested that as a response to this consultation was required by the 10 August 2012, a sub-group be formed to look at the proposals in some detail and make a response within that time frame. The consultation document states that the Law Commission’s aim is to clarify and simplify the existing law on taxis and private hire vehicles and to promote more consistency in bottom line safety standards across England and Wales including better provision for disabled passengers.

Another key aim was to deregulate aspects not linked to passenger safety in order to encourage more competitive services.

RESOLVED: That Committee approve the appointment of a sub-group consisting of Councillors Alcock, Holgate, Dowson and Brunskill to review the proposals contained in the consultation document and that a response on behalf of the Council be delegated to the Head of Legal and Democratic Services after consulting with the group.

#### 120 LIVE MUSIC ACT 2012

A report was submitted for Committee’s information informing them of the provisions of the Live Music Act 2012 and the changes which it will make to the Licensing Act 2003. It was highlighted that once the Act comes into force on 1 October 2012, it would remove the licensing requirements for:

- amplified live music between 8am and 11pm before audiences of no more than 200 people on premises authorised to sell alcohol for consumption on the premises;
- amplified live music between 8am and 11pm before audiences of no more than 200 people in work places not otherwise licensed under the 2003 Act (or licensed only for the provision of late night refreshment); and
- unamplified live music between 8am and 11pm in all venues.

The Act also removes the licensing requirements relating to entertainment facilities and widens the licence and exemption for live music integral to a

performance of Morris dancing or dancing of a similar type so that the exemption applies to live or recorded music instead of unamplified live music.

RESOLVED: That the report be noted.

121 AMENDMENT TO LICENSING ACT 2003 (25 APRIL 2012)

A report was submitted for Committee's information informing them of the amendments to the Licensing Act 2003 which came into force on the 25 April 2012 and the effects that that would have upon the Council's licensing service. A table gave a brief outline of the amendments and the effects this would have. The various amendments are intended to rebalance the 2003 Act in favour of local communities giving the Police and Licensing Authorities more powers to deal with irresponsibly managed premises and sales of alcohol to children.

The Head of Legal and Democratic Services, together with the Council's Solicitor, would provide training to Committee on these issues in the future.

RESOLVED: That the report be noted.

122 PROGRESS REPORT – LICENCE CONDITIONS AND INFRINGEMENT SCHEME

A report was submitted for Committee's information informing them of the progress in implementing decisions made by the Licensing Committee on 20 March 2012. Since that Committee the Council had received notification from NALEO (National Association of Licence and Enforcement Officers) that a recent Court decision had ruled an infringement scheme was unlawful. The full judgement was not yet available and it was therefore not possible to assess the effect of the decision and as such confirming the decisions previously made by Committee would need to be deferred until this decision was received.

RESOLVED: That the report be noted.

The meeting closed at 7.02pm.

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

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 21 June 2012 starting at 6.30pm  
Present: Councillor R E Sherras (Chairman)

Councillors:

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

In attendance: Chief Executive, Head of Planning Services, Head of Regeneration and Housing and the Senior Planning Officer.

Also in attendance: Councillors K Hind, K Horkin, A Knox and M Robinson.

### 123 APOLOGIES

A apology for absence from the meeting was submitted on behalf of Councillor J Rogerson.

### 124 MINUTES

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

### 125 DECLARATIONS OF INTEREST

The following Councillors declared an interest in the respective planning applications:

- Councillor S Carefoot declared an interest in application 3/2012/0363/P.
- Councillor S Bibby declared a non-pecuniary interest in application 3/2011/0277/P.
- Councillor S Knox declared an interest in application 3/2011/1064/P.
- Councillor I Brown declared an interest in application 3/2012/0277/P.

### 126 PUBLIC PARTICIPATION

There was no public participation.

127 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

128 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2011/0883/P (GRID REF: SD 374347 441709)  
PROPOSED RETROSPECTIVE CONSENT FOR CHANGE IN EXTERIOR PAINT TO SHOP FRONT AND FASCIA (CONCRETE GREY). PROPOSED EXTERIOR SIGN TO BE FLAT VINYL TEXT (WILLOW TREE) PLACED DIRECTLY ON TO EXISTING FASCIA AND REMOVABLE NON-SLIP FLOORING COVERING A SMALL PROPORTION OF FOOD PREPARATION AREA AT 3 MOOR LANE, CLITHEROE

GRANTED.

2. APPLICATION NO: 3/2012/0052/P (GRID REF: SD 360638 436829)  
PROPOSED CONSTRUCTION OF A NEW DETACHED TRIPLE GARAGE WITH OFFICE SPACE ABOVE. RE-SUBMISSION OF APPLICATION 3/2011/0654/P. 41 DILWORTH LANE, LONGRIDGE, LANCASHIRE, PR3 3ST.

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. 045 - 002GP - Revision 03.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance 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. 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 building 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 H10 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) 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”.

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 investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site as required by guidance contained within the NPPF.

7. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order amending, revoking or re-enacting that Order) there shall not at any time in connection with the development hereby permitted, 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 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Dilworth Lane to points measured 50m in each direction along the nearer edge of the carriageway of Dilworth Lane, from the centre line of the access, and shall be constructed and maintained at verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

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

8. No part of the development shall be commenced until all the highway works have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

9. The widened driveway shall remain un-gated where it meets the highway boundary, unless otherwise agreed in writing with the Local Planning Authority.

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

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance “Extensions and Alterations to Dwellings”.

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 plan 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 and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. 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 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 without prior written consent, which will only be granted when the local authority is satisfied that it

is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order/considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development and in order to ensure that trees of visual amenity/botanical/historical value are protected against adverse effects of the development. In order to comply with Policies G1 and ENV13 of the District Wide Local Plan.

13. For the avoidance of doubt, permission is granted for the removal of the tree highlighted as T1 within the recently imposed Tree Protection Order at 41 Dilworth Lane, Longridge, Ref 7/19/3/186. No other trees within this Order shall be removed.

REASON: For the avoidance of doubt and in order to ensure that any other trees included in a Tree Protection Order/considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development and in order to ensure that trees of visual amenity/botanical/historical value are protected against adverse effects of the development.

#### INFORMATIVES

1. The applicant's attention is drawn to the consultation response received from the County Archaeological Service, a copy of which is attached to the decision notice. With regard to condition 6 above, the developer should contact Mr P D Iles, Lancashire Archaeology Service, Lancashire County Council, Environment Directorate, Guild House, PO Box 9, Cross Street, Preston PR1 8RD. Telephone number 01772 261551. Fax 01772 264201.
2. 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.

(Councillor K Hind was given permission speak on the above application).

3. APPLICATION NO: 3/2012/0219/P (GRID REF: SD 377407 433189)  
PROPOSED DEMOLITION OF EXISTING BUILDING AND ERECTION OF REPLACEMENT 1,265M<sup>2</sup> WATER EXTRACTION, BOTTLING AND STORAGE FACILITY INCLUDING ANCILLARY OFFICES, WELFARE FACILITIES AND

THE CONSTRUCTION OF A NEW ACCESS, VEHICLE PARKING AND ALL ASSOCIATED ENGINEERING WORKS AT ALTHAM PUMPING STATION, BURNLEY ROAD, SIMONSTONE

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing no's TRI-0815-04A, 05 and 06A.

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 commencement of development, a detailed scheme for the construction of the site access and the off-site works of highway improvement shall be submitted to and approved in writing by the Local Planning Authority in consultation with the County Highway Authority.

REASON: To ensure that the final details of the access are acceptable in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. 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 in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Prior to the first use of the building hereby permitted, the new vehicular access into the site; the parking spaces and associated manoeuvring areas; the internal road along the southern side elevation of the building; and the rear service yard shall all have been provided to the satisfaction of the Local Planning Authority in accordance with the details shown on drawing no TRI-815-04B. Thereafter, these facilities shall be permanently maintained clear of any obstruction to their designated purpose to the satisfaction of the Local Planning Authority.

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

7. All deliveries and dispatch shall utilize the rear service yard and the approved roller shutter door in the rear (northwest) elevation of the building.

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

8. Deliveries to the building and the dispatch of goods from the building shall only take place between 0800 hours and 1800 hours on any day.

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

9. No additional doors, windows or other openings shall at any time be formed in the front (southeast) elevation of the building 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.

10. Prior to the commencement of development, details of noise insulation measures to be incorporated into the front elevation of the building shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall then be fully implemented to the satisfaction of the Local Planning Authority prior to the first use of the building.

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

11. Prior to the first use of the building, an acoustic fence shall have been erected on or close to the boundary between the front elevation of the building and the two adjoining residential properties, in accordance with precise details that have first been submitted to and approved in writing by the 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.

12. Prior to the commencement of development, a Phase II ground investigation shall be carried out in accordance with the recommendation at Section 6 of the Phase I Appraisal (Desk Study) Report dated November 2011 that was submitted with the planning application. In the event that this site investigation confirms that need for remedial works (which could include a need to treat areas of shallow mine workings to ensure safety and stability of the proposed development) these works shall also be carried out prior to the commencement of development.

REASON: In order to ensure a satisfactory and safe development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

13. The recommendations (5.1-5.4 inclusive) included in the Protected Species Survey Report dated 27 October 2011 that was submitted with the application, shall be fully adhered to and, in the event that any bats are found or disturbed during any part of the development, all work shall cease until further advise has been obtained from a licensed ecologist.

REASON: In order to protect the bat population from the potentially damaging activities of development and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

14. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees growing along the north east boundary shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction] the details of which shall be agreed in writing, implemented in full, 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 any trees affected by the development are afforded maximum physical protection from the potential adverse affects of

development and to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

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

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

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

NOTE(S):

1. The proposal involves the abstraction of water from existing boreholes on site. If the applicant intends to abstract more than 20m<sup>3</sup> of water per day from a surface water source (eg stream or drain) or from underground strata (via borehole or well) for any particular purpose, an Abstraction Licence will need to be obtained from the Environment Agency. There is no guarantee that a licence will be granted as this would be dependent upon available water resources and existing protected rights. The applicant is advised to contact Simon Gebbett (01925 542893) in order to discuss these proposals further.

In relation to the demolition of the existing building and construction of a replacement building, the Environment Agency recommends that the developer considers 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.
  - Energy efficient buildings.
2. The applicant is advised that, under The Coal Industry Act 1994 any intrusive activities, including the initial site investigation boreholes, and/or any subsequent treatment of coalmine workings/coalmine entries for ground stability purposes require the prior permission of The Coal Authority, as such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass with the potential for court action.

Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website.

3. The applicant is advised to contact this Council's Environmental Health Department at an early stage in order to discuss the requirements of the Food Hygiene (England) Regulations 2006, Regulation (EC) 852/2004 and the Natural Mineral Water, Spring Water and Drinking Water (England) Regulations 2007.
4. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserved the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Brian Eagle, Public Realm Manager (Ribble Valley), Lancashire County Council, Willows Lane, ACCRINGTON BB5 0RT on 01254 770960 or [customerserviceeast@lancashire.gov.uk](mailto:customerserviceeast@lancashire.gov.uk)
5. The grant 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.

4. APPLICATION NO: 3/2012/0225/P (GRID REF: SD 369006 434223)  
ALL-WEATHER FOOTBALL PITCH WITH ASSOCIATED WORKS AT LANGHO FOOTBALL CLUB, DEWHURST ROAD, LANGHO, BB6 8AF

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 11336-03-003-Rev.1, 11336-03-004-Rev.1, 11336-03-005-Rev.1, 11336-03-006-Rev.1 and Read/505/1285/02.

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

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 22 May 2012.

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

4. The floodlights hereby permitted shall not be used outside of the hours 0900 to 2200 Monday to Saturday, and 0900 to 2000 on Sundays, unless otherwise agreed by the Local Planning Authority.

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

5. No development shall commence until details of the design and layout of the Artificial Grass Pitch have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The Artificial Grass Pitch shall not be constructed other than in accordance with the approved details.

REASON: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy G1.

6. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services, the root protection/construction exclusion zones for all trees identified in the tree impact and protection report [Bowland Tree Consultancy Ltd, dated the 2<sup>nd</sup> of February 2012 [T1 – T22/G1/G2 inclusive] shall be protected in accordance with BS5837 2012 [Trees in Relation to Design, Demolition & Construction]

Details of all tree protection measures shall be agreed in writing and implemented under the supervision of a qualified Arboriculturalist in liaison with the Countryside/Tree Officer for Ribble Valley Borough Council.

A tree protection-monitoring schedule shall be submitted, agreed in writing and monitored by the local planning authority. The local planning authority will inspect all tree protection measures before any site works are begun.

The root protection/construction exclusion zone 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 works shall be implemented without the local planning authority's prior written consent. All tree works shall be in accordance with BS3998 2010 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 the Langho Tree Preservation Order benefit from maximum physical protection from the potential adverse effects of the development. In order to comply with planning policies G1, ENV13 of the District Wide Local Plan.

In order to ensure that trees of visual amenity value are protected against adverse affects of the development.

#### 7. TEMPORARY ACCESS TRACK

The temporary maintenance access shall be constructed above existing ground level between trees T4 and T6, using load bearing ground plate type protection method on woodchip spread onto ground below plates. The details shall be submitted for approval in writing and shall be constructed, with out excavations, soil stripping or site grading under the supervision of a qualified arboriculturalist in liaison with the local authority's Countryside/ Tree Officer.

#### SERVICE TRENCH

The service trench shall be constructed between tree T1 and T23/G1 in accordance with Paragraph 11.3 of BS5837 Trees in Relation to Construction [Principles of avoiding root damage during construction] under the supervision of a qualified arboriculturalist in liaison with the local authority Countryside/Tree Officer. The details/method statement for this work shall be submitted to and approved by the local planning authority.

#### PERMANENT PEDESTRIAN PATH

On completion of the service trench the permanent pedestrian access path shall be constructed using a two dimensional grid/three dimensional load spreader and fill Geo-grid system, the details of which shall be submitted for approval and constructed under the supervision of a qualified arboriculturalist in liaison with the local authority Countryside /Tree Officer.

REASON: In order to prevent root damage and ground compaction near to trees protected by a tree preservation order, to ensure the long-term survival of trees under which an access road/path cannot be avoided.

In order to maintain an established healthy Rhizosphere thereby safeguarding the long-term survival of protected trees.

8. Land drainage or subsoil drainage water must not be connected into the public sewer system directly or by way of private drainage pipes. It is the developers' responsibility to provide adequate land drainage without recourse to the use of the public sewer system.

REASON: To ensure a satisfactory means of drainage in accordance with Local Plan policy G1.

9. As stated in drawing 11336-03-005 the surface water must discharge to Park Brook Water course. Surface water from this development will not be permitted to connect to the public network.

REASON: To ensure a satisfactory means of drainage in accordance with Local Plan policy G1.

## INFORMATIVES

The applicant is advised that the design and layout of the Artificial Grass Pitch should comply with the relevant industry Technical Design Guidance, including guidance published by the National Governing Bodies for Football, the Football Association.

Particular attention is drawn to: 'Artificial Grass Pitches' published by the Football Foundation <http://www.footballfoundation.org.uk/apply/facilities-grants/facilities-grant/help-with-your-application/technical-guidance/>

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

5. APPLICATION NO: 3/2012/0272/P (GRID REF: SD 373450 439471)  
PROPOSED NEW BUILD HOLIDAY COTTAGE DEVELOPMENT AT STANDEN HEY TO CREATE 2 NO. HOLIDAY COTTAGES. DEMOLITION OF RUINED FORMER CART SHED AND GRANARY. RE-SUBMISSION OF PLANNING APPLICATION 3/2011/0793/P. STANDEN HEY, WHALLEY ROAD, CLITHEROE, LANCASHIRE, BB7 1PP

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 Cow/414/1275/10, Cow/414/1275/11 and Cow/414/1275/13

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

3. Precise specifications or samples of all walling and roofing materials (including garden walls) and details of the proposed fenestration and doors (including materials) 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 ENV3 of the Ribble Valley Districtwide Local Plan.

4. 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 ENV3 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) 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 Policy G1 of the Ribble Valley Districtwide Local Plan.

6. for the avoidance of doubt, the curtilage for these two holiday lets shall be that land outlined in red on the proposed plan, drawing no. Cow/414/1275/10.

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

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

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

8. The car parking spaces shall be marked out and made available (in accordance with the approved plan), before the use of the premises hereby permitted becomes operative.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

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

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

## NOTES

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. Footpath 9 in the parish of Pendleton abuts the site.
2. 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.

3. Under the terms of the Water Resources Act 1991, the prior written consent of the Agency is normally required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. (Controlled waters include rivers, streams, groundwater, reservoirs, estuaries and coastal waters).

The foul drainage system should be sited so as not to cause pollution of any watercourse, well, borehole, spring or groundwater. Establishments of this nature can cause problems when connected to a septic tank. The applicant would be advised to consider the use of a package sewage treatment plant for preference. All downspouts should be sealed directly into the ground ensuring the only open grids present around each dwelling are connected to the foul sewerage systems.

4. The foul drainage from the proposed development shall be discharged to a septic tank and soakaway system which meets the requirements of British Standard BS6297:1983, there shall be no connection to any watercourse or land drainage system and no part of the soakaway system is situated within 10m of any ditch or watercourse or within 50m of any well, borehole or spring.
5. 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.

(Mr Hoerty spoke in favour of the above application. Olivia Berry spoke against the above application).

(Councillor I Brown declared an interest in the next item and left the meeting).

6. APPLICATION NO: 3/2012/0277/P (GRID REF: SD 375039 442594)  
PROPOSED ERECTION OF NEW SPORTS HALL AND REORIENTATION OF  
EXISTING TENNIS COURTS AT CLITHEROE ROYAL GRAMMAR SCHOOL,  
CHATBURN ROAD, 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 be implemented in accordance with plan reference numbers L116A; L112; L113 and revised siting plans L17a and L114B.

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

3. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural / tree survey [ID.No1.01-Birch/1.02-Birch/1.03-Sorbus/1.04-Willow/1.05-NorwayMaple/1.06-NorwayMaple /2.01-Lime/2.02-Lime/2.03-Hawthorn/2.04-Ash inclusive] shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full.

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 and construction exclusion zone 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 a Tree Preservation Order/ Conservation area/considered to be of

visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development.

In order to comply with planning policies G1, ENV13 of the District Wide Local Plan.

In order to ensure that trees of visual amenity/botanical/historical value are protected against adverse affects of the development.

4. This permission shall relate to the proposal and be in full accordance with the bat survey dated 6 June 2012.

REASON: To ensure that there are no adverse effects on the favourable conservation status of a bat population

To protect the bat population from damaging activities and reduce or remove the impact of development.

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

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

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

6. 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 and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

7. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority.

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
- (viii) Commencement and finishing hours of the construction activity.

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

8. The use of the sports hall in accordance with this permission shall be restricted to the hours between 0830 and 1830 on weekdays and 0830 to 1330 on Saturdays and there shall be no operation on Sundays or bank holidays.

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

9. The site must be drained on a separate system, with only foul drainage connected into the combined sewer. Surface water must discharge to either soakaway/SUDS to the nearby pond or directly to the watercourse and may require the consent of the local authority. Surface water should not be allowed to discharge to the public sewerage system because we have known flooding issues immediately downstream of the site and any additional surface water discharge would compound the issue.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of Ribble Valley District Wide local Plan.

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

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of Ribble Valley District Wide local Plan.

11. Notwithstanding the submitted materials shown on the plans, precise details of materials shall be submitted to and agreed in writing by the Local Planning Authority and thereafter implemented to their satisfaction.

REASON: The Local Planning Authority shall retain effective control over the development and to ensure that materials are sympathetic to the local environment.

12. There shall be no external floodlighting on the proposed building or the tennis courts without prior written consent of the Local Planning Authority.

REASON: In order to protect and safeguard residential amenity and to comply with Policy G1 of the Districtwide Local Plan.

#### NOTE

In relation to the landscaping condition, the applicant is requested to discuss the precise nature of the landscaping at an early stage with the Local Planning Authority with the purpose to soften the impact of the development as well as have an element of effective screening.

(Councillor I Brown returned to the meeting).

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

7. APPLICATION NO: 3/2012/0363/P (GRID REF: SD 360062 437234)  
APPLICATION TO VARY CONDITION NO. 2 OF PLANNING PERMISSION 3/2009/0646/P SO THAT THE CONDITION IS AMENDED TO INCLUDE DRAWING NO. 0914/04D (TO ADD A THIRD BEDROOM TO APARTMENT NO. 11) AT 11 BOBBIN MILL TERRACE, VICTORIA STREET, LONGRIDGE

GRANTED and that Condition 2 be varied to read:

2. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 26 of November 2009, and indicated on Plan Reference no's 0914/01, 0914/02, 0914-300/2d, 0914/04D, 0914/05, 0914/06, 0914/07E, 0914/08B, 0914/09, 0914/20, 2009-106-001 and 2009-106-003.

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

(Mr Cassidy spoke in favour of the above application. Mrs Davies spoke against the above application).

(Councillor S Carefoot returned to the meeting).

8. APPLICATION NO: 3/2012/0427/P (GRID REF: SD 373624 440918)  
PROPOSED VARIATION OF CONDITION 2 OF PLANNING PERMISSION 3/2010/0054/P TO AMEND THE CAR PARKING LAYOUT, TO AMEND THE PROPOSED KITCHEN WINDOW SILL LEVELS AND TO CONFIRM THE WINDOW CONFIGURATION TO THE FLATS AT LAND AT GEORGE STREET, CLITHEROE

GRANTED subject to the following condition(s):

1. This permission shall be implemented in accordance with the proposal as amended by email and drawing number L2882-04-REVQ proposed site plan received on 23 May 2012 and drawing numbers L2882-14-REVD; L2882-15-REVG; L2882-16-REVE; L2882-17-REVG; L2882-18-REVE; L2882-19-REVG; L2882-20-REVE; L2882-21-REVE; L2882-22-REVD; L2882-23-REVE; L2882-24-REVD; L2882-25-REVE; and L2882-26-REVA.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendment and to clarify which plans are relevant.

2. Details of the landscaping of the site shall be as approved previously under application 3/2011/0081/P. The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development whether in whole or in 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.

3. This permission shall relate to a Section 106 Agreement dated 24 March 2010 which includes mechanisms for the delivery of affordable housing and appropriate contributions and triggers for highway improvements and open space; Supplemental Agreement dated 22 October 2010 and Deed of Variation dated 10 May 2012.

REASON: For the avoidance of doubt since the original Section 106 Agreement covering the site has been subject of a Supplemental Agreement and the Deed of Variation in order to comply with Policies G1 and H21 of the Ribble Valley Districtwide Local Plan.

4. The 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 as agreed under application 3/2011/0081/P and retained in perpetuity.

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

5. The windows on the gable elevations of blocks 1 and 2 shall be obscure glazed in accordance with the details agreed under application 3/2011/0913/P and remain in that manner in perpetuity.

REASON: In order to protect nearby residential amenity as required by Policy G1 of the Ribble Valley Districtwide Local Plan.

6. The provision and implementation of a surface water regulation system shall be as agreed under application 3/2011/0081/P. The scheme shall be completed in accordance with the approved plans.

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

9. APPLICATION NO: 3/2011/0892/P (GRID REF: SD 374095 442172)  
PROPOSED RESIDENTIAL DEVELOPMENT AT LAND OFF MILTON AVENUE,  
CLITHEROE

MINDED TO REFUSE on the grounds of highway issues. Precise reason to be taken back to a future Planning and Development Committee.

(Councillor K Horkin was given permission to speak on the above application)

(Jane Dickman spoke in favour of the above application. Mrs Thompson spoke against the above application).

(Councillor S Knox declared an interest in the next item and left the meeting).

10. APPLICATION NO: 3/2011/1064/P (GRID REF: SD 374023 441156)  
PROPOSED RESIDENTIAL DEVELOPMENT SCHEMES TOTALLING 113  
DWELLINGS (81 MARKET AND 32 AFFORDABLE UNITS) COMPRISING 81  
DWELLINGS ON LAND OFF WOONE LANE ADJACENT TO PRIMROSE  
PHASE 1 SITE (OUTLINE APPLICATION INCLUDING DETAILS OF ACCESS,  
LAYOUT AND SCALE) AND 32 DWELLINGS ON LAND REAR OF 59-97  
WOONE LANE (DETAILED APPLICATION) PLUS RELATED HIGHWAY  
IMPROVEMENTS AT WHALLEY ROAD/PRIMROSE ROAD JUNCTION,  
CLITHEROE

DEFERRED AND DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within a period of 6 months (from the date of this decision) as outlined in paragraphs numbered 1-5 under the Section 106 Agreement sub heading within this report and subject to the following conditions:

#### FULL ASPECTS OF PROPOSAL

1. The development of 32 affordable dwellings on the Mearley Croft site as detailed on drawing 3501/P/001 rev A received on 26 April 2012 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 of Section 91 of the Town and Country Planning Act 1990.

2. The new estate road/access between the Mearley Croft site and Woone 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.

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. No development hereby permitted on the Mearley Croft site shall commence until details of the landscaping of the site 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 prior to commencement of the development unless otherwise agreed by the Local Planning Authority, 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.

5. No development shall begin on the Mearley Croft site until a detailed method statement for the removal or treatment and control/long term management/eradication of Japanese Knotweed and Himalayan Balsam on the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of proposed measures to prevent the spread of Japanese Knotweed and Himalayan Balsam during any operations 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: In the interests of protecting nature and conservation issues to prevent the spread of non native invasive species in accordance with Policies G1, ENV7, ENV9, ENV10 and ENV13 of the Ribble Valley Districtwide Local Plan.

6. No tree felling shall take place on the Mearley Croft site until such time that all the trees identified for removal have been conclusively established in relation to their potential use by bats. The trees shall be subject of a detailed investigation by a qualified and licensed ecologist during the optimum time and in accordance with the Bat Conservation Trust Good Practice Guidelines. The results of the investigation shall be submitted to and approved in writing by the Local Planning Authority prior to any felling taking place and works carried out in accordance with any mitigation measures identified.

REASON: To protect the bat population from damaging activities and reduce the impact of tree felling for development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. No development or tree works shall take place until all trees indicated to be removed have been surveyed for the presence of birds the details of which shall be submitted and approved in writing by the Local Planning Authority. The details shall include details of those birds as identified on the RSPB register of birds of conservation concern and those trees the condition of which indicate that they have the potential to be used by birds as a nest site. All works shall thereafter be carried out in accordance with any mitigation measures identified.

REASON: To ensure that bird species of conservation concern are protected in accordance with the Wildlife & Countryside Act 1981 as amended and the conservation [Natural Habitats & c.] Regulations 1994

8. No development shall take place until details of the provisions to be made for building dependent species of conservation concern artificial bird nesting boxes and artificial bat roosting sites have been submitted to and approved in writing by the Local Planning Authority.

The details shall be submitted on a building dependent bird/bat species development site plan and include details of plot numbers and the numbers of per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated [north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats] and type and make of bird boxes and bat roof tiles i.e. Ibstock.

The artificial bird/bat boxes shall be incorporated into those dwellings/buildings during the construction of those individual plots identified on the submitted plan in accordance with the approved details and under the supervision of the local RSPB Swift/Swallow Officer in liaison with the Council's Countryside Officer.

REASON: To enhance nesting/roosting opportunities for bird/bat species of conservation concern and reduce the impact of development in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and to ensure that bird and bat 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 Lancashire Biodiversity Action Plan.

9. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified on the planning layout drawing no 3501/P/001 rev A and in the arboricultural/tree survey [Report Ref TEP.3116.001 October 2011] to be retained shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, 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 zones 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 comply with planning policies G1, ENV13 of the Districtwide Local Plan to ensure that trees of visual amenity/botanical/historical value are protected against adverse affects of the development.

10. No work on site shall commence until an Arboricultural method statement detailing the working methods to be employed with the earth works/ground re-grading adjacent to the root protection zones of retained trees have been submitted to the local planning authority and approved in writing.

REASON: To ensure that retained trees as identified on the detailed approved plans are afforded the maximum protection from the adverse effects of development in accordance with Policy ENV13 of the Ribble Valley Districtwide Local Plan.

11. No development shall commence until a scheme to treat and remove suspended soils from surface water run off during construction works has

been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

REASON: To ensure the protection of Mearley Brook in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

#### OUTLINE ASPECTS OF PROPOSAL

12. Application for approval of reserved matters for Primrose Phase II of the development identified on drawings 3500/P/001; 3500/P/002 rev A and 3500/P/003 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 of Primrose Phase II because the application in respect of this phase of development was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

13. No development on Primrose Phase II shall begin until 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) has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

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.

14. The submission of reserved matters in respect of layout, scale, appearance, landscaping and implementation of development of Primrose Phase II shall be carried out in substantial accordance with the Planning Layout 3500/P/001 and Scale and Massing Layout 3500/P/003 and Design and Access Statement.

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

15. No development hereby permitted on the Primrose Phase II site shall commence until details of the landscaping of the open pasture site located adjacent to Pendleton Brook and gap planting of hedgerow running along the north eastern and adjacent to footpath 17 along the south west boundary have been submitted to, and approved in writing by, the Local Planning

Authority. The scheme shall include details and extent of native tree, woodland and hedgerow planting including details of the appropriate types and numbers of trees and shrubs and their distribution on site.

The approved landscaping scheme shall be implemented in the first planting season prior to commencement of the Primrose Phase II development, unless otherwise agreed by the Local Planning Authority, 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.

16. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all existing hedgerow, trees and woodland shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, 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 zones 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: To aid integration of new development into the wider landscape, ensure that trees of visual amenity/botanical/historical value are protected against adverse affects of the development in accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

17. Prior to occupation of the 1st dwelling on the Primrose Phase II site a Travel Plan to improve accessibility of the site by sustainable modes for residential uses shall be submitted to and approved in writing by the Local Planning Authority in consultation with Lancashire County Council Highways Travel Plan Team.

The full Travel Plan should include the following matters:

- details of Travel Plan Co-ordinator
- residents travel survey
- Details of cycling, pedestrian and public transport links to and within the site
- Details of the provision of cycle parking for the properties where suitable space is not available
- SMART Targets for non-car modes of travel
- Action plan of measures to be introduced, including residents packs
- Details of arrangements for monitoring and review of the Travel Plan

The approved Travel Plan shall be implemented, monitored and reviewed (including undertaking any necessary remedial or mitigation measures identified in any such review) in accordance with the approved Travel Plan for a period of time not less than 5 years following completion of the development.

REASON: To minimise the use of private cars in the interests of sustainable development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

#### CONDITIONS RELEVANT TO WHOLE OF PROPOSAL

18. This permission shall be implemented in accordance with the proposal as detailed on the following drawings:
- 3500/P/001 Planning Layout Primrose Phase II
  - 3500/P/002 rev A received 17 May 2012 Location Plan
  - 3500/P/003 Scale and Massing Layout Primrose Phase II
  - 3501/P/001 rev B received on 19 June 2012 Planning Layout Mearley Croft
  - 3501/P/002 rev A received 9 May 2012 House Type A Mearley Croft
  - 3501/P/003 House Type B Mearley Croft
  - 3501/P/004 House Type C Mearley Croft
  - 3501/P/005 House Type D Mearley Croft
  - 3501/P/006 House Type E Mearley Croft
  - 3501/P/007 House Type F Mearley Croft
  - 3501/P/008 rev A received 26 April 2012 Plots 1-3 Mearley Croft
  - 3501/P/009 Plots 4 - 7 floor plans Mearley Croft
  - 3501/P/010 Plots 4 - 7 elevations Mearley Croft
  - 3501/P/011 amended received 2 May 2012 Plots 8 - 11 elevations Mearley Croft
  - 3501/P/012 amended received 2 May 2012 Plots 8 - 11 floor plans Mearley Croft
  - 3501/P/013 Plots 12 - 14 floor plans Mearley Croft
  - 3501/P/014 Plots 12 - 14 elevations Mearley Croft
  - 3501/P/015 rev A received 26 April 2012 Plots 15 - 20 floor plans Mearley Croft
  - 3501/P/016 rev A received 2 May 2012 Plots 15 - 20 elevations Mearley Croft
  - 3501/P/017 Plots 21 - 24 floor plans Mearley Croft
  - 3501/P/018 rev A received 26 April 2012 Plots 21 - 24 elevations Mearley Croft
  - 3501/P/019 Plots 25, 26, 31 & 32 floor plans & elevations Mearley Croft

3501/P/020 Plots 27 - 30 floor plans Mearley Croft  
3501/P/021 Plots 27 - 30 elevations Mearley Croft  
3501/P/022 Site Section Plots 4 - 7 Mearley Croft  
3501/P/050 received 26 April 2012 Site Section Plots 1 - 3 Mearley Croft  
N01951/08 rev B received 31 May 2012 Proposed Improvements to Whalley  
Road/Primrose  
Road Junction  
BD/SL/100 rev A received 17 May 2012 Planning Layout (with highway  
improvements)

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

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

20. The dwellings shall achieve a minimum Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

REASON: In order to encourage an energy efficient development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

21. This 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.

22. No development shall begin on any phase of development until 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, has been submitted to and approved in writing by the Local Planning Authority. The scheme for that phase of development 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 Policies G1 of the Ribble Valley Districtwide Local Plan.

23. No development shall begin on any phase of development until a scheme for the provision of surface water drainage works including the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. The scheme on each phase of development shall thereafter 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.

24. No part of the Primrose Phase II development hereby approved, shall commence until a scheme for the programming, implementation and construction of the works of highway improvements at the junction of Primrose Road/Whalley Road as detailed on drawing N01951/08 rev B Proposed Improvements to Whalley Road/Primrose Road Junction has been submitted to, and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall thereafter be carried out in accordance with the approved scheme.

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

25. Prior to commencement of the junction improvements detailed in condition 25 of this consent, a landscaping scheme for plot 8 of the Stalwart Lodge site as detailed on drawing BD/SL/100 rev A shall 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 completion of the junction improvements as detailed in condition 25 of this consent, unless otherwise agreed by the Local Planning Authority, 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.

26. No development shall begin on any phase of development approved by this planning permission until the following details have been provided for that phase:

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.

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.

A Method Statement and Remediation Strategy, based on the information obtained from 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 to be present 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 site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site.

27. No development shall begin on any phase of development approved by this permission until a scheme for the disposal of foul and surface waters for that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail how the site(s) will be drained on a separate system, with only foul drainage connected into the foul sewer. The scheme shall thereafter be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

28. The development hereby permitted shall not be commenced until such time as a scheme to for the provision of compensatory flood storage works has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

REASON: To prevent any increased risk of flooding elsewhere as a result of the proposed development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserved the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Executive Director at PO Box 9, Guild House, Cross Street, Preston PR1 8RD in the first instance to ascertain the details of such an agreement and the information to be provided.
2. 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.

3. 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.
4. The applicant/developer is advised to contact Graham Perry (Wastewater Asset Protection) at United Utilities to discuss full details of site drainage proposals.
5. Where this consent refers to phases of development in conditions this is to differentiate between the Mearley Croft site and Primrose Phase II site as shown on drawing 3500/P/002 rev A (location plan).
6. In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that the SWMP should contain depends on the estimated build cost, excluding VAT.

The developer must still comply with the duty of care for waste. Because they will need to record all waste movements in one document, having a SWMP will help to ensure compliance with the duty of care. Further information can be found at <http://www.netregs-swmp.co.uk>

If any waste is to be used on site, the applicant will be required to obtain the appropriate exemption or authorisation from the Environment Agency. The Agency are unable to specify what exactly would be required if anything, due to the limited amount of information provided.

If the applicant wishes more specific advice on pollution control they will need to contact the Environment Management Team at their Preston office on 01772 714182 or look at available guidance on <http://www.environment-agency.gov.uk/subjects/waste>

7. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of any bank/retaining wall of the main river, Mearley Brook. No trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8 metres of the top of any bank/retaining wall of the watercourse without our prior consent. Full details of such works, together with details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted to us for consideration.

8. The Environment Agency has a right of entry to Mearley Brook by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act. The developer must contact Colin Worswick at 01772 714259 to discuss access requirements.

(Councillor A Knox and M Robinson were given permission to speak on the above application).

(Mr Wilcock spoke in favour of the above application. Mr Aspinall spoke against the above application).

(Councillor S Knox returned to the meeting).

12. APPLICATION NO: 3/2012/0327/P (GRID REF: SD 373629 436607)  
PROPOSED MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL (C3);  
NURSING HOME (C2); CAR PARKING; OPEN SPACE AND ANCILLARY  
LANDSCAPING AT LAND TO THE EAST OF CLITHEROE ROAD  
(LAWSONSTEADS) WHALLEY

MINDED TO REFUSE on grounds of visual impact, effects on the Conservation Area as well as its setting and highway issues. Precise reason to go back to a future Planning and Development Committee.

129 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:

130 APPLICATIONS APPROVED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0038/P	Application to discharge condition 10 (archaeological recording) of planning consent 3/2010/0202/P	De Tabley Ribchester Road Clayton-le-Dale
3/2011/0883/P	Retrospective consent for change in exterior paint to shop front and fascia (concrete grey). Proposed exterior sign to be flat vinyl text (Willow Tree) placed directly on to existing fascia and removable non-slip flooring covering a small proportion of food preparation area	3 Moor Lane Clitheroe
3/2011/1070/P	Application for the discharge of condition no. 5 (schedule of works), condition no. 6 (inspection regime), condition no.7 (materials), condition no. 8 (stone walls/stone slate samples) and condition no. 12 (Velux rooflights), of planning consent 3/2011/0633P	Wycongill Farm Holden Lane Bolton-by-Bowland

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0221/P (LBC)	Removal of inappropriate concrete render from the rear façade of the property. Replaced with stucco, haired, three coat work using NHL3.5 with NHL5 to bottom 1m section	Primrose House Primrose Road Clitheroe
3/2012/0311/P	Proposed single storey rear extension	99 Ribchester Road Salesbury
3/2012/0066/P	Proposed erection of a porch on the northern elevation of the property	Cowgill House Gisburn Road, Sawley
3/2012/0073/P	Application for non material amendment to planning permission 3/2009/0644/P to allow A) sunroom to have a hip roof in lieu of a gable, B) additional personal door to single storey elevation, C) window in lieu of door to single storey elevation, D) new personal door to north elevation and E) amended position of front porch	Watery Gate Farm Watery Gate Lane Bleasdale, Chipping
3/2012/0078/P	Application for the discharge of condition No 2 (materials), condition No 3 (record of building), condition No 4 (site contamination) and condition No 5 (access gate opening) of planning permission 3/2009/0644/P	Watery Gate Farm Watery Gate Lane Bleasdale, Chipping
3/2012/0090/P	Proposals for the temporary use of the area of grassland as a remote compound and material store area in relation to a maintenance project to the water on the rivers Brennand and Whitendale at land off private access track	Newton Road Dunsop Bridge
3/2012/0143/P	Advertisement consent application for 10 No fascia signs and 2 No projecting/hanging signs	Tiggis (formerly La Scala) Longsight Road Clayton-le-Dale
3/2012/0151/P	Revised application for demolition of existing garage and erection of holiday cottage (previous approval 3/2006/0627)	Stables Barn Mill Lane, Waddington
3/2012/0154/P	Extension to existing garage at ground floor and conversion for habitable use. First floor extension over existing garage and extension to existing dormer to rear roofslope	Alder House Alderford Close Clitheroe

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0163/P	Change of use from 2 No retail shops into 2 No self contained flats	84-86 Lowergate Clitheroe
3/2012/0167/P	Application to discharge condition no. 8 (materials) of planning consent 3/2011/0675P	Aspinalls Farm Kenyon Lane, Dinckley
3/2012/0169/P	Application to discharge condition no 3 (landscaping) and condition no 4 (micro regeneration certification scheme) of planning permission 3/2010/0937/P	Carlinghurst Farm Dutton
3/2012/0180/P	Proposed change of use from a beauty salon to a café/tea room	2A Whalley Road Hurst Green
3/2012/0193/P	Proposed first floor rear extension and alterations	42 Woodhead Road Read
3/2012/0207/P	Change of use from A1 to A2	4 Wellgate Clitheroe
3/2012/0211/P	Proposed rear dormer	94 Fairfield Drive Clitheroe
3/2012/0216/P	Removal of existing conservatory and erection of single storey rear extension	7 Abbey Fields Whalley
3/2012/0245/P	Existing rear storage demolition, proposed single storey rear to and two-storey to side, existing gate repositioned and internal alterations to the property (Re-submission of application 3/2011/0864/P)	1 Whittingham Road Longridge
3/2012/0258/P	Proposed single storey side and rear extension	11 Brookside Old Langho
3/2012/0276/P	Repairs to ceiling and coving following fire damage	Church Gates House 5 Gisburn Road Bolton-by-Bowland
3/2012/0279/P	Application to discharge condition no.3 (materials) of planning permission 3/2010/0704P	51 Whalley Road Read
3/2012/0286/P	Refurbishment of restaurant and patio area including associated works to the site. Changes to elevations, which include alterations to the roof and extensions (totally 46.1sq.m) along with the removal of one booth	McDonald's Restaurants Ltd Ribble Valley Enterprise Park, Holm Road, Barrow, Clitheroe
3/2012/0288/P	Advertisement Consent for installation of replacement and new signage – 5 no. fascia signs	McDonalds Restaurants Ltd Ribble Valley Enterprise Park, Barrow, Clitheroe

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0289/P	Various signs in line with refurbishment – 1no. height restrictor, 7no. freestanding signs and 2no. banner units	McDonalds Restaurants Ltd Ribble Valley Enterprise Park, Barrow, Clitheroe
3/2012/0296/P	Proposed new front porch	22 Southfield Drive West Bradford
3/2012/0297/P	First floor side extension above existing garage	Kinross Whitehalgh Lane Langho
3/2012/0299/P	Proposed non-illuminated hanging sign. Re-submission of application 3/2012/0025P at	Stoneygate Holiday Centre Stoneygate Lane Ribchester
3/2012/0307/P	Proposed conversion of existing outbuilding to a holiday cottage	Bonny Blacks Farm Howgill Lane Rimington
3/2012/0309/P	Proposed new bay window to front elevation	Kirkside 32 George Lane, Read
3/2012/0310/P	Proposed erection of a 50kW wind turbine on a 25m tower for business use, sited on agricultural land	Pasture House Farm West Marton Skipton
3/2012/0316/P	Proposed change of use from Class A1 retail with storage to Class A2 (estate agent) office on ground floor and first floor, staff and storage on the second floor and separate basement level Class A2 office	8 York Street Clitheroe
3/2012/0319/P	Proposed detached garage	Pleasant View Farm Saccary Lane, Mellor
3/2012/0320/P	Application for the renewal of planning permission 3/2009/0088P for the demolition of the existing timber garage to side and timber porch at the rear of the property and the erection of a two-storey extension to the side and single storey extension to the front and rear of the property and associated works	37 Calder Avenue Billington
3/2012/0321/P	Proposed demolition of the existing building and erection of a two-storey dwelling house. Outline application with plans showing access, layout and off-street parking (Re-submission of 3/2012/0086/P	Old Motor Repair Workshop Neville Street off Derby Road Longridge
3/2012/0323/P	Installation of 16 Solar Panels on the roof of the proposed garage/car port	The Barn Higher Greystoneley Leagram

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0324/P	Proposed front porch	18 Fouracre Mellor
3/2012/0330/P	Application to discharge condition no. 4 (materials) of planning consent 3/2011/0971/P relating	Cobden Mill Watt Street, Sabden
3/2012/0332/P	Application for the renewal of planning permission 3/2009/0133/P for proposed development to improve the hotel and restaurant facilities including bay window extension to private lounge, increase number bedrooms with a new bedroom block, new spa building and site landscaping and parking	Northcote Manor Hotel Northcote Road Langho
3/2012/0334/P	Proposed replacement of existing 2.5m high security fence with new 3.6m high security fence surrounding	West Drive Wards Calderstones Hospital Mitton Road, Whalley
3/2012/0337/P	Proposed single storey side extension	14 Turner Street Clitheroe
3/2012/0338/P	New agricultural store to replace existing sheds (resubmission of 3/2011/0403/P)	2 Whiteacre Lane Barrow
3/2012/0353/P	Proposed demolition of existing attached store and reconstruction as single storey side extension store	Meg Hall, Dodd Lane Thornley-with-Wheatley
3/2012/0367/P	Single storey rear extension	9 Mayfield Avenue Clitheroe
3/2012/0373/P (PA) & 3/2012/0374/P (LBC)	Demolition of the existing bridge structure between Shireburn and Dorm 2, to provide a new structure similar to the existing and to repair the existing render to the gable end of Shireburn	Stonyhurst College Hurst Green Clitheroe
3/2012/0375/P	Application to discharge condition no. 3 (obscure glazing) of planning permission 3/2011/0709P	24 Ribchester Road Wilpshire
3/2012/0376/P	Proposed erection of a single storey rear extension, internal alterations and alterations to existing roof of single storey rear outrigger	94 Higher Road Longridge
3/2012/0384/P	Proposed kitchen extension to form additional kitchen/dining space	6 Highmoor Park Clitheroe
3/2012/0415/P	Application for a non-material amendment to planning permission 3/2012/0122P to increase the existing chimney to accommodate a new log burning stove	Wilsons Farm Easington Road Cow Ark

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0416/P	Application for a non-material amendment to planning permission 3/2011/0675/P. For details please refer to Drawing No. SIMPS/02/Dwg 02B Amendment B	Aspinalls Farm Kenyon Lane Dinckley
3/2012/0431/P	Application for the part discharge of condition 6 (6b – replacement evergreen hedge) of planning permission 3/2010/0988/P	Lowerfields Lower Lane Longridge
3/2012/0434/P	Application to discharge condition no. 3 (Bat Activity Survey/Method Statement) of planning permission 2010/0965/P relating to	Balderstone Hall Jacksons Bank Lane Balderstone
3/2012/0447/P	Extension to rear of dwelling, alteration of porch from originally approved plan, addition of further roof light on front elevation of house and roof height to rear	Stephen Moore Lodge Tosside
3/2012/0451/P	New roof over existing silage clam	Wheatley Farm, Four Acre Lane, Thornley
3/2012/0452/P	Replacement single garage and single storey rear extension	32 Mytton View Henthorn, Clitheroe

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APPLICATIONS REFUSED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2011/0238/P	Proposed detached dwelling with car parking spaces within a residential garden	The Cottage Newton-in-Bowland	Contrary to Local Plan Policies G1, ENV16 and Policy H10, the SPG – “Extensions and Alterations to Dwellings”, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990. Adverse visual impact on the character, setting and appearance of the CA and the AONB, without sufficient justification, that

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3/2012/0288/P	Advertisement Consent for installation of replacement and new signage – 5 no. fascia signs	McDonalds Restaurants Ltd Ribble Valley Enterprise Park, Barrow, Clitheroe	Policies G1 and ENV3 - detrimental to the visual amenity of the building itself and the locality
3/2012/0325/P	Retrospective Application for the insertion of a window to the front gable elevation (Re-submission of application 3/2011/0779/P)	Old Chapel Barn Preston Road Alston	Contrary to NPPF, and Local Plan Policies G1, ENV3 and H17. The proposed opening in the prominent gable end elevation of the property would be visually harmful to the detriment of the character of the building, visually affecting its character, appearance and setting at this location, without sufficient justification.
3/2012/0410/P	Insertion of two roof lights	Halsteads Farm Rimington Lane Rimington	The proposals would be unduly harmful to the character (including setting) and significance of the listed building because the roof lights are conspicuous, incongruous and visually intrusive in the otherwise unbroken and prominent historic front roof slope of the house and barn range. This
Cont/			

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further  
compromises  
agricultural  
character.

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

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0428/P	Steel portal framed building with fibre cement roof coverings and timber board wall cladding	Grange Farm Parsonage Road Wilpshire

133 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0251/P	Application for a Lawful Development Certificate for proposed repairs to the outbuilding to include clearing the site and rebuilding the southerly elevation. Make good all wall tops and repoint north, south, southerly and western walls. Replace all roofing timber, reroof with reclaimed Welsh blue slate, fix timber fascias and cast iron rainwater goods at outbuilding to the north-east	Rock House Town End Slaidburn

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

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0080/P	Application for a Lawful Development Certificate for the proposed building of a small housing to cover the hydro mechanics	Old Bobbin Mill Crow Wood Longridge Road Hurst Green

135 APPLICATIONS WITHDRAWN

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0497/P	Erection of a holiday cottage including stabling to be used solely for holiday use	Kitchens Farm Bashall Eaves
3/2011/0501/P	Solar panels	St Mary's Hall Stonyhurst
3/2011/0502/P	Solar panels	St Mary's Hall Stonyhurst

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0920/P	Discharge of condition 5 of 3/2011/0475/P	EH Booth & Co Berry Lane, Longridge
3/2011/1003/P	Eight houses – 6 x 3 bed; five person houses for social rent and 2 x 4 bed houses for private sale	Land next to 14 Church Raikie Chipping
3/2011/1067/P	Pointing Whalley Bridge	Whalley Bridge King Street, Whalley
3/2011/1069/P	12kw wind turbine	Stonecroft, Jeffrey Hill Forty Acre Lane Longridge
3/2012/0025/P	One post mounted square metal frame with metal swinging sign	Stoneygate Holiday Centre Stoneygate Lane Knowle Green
3/2012/0033/P	Erection of agricultural building and formation of access track	Ramsgreave Hall Farm Ramsgreave Road Ramsgreave
3/2012/0086/P	Outline application to demolish the existing building and to erect a two storey dwelling house	Old Motor Repair Workshop Neville Street Longridge
3/2012/0262/P	New field access	Land off Old Clitheroe Road Stonyhurst
3/2012/0308/P	Two storey extension to side	16 Hawthorne Place Clitheroe
3/2012/0370/P	Chicken/boiler housing	Fellview Barn Baygate Bolton-by-Bowland
3/2012/0389/P	Steel storage building to the rear of St Leonards Church	St Leonards Church Commons Lane Balderstone

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SECTION 106 APPLICATIONS

<b><u>Plan No</u></b>	<b><u>Location</u></b>	<b><u>Date to Committee</u></b>	<b><u>No of Dwellings</u></b>	<b><u>Progress</u></b>
3/2010/0078P	Old Manchester Offices Whalley New Road Billington	20/5/10 24/5/12	18	With Planning Officer
3/2010/0929P	Land between 36 & 38 Henthorn Road Clitheroe	14/7/11	8	Not Signed yet With applicants solicitor
3/2011/0316P	Land off Preston Road Longridge	10/11/11	60	Not Signed yet With applicants solicitor
3/2011/0837P	Land off Pendle Drive Calderstones Park Whalley	9/2/12	46	Not Signed yet With applicants solicitors

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>No of Dwellings</u>	<u>Progress</u>
3/2011/0776	Land off Whiteacre Lane Barrow	12/4/12	7	With LCC
3/2011/0784	Old Whalley Nurseries Clitheroe Road Whalley	12/4/12	6	With applicant
3/2012/0065	Land off Dale View Billington	24/5/12	12	With Planning Officer
<b>Non Housing</b> 3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures so no progress on Section 106

137 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>
3/2011/0820 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	—	Site visit 15.6.12 AWAITING DECISION
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	-	Procedure altered by The Planning Inspectorate – will now follow the Hearing procedure Hearing to be held on 11.7.12	New notification letter sent 18.5.12

<b><u>Application No:</u></b>	<b><u>Date Received:</u></b>	<b><u>Applicant/Proposal/Site:</u></b>	<b><u>Type of Appeal:</u></b>	<b><u>Date of Inquiry/Hearing:</u></b>	<b><u>Progress:</u></b>
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	—	APPEAL DISMISSED 30.5.12
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
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
3/2011/0567 D	16.3.12	Mr D Ashton Proposed erection of a holiday cottage (Re-submission) Pinfold Cottage Tosside	WR	—	Awaiting site visit
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	—	APPEAL DISMISSED 14.5.12

<b><u>Application No:</u></b>	<b><u>Date Received:</u></b>	<b><u>Applicant/Proposal/Site:</u></b>	<b><u>Type of Appeal:</u></b>	<b><u>Date of Inquiry/Hearing:</u></b>	<b><u>Progress:</u></b>
3/2011/0703 O	16.4.12	Mr T Brown Proposed erection of a three-bedroom, two-storey detached dwelling with attached garage (Re-submission of 3/2011/0315P) 43 Hawthorne Place Clitheroe	WR	—	Awaiting site visit
3/2011/0095 D	11.5.12	Mr & Mrs S Cherry Re-submission of refused application 3/2010/0002P for two affordable dwellings in garden area of existing house, demolition of outbuilding, realigning of vehicular access to Cherry Hall and removal of part of wall to site Cherry Hall Grindleton	WR	—	Notification letter sent 21.5.12 Questionnaire sent 25.5.12 Statement to be sent by 22.6.12 Awaiting site visit
3/2011/0849 D	16.5.12	Mr K Kay Proposed new detached garage, boundary wall, gates and hard landscaping Great Mitton Hall, Mitton Road, Mitton	Householder appeal	—	Notification letter sent 18.5.12 Questionnaire sent 23.5.12 AWAITING DECISION
3/2012/0168 D	23.5.12	Mr G Marsden Single storey conservatory extension 3.60m x 3.70m to the rear of the property (Re-submission) Hill House Hesketh Lane Chipping	Householder appeal	—	Notification letter sent 28.5.12 Questionnaire sent 29.5.12 AWAITING DECISION
3/2011/1001 D	30.5.12	Ms Pamela Oliver New detached dwelling within the curtilage of 1 Portfield Bar Whalley	WR	—	Notification letter sent 7.6.12 Questionnaire sent 12.6.12 Statement to be sent 10.7.12

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## CORE STRATEGY UPDATE

The Head of Regeneration and Housing reported that the Core Strategy consultation had now been completed. The Council had received 337 responses, 284 from individuals, 25 from developers or agents and 28 from statutory organisations. A petition had also been received from the Clitheroe Residents Action Group.

The next part of the process was to review all responses received, drawing out the issues raised and subsequently a report would be prepared for consideration by this Committee as soon as possible. He drew Members' attention to the responses made by some statutory consultees in response to the final published NPPF that raised issues that would need to be resolved prior to the examination stage. Members will be informed of the timetable for the next steps in the next few days once the extent of response has been reviewed.

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## APPEALS

- (a) 3/2011/0851/P – Rear second floor extension and detached single garage to the rear at Houghton Farm Cottages, Osbaldeston Lane, Osbaldeston – appeal dismissed.
- (b) 3/2011/0103/P – Erection of a wind turbine for the farm use and as a farm diversification project at Westby Hall Farm, Gisburn – appeal dismissed.

The meeting closed at 9.24pm.

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

## Minutes of Accounts & Audit Committee

Meeting Date: Wednesday, 27 June 2012, starting at 6.30pm  
Present: Councillor J Hill (Chairman)

Councillors:

I Brown	R Newmark
S Hore	M Thomas
G Mirfin	N C Walsh

In attendance: Director of Resources, Head of Financial Services and Anita McGoay (Audit Commission).

### 140 APOLOGIES

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

### 141 MINUTES

The minutes of the meeting held on 28 March 2012 were approved as a correct record and signed by the Chairman.

### 142 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

### 143 PUBLIC PARTICIPATION

There was no public participation.

The Chairman gave a brief resume of the Terms of Reference for the Accounts and Audit Committee, as there were several new Members on this Committee. He explained how this Committee was responsible for both internal and external audit and was there to ensure the Council had sound, adequate and efficient control of the finances.

He further explained the Committee's role in approving the Council's Annual Statement of Accounts.

### 144 ANNUAL GOVERNANCE STATEMENT

The Director of Resources submitted a report asking Committee to agree the Annual Governance Statement for 2011/12. Under the Accounts and Audit (England) Regulations 2011, the Council was required to ensure that its financial management is adequate and effective and that the Council has a sound system of internal control which facilitates the effective exercise of the Council's functions, which includes arrangements for the management of risk. The Council must conduct a review at least once a year of the effectiveness of its system of internal control and this Annual Governance Statement must accompany the Statement of Accounts.

The Director of Resources highlighted various aspects of the Governance Statement including the scope of responsibility, the purpose of the Governance Framework, the conduct of behaviour, policy and decision-making compliance, risk management, economy, efficiency and effectiveness, financial management and performance management. Also highlighted was the review of effectiveness which is informed by the work of Directors within the Authority who have responsibility for the development and maintenance and governance environment, the Internal Audit Annual Report and also by comments made by the external Auditors and other review agencies and inspectorates.

Reference was made to the checklist issued by the Audit Commission entitled "Protecting the Public Purse" which authorities were encouraged to use to ensure that they have found governance and counter fraud arrangements in place and that they are working as intended.

It was also reported that following the meeting of the Policy and Finance Committee on 12 June 2012, changes had been implemented as part of the Localism Act 2011, particularly around the Code of Conduct and the Standards Committee. These changes would take effect from the 17 July 2012, following ratification by Full Council. In addition the Council's Overview and Scrutiny Committee had been disbanded in April 2012.

The Director of Resources informed Committee that as a result of the review of the effectiveness of the governance framework the system of internal control she was pleased to report that no significant improvement opportunities had been highlighted.

RESOLVED: That Committee approve the Annual Governance Statement for 2011/12.

#### 145 STATEMENT OF ACCOUNTS 2011/12

The Director of Resources submitted a report asking Committee to formally approve the Statement of Accounts for 2011/12 subject to audit. The Accounts and Audit Regulations 2011 require Members to approve the statutory accounts by 30 September following the financial year-end. She informed Committee as good practice the Statement of Accounts would continue to be presented in their draft format for approval before the end of June as previously. The Audit Commission would then carry out their annual audit over the next few weeks and once this had been completed and any agreed amendments that may be required have been made the Statement of Accounts would be presented again in an audited format for approval once more by this Committee.

The Head of Financial Services highlighted various sections of the Statement of Accounts including the Comprehensive Income and Expenditure Statement and the Movement in Reserves Statement which shows the movement in the year on the different reserves held by the Council. He also highlighted the balance sheet and explained the main areas including assets and liabilities as well as useable and unusable reserves. He informed Committee that individual outturn reports for both Capital and Revenue would be submitted to service Committees over the next cycle of meetings for Councillors to consider.

With regard to general fund balances, it was important to maintain a healthy level of general fund balances to cover for unforeseen events and also provide a stable level of resources for future planning. The total usable reserves at 31 March 2012 were £6,041,762.

He informed Committee of details regarding the collection fund and the Council's capital expenditure, along with details of how capital schemes had been funded. This also included a number of schemes that would slip into 2012/13.

As part of the Statement of Accounts for 2011/12 there had been a number of changes in the preparation and presentation. These included:

- additional disclosures in respect of remuneration and exit packages;
- a specific requirement on whether the Authority's financial management arrangements conform with the Governance requirements of the CIPFA Statement on the role of Chief Financial Officer in Local Government;
- amendments to the related party disclosures that are required which includes greater guidance on its definition; and
- the adoption of the requirements of FRS30 Heritage Assets – this included showing on the Council's balance sheet Clitheroe Castle Keep, Ribchester Roman Baths, Civic Regalia and Clitheroe Museum collection.

The Head of Financial Services gave a general fund outturn performance table that showed the accounts in a format more akin to our Committee system which showed a surplus of £168,000 during the year which would be added to general fund balances. He highlighted the main variations for this surplus and outlined the main movements on the balance sheet between 2010/11 and 2011/12.

Committee appreciated the in-depth explanation of the Statement of Accounts for 2011/12 and thanked the Director of Resources and her staff for all their hard work in preparing them.

RESOLVED: That Committee approve the Statement of Accounts for 2011/12 as circulated, subject to audit.

#### 146 CHANGES TO STANDARDS COMMITTEE

The Director of Resources submitted a report for Committee's information regarding the proposed transfer of responsibilities following the changes to the Standards regime, following the implementation of the Localism Act 2011 in relation to the Code of Conduct and Member Conduct.

She informed Committee that Policy and Finance Committee at its meeting on the 12 June 2012, had approved recommendations for the proposal to transfer the Council's duties relating to Member Conduct to the Accounts and Audit Committee. This would now be submitted to Full Council for approval.

RESOLVED: That the report be noted.

147 INTERNAL AUDIT ANNUAL REPORT 2011/12

The Director of Resources submitted a report informing Committee of the Internal Audit Annual Report for 2011/12. All new audit reports that had been produced during the year had been taking into account in informing the assurance opinion. Details were given, along with assurance levels, of the audits that had taken place and it was found that the Council's systems of internal control are generally sound and effective.

RESOLVED: That the report be noted.

148 INTERNAL AUDIT PROGRESS REPORT 2012/13

The Director of Resources submitted a report for Committee's information on the internal audit work progress to date for 2012/13. The report included a full internal audit plan for 2012/13 for Committee's information. The first couple of months of the year had been spent carrying out testing on the sundry debtor and general ledger system on transactions relating to 2011/12. The audit of the sundry debtor system was now complete and the report issued with an assurance level of substantial. Testing to date on the general ledger system had shown the level of control to be sound and effective.

The progress to date with the 2012/13 audit plan was satisfactory and as a number of new audits would be carried out this year an amount of time had been spent on identifying control systems in place and the potential hazards within these areas.

RESOLVED: That the report be noted.

RESOLVED: That by virtue of the fact that the following item of business be exempt information under Category 3 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

149 RISK MANAGEMENT – UPDATE ON RED RISKS

The Director of Resources submitted a report for Committee's information on the current areas of high risk for the Council as identified on the Risk Register. At the present time there was only one of these that related to the curbside waste paper and cardboard collection service currently being undertaken by Viridor and the complications surrounding the issue with the Lancashire County Council.

Regular monitoring of this risk would continue and Committee would be kept informed of any developments.

RESOLVED: That the report be noted and a progress report be submitted to this Committee in due course.

The meeting closed at 8.00pm.

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