

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, 5 MARCH 2013** at **6.30PM**.

CHIEF EXECUTIVE
20 February 2013

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 meeting of **Council** held on **18 December 2012**.
5. Mayoral Communications.
6. Leader's Report and Question Time.
7. To consider a report on Budget Consultation with Non Domestic Rate Payer Representatives and Voluntary Organisations – report of Director of Resources – copy enclosed.
8. To consider the recommendations of the Special Policy and Finance Committee relating to the Council's Revenue Budget 2013/14 and Capital Programme for 2013/16 and to set the amount of Council Tax for each category of dwelling in the Council's area for 2013/14 – report of Director of Resources – copy enclosed.
9. To receive and consider, where appropriate, the minutes of the following Committee meetings now circulated (items marked *** are referred to Council for decision).

COMMITTEE MEETINGS: 18 DECEMBER 2012 TO 14 FEBRUARY 2013			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
COUNCIL	18 DECEMBER	1 – 5	539 - 550
COMMUNITY COMMITTEE	15 JANUARY	6 – 14	551 – 565
PLANNING & DEVELOPMENT COMMITTEE	17 JANUARY	15 – 48	566 – 587
PERSONNEL	23 JANUARY	49 – 51	588 – 600

COMMITTEE MEETINGS: 18 DECEMBER 2012 TO 14 FEBRUARY 2013			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
HEALTH & HOUSING	24 JANUARY	52 – 56	601 – 614
POLICY & FINANCE COMMITTEE	29 JANUARY	57 - 67	615 – 640
SPECIAL POLICY & FINANCE	12 FEBRUARY	68 – 74	641 - 649
PLANNING & DEVELOPMENT COMMITTEE	14 FEBRUARY	75 - 122	650 - 666

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 Full Council

Meeting Date: Tuesday, 18 December 2012 starting at 6.30pm
Present: Councillor I Sayers (Chairman)

Councillors:

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

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

539 PRAYERS

The Mayor's Chaplain, the Reverend A Froud, opened the meeting with prayers.

540 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Brunskill, K Hind and L Rimmer.

541 DECLARATIONS OF INTEREST

There were no declarations of interest.

542 PUBLIC PARTICIPATION

There were no items of public participation.

543 COUNCIL MINUTES

The minutes of the meeting of the Council held on 9 October 2012 were confirmed as a correct record and signed by the Chairman.

544 MAYORAL COMMUNICATIONS

The Mayor reported on events he had attended since the last meeting. This included a number of school visits, carol concerts and Christmas parties. He also gave an account of his participation with Guide Dogs for the Blind training. The Mayor had recently attended the Lancashire Best Kept Village Awards ceremony, where a number of local villages had received awards. He had also attended the retirement service for Bishop Nicholas at Blackburn Cathedral. Finally, the Mayor drew attention to a display of two pieces of specially commissioned artwork that were to be presented to the borough's two successful Olympic medallists – Samantha Murray and Jon Schofield at the Platform Gallery on Sunday, 23 December.

545 PETITION

The Mayor received a petition from Elizabeth Webbe regarding public toilets in Longridge. The petition had been signed by a wide range of people from the Longridge community. Councillor Ranson confirmed that the closure of toilets in Longridge had been referred back to Community Committee for further consideration.

546 DISPENSATION FOR COUNCILLORS

Consideration was given to the written report of the Chief Executive asking the Council to grant a general dispensation to all Members in respect of certain areas of the Council's business as outlined in Section 3.4 of his report, namely:

- setting the Council Tax or a precept;
- any allowance, travelling expense payment or indemnity for councillors;
- any matter relating to the housing or Council Tax benefit or the introduction of the new universal credit system where the councillor or councillor's spouse or partner receives, or was likely to receive, such a benefit.

RESOLVED: That a dispensation be granted to all Members in respect of matters set out at Section 3.4 of the main report.

547 APPOINTMENT OF CHAIR OF PLANNING AND DEVELOPMENT COMMITTEE

Consideration was given to the written report of the Chief Executive asking for councillors to approve the appointment of a Committee Chairman and Vice Chairman for Planning and Development Committee following the indication from Councillor R Sherras that he intended to stand down from the role with effect from 18 December 2012. Members thanked Councillor Sherras for his significant contribution and commitment to the role of Chairman of Planning and Development Committee over the last 13 years.

RESOLVED: That Councillor T Hill and Councillor R Thompson be appointed as the new Chairman and Vice Chairman respectively for Planning and Development Committee.

548

LEADER'S REPORT

The Leader began by referring to the ongoing national economic pressures and informed Members that the Council would receive news in the next few days of what his financial assessment would be for the next financial year. This would enable the Council to finalise its budgets.

The Leader then reported on the visit of the parliamentary minister, Brandon Lewis to the Ribble Valley in November. The visit had been very successful and on the days of his visit, he announced the Council had been awarded a grant for £750,000 for the Council's waste collection service. This had come about as a result of a carefully constructed bid. Officers were now finalising how funds would be used which would include some capital purchases.

The Leader was pleased to report that the Warm Homes Healthy People scheme, which had been launched last year was now cited by the government as an example of best practice. The scheme was now to be relaunched and expanded to include a range of services to households across the borough. The scheme would give a valuable boost to vulnerable households facing fuel poverty and some elements were available to residents regardless of income.

The Leader drew attention to a Dementia Awareness event that had been held at The Grand in Clitheroe. The event has been organised by the Council, Age UK Lancashire, The Alzheimer Society and NHS East Lancashire. It had been targeted at family carers and community groups and its aim had been to raise awareness of the signs, symptoms, concerns and implications of dementia.

Finally, the Leader was delighted to report that once again parking charges were to be waived at Council operated car parks in Clitheroe and Longridge town centres on Saturdays in December. He hoped that shoppers from throughout Lancashire would take advantage of the free parking to visit the area and see what its unique independent shops had to offer. The Leader ended by thanking all officers and staff for their hard work and dedication throughout 2012.

549

LEADER'S QUESTION TIME

The Leader of the opposition, Councillor Allan Knox, asked how the Council intended to respond to the recent government announcement on fracking.

The Leader thanked Councillor Knox for this question. He confirmed that no fracking sites had been identified within the Ribble Valley but the Council would keep a watching brief upon developments. The Leader noted that the Council had no direct responsibilities or duties with regards to fracking, as the Department of Energy and Climate Change (DECC) and the Environment Agency would deal with licensing of operators and Lancashire County Council would deal with associated planning applications. The Leader also confirmed that Councillor Sayers would present a paper to Members on issues following a recent visit to LCC.

550 COMMITTEE MINUTES

(i) Planning and Development Committee – 11 October 2012

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

(ii) Community Committee – 6 November 2012

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

(iii) Planning and Development Committee – 8 November 2012

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

(iv) Policy and Finance Committee – 20 November 2012

RESOLVED: That the minutes of the above meeting be received with the exception of minute numbers 445, 446 and 448.

MINUTE 445 – FINANCIAL REGULATIONS

The Leader, M Ranson, asked Members to approve the revised Financial Regulations.

RESOLVED: That the revised Financial Regulations be accepted.

MINUTE 446 – ARMED FORCES COMMUNITY COVENANT

The Leader of the Council, Councillor M Ranson, asked Members to approve an Armed Forces Community Covenant as circulated and approve the section 4 measures therein as outlined at Appendix 2 of the Covenant.

RESOLVED: That the Armed Forces Community Covenant and its contents be approved.

MINUTE 448 – LOCALISATION OF COUNCIL TAX

The Leader, Councillor M Ranson, asked Members to approve a Council Tax Support Scheme with a maximum reduction of 8.5% in 2013/2014 and 12% thereafter.

RESOLVED: That the Council Tax Support Scheme and maximum reduction levels be approved.

(v) Personnel Committee – 21 November 2012

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

(vi) Parish Council Liaison Committee – 22 November 2012

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

(vii) Licensing Committee – 27 November 2012

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

(viii) Accounts and Audit Committee – 28 November 2012

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

(ix) Health and Housing Committee – 28 November 2012

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

(x) Planning and Development Committee – 6 December 2012

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

The meeting closed at 7.40pm.

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

Minutes of Community Services Committee

Meeting Date: Tuesday, 15 January 2013 starting at 6.30pm
Present: Councillor R J Thompson (Chairman)

Councillors:

R Bennett	M Robinson
S Carefoot	R Swarbrick
S Hore	G Scott
G Mirfin	J White
R Newmark	

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

Also in attendance: Councillor I Sayers.

551 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Alcock, S Brunskill, J Hill, A Knox and L Rimmer.

552 MINUTES

The minutes of the meeting held on 6 November 2012 were approved as a correct record and signed by the Chairman.

553 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

554 PUBLIC PARTICIPATION

There was no public participation.

555 FOOD FESTIVAL 2013

The Director of Community Services submitted a report asking Members to consider proposals for the provision of the Food Festival for 2013. He reminded Committee that they had received a report in September 2012 outlining issues associated with the provision of the Food Festival and that whilst recognising the success of the event, Members had expressed some concern about the overall financial performance. A similar discussion had taken place at Policy and Finance Committee and although both Committees agreed in principle to support the Food Festival, it was recognised that financial controls would have to be more robust in the future.

He reported that the most recent RPDE bid had been unsuccessful and so proposals now needed to be considered on how the event could take place whilst at the same time minimising the Council's exposure to financial risk. The Council's Corporate Management Team had concluded that the Council would have to take the lead in organising this year's event to give the additional capacity required and to oversee the financial management aspects. The festival would have to be run in partnership with the Food Festival Company as they had access to sponsors and volunteers that the Council did not. There would still be a requirement for some external event management but this should be reviewed in association with the capacity of the Borough Council officers to take over some event management functions. These issues had consequently been discussed with the Food Festival Company to determine roles and responsibilities and draft a realistic budget. The following conclusions were reached.

- The provision of a chargeable programme should be dropped as although it more or less broke even in terms of production costs, it did not generate the expected additional revenue.
- Park and ride should be staffed internally in order to reduce expenditure.
- The advertising budget would need to be reviewed to determine value for money from the promotional activities and the budget reduced accordingly.
- The role of Events Co-ordinator would be reviewed to determine which elements should remain and which could be carried out internally. The key support would be around the relationship with producers and identification of exhibitors and the identification of volunteers, promotion of the event to the wider food community, some marketing activities and some logistics prior to and on the day. The Council would take over the administrative functions, event plans and some marketing.
- The Event Co-ordinator would be directly responsible to the Borough Council as opposed to the Food Festival Company based on an agreed range of services and fee.
- The Food Festival Company would be responsible for attracting external sponsorship determining the level of sponsorship is difficult so the assumption is only a moderate increase from the previous event.

The provision of a chargeable area within the festival was also discussed with the Food Festival Company as it was felt this was the only way to increase the income paid by the customer and make the festival sustainable in the long term. Options were being considered with regard to this.

Members agreed that the event was successful and should be supported in order for it to be able to continue. Various issues were discussed with regard to the unsuccessful RDPE bid; charging to attend the festival; and where it should be 'staged'.

RESOLVED: That Committee

1. agree to the Council's involvement and associated draft budget;
2. ask that officers give regular updates, particularly those relating to financial changes; and
3. agree to commission Lancashire Bites subject to agreement on the range of services required and the associated fee. Committee understood that this meant the suspension of Standing Order 29.

556

FACILITIES STRATEGY

The Director of Community Services submitted a report advising Committee on proposals to develop a facilities strategy in order to predict and accommodate future demand for sport/recreation facilities. The purpose of the strategy was to give an overall picture of likely future facility requirements based on a range of factors. The main factor however would be the increased demand through population growth tied into increased housing provision, and connection to the Core Strategy would therefore be extremely important. The requirement for evidence was a fundamental part of producing all new planning documents including the current Core Strategy and would be examined in detail by the Planning Inspectorate through the Examination in public process, that all draft plans are subjected to before they can be adopted.

In order to provide more detail to the public open space elements of the Core Strategy, Committee had formed a working group to carry out a review of existing provision and identify any gaps in provisions that may emerge as a result of future population increases and other associated factors.

The strategy will assess current provision against existing and future demand in order to determine gaps in facility provision and whilst the strategy would embrace facilities across the borough, there would be a need to focus attention on key strategic sites linked to the main population centres of Clitheroe, Longridge and Whalley. The report outlined the issues with regard to population growth, participation trends, capacity of existing facilities, geographical distribution of facilities and condition/capacity of existing facilities. The report went on to highlight that in order to ensure that future participation could be accommodated, the following facility types would have to be improved or increased.

- Swimming
- Grass pitches
- Synthetic pitches
- Sports hall
- Gym provision

Members discussed issues with regard to specific villages, borders with other authorities, Section 106 Agreements and the criteria of Sport England.

RESOLVED: That Committee request officers to draft a facilities strategy in conjunction with the working group for discussion at the next meeting of this Committee in March.

557 LEASE ARRANGEMENTS AT LANGHO FOOTBALL CLUB

The Director of Community Services submitted a report asking Committee to consider extending leases on the Northcote Road and the Rydings sites at Langho to enable the club to apply for external funding. He informed Committee that Langho Football Club had identified the need to carry out extensive drainage works to the pitches as they had been experiencing difficulties in recent years. In addition, they have a desire to build a synthetic training surface along with improvements to changing rooms on the Northcote Road site which means they will need in the region of £250,000 to achieve all the improvements they have identified. Although they had already begun a series of fundraising activities within the club, they recognised that a significant amount of external funding would be required and the works would need to be phased over a number of years.

However, external funding bodies expect a security of tenure from applicants, particularly for larger grants and in the case of Sport England, the most likely funding source they would expect applicants to have at least a 25 year lease where the applicant does not own the land.

In order to give the club security of tenure and a reasonable timescale to make extending funding applications, they would probably need all three leases extending so they have 30 years to run from now. This would therefore mean the following extensions.

The Rydings – plot 1, 23 years – plot 2, 23 years
Northcote Road – 7 years

Any extension to the leases would of course include annual rent reviews.

RESOLVED: That Committee agree to grant an extension to the three leases for Langho Football Club as outlined in the report.

558 PROVISION OF PUBLIC TOILETS

The Director of Community Services submitted a report asking Committee to reconsider the proposal for the disposal of selected former public conveniences. He reminded them that they had considered a report in November 2012 at which they had approved the recommendations of the working group for the disposal of the closed toilets and a report on the proposed disposals was to be submitted to the Policy and Finance Committee for their approval. The report had included a list of 8 former facilities for disposal or demolition. At the meeting of the Policy and Finance Committee it had been highlighted by Members that the closure of one set of Council toilets in Gisburn and two of the three sets of facilities in Longridge were of particular concern and they subsequently resolved that the matter be referred back to Community Committee for their further consideration and to be able to investigate options for the improvement of the current provision of publicly accessible toilet facilities in Gisburn and Longridge.

The closure since February 2012 of the 8 of the 24 sets of facilities operated by the Council is contributing to a substantial reduction in the Council's annual expenditure that has been incorporated into the Council's budget provision. The reversal of any closure would lead to unbudgeted expenditure which because of the travel distance of Longridge and Gisburn from the operations depot at Clitheroe, would be disproportionately large. It was felt that more innovative local arrangements of operating a facility would need to be developed if a cost effective expansion of the current provision of public toilets was to be considered.

In relation to Gisburn, there is a proposal to address this position by offering the former Council toilet for sale to a local business that is known to be interested in purchasing the facility to make it available to their customers, with the condition that as long as the facility remains in use as a toilet, it is included in the community toilet scheme and hence still available for public use.

With regard to Longridge, the report listed the community toilet facilities within Longridge and the approximate availability of those facilities, some of which are of a far higher standard than those that were originally provided by the Council and are available over a wide range of hours. The Longridge Town Council had discussed the provision of public conveniences within the town centre and as a result, had confirmed that they did not seek to operate them. However, they resolved to propose to the Borough Council that a working group be set up comprising of officers of the borough and Town Councillors with the purpose of exploring local options for the improvement of the provision of publicly accessible toilets in Longridge. This invitation had been accepted and the Head of Engineering Services would meet with the group and report the findings to a subsequent meeting of the Community Services Committee. It was also noted that the Mayor had received a petition requesting the reinstatement of public toilets in Longridge at the Full Council meeting on 18 December 2012.

Taking the issues of Gisburn and Longridge out of the equation left the five sets of closed facilities on the original list still requiring action at Brungerley, Clitheroe, Mellor, Newton in Bowland, Waddington and Woone Lane, Clitheroe. Whilst it was recognised that the loss of a Council facility was rarely universally welcomed, the disposal or removal of these five sets of facilities should be pursued so that the residual property based charges and the inherent risks of having boarded up buildings and facilities was removed.

Councillor Sayers was given permission to speak on this item.

RESOLVED: That Committee

1. approve the measures described to investigate options for the improvement of the current provision of publicly accessible toilet facilities in Gisburn and Longridge to be pursued and that the outcome be reported to the next meeting of the Community Services Committee;
2. approve the disposal of the three sets of former toilets at Mellor, Newton in Bowland and Waddington with a report on the proposed disposals

being submitted to the next meeting of the Policy and Finance Committee; and

3. approve the demolition and landscaping of the sets of toilets at Woone Lane and Brungerley, Clitheroe.

559

KERBSIDE COLLECTION OF MIXED FOOD AND GARDEN WASTE

The Director of Community Services submitted a report advising Committee that £750,000 funding had been secured through the weekly collections support scheme to introduce the kerbside collection of mixed food and garden waste.

The application for funding had begun in May 2012 and was completed in three stages from the submission of an expression of interest to a detailed outlined bid and finally by the submission of a final bid in August 2012. To meet the conditions for funding the offer needed to improve the kerbside recycling service we currently provide to our residents, whilst committing to the retention of weekly collection of residual/general waste for at least the next five years. The grant sought totalled £750,000 to provide capital finance for the purchase and delivery of approximately 15,000 x 240 litre wheeled bins, two split bodied collection vehicles and all appropriate publicity and promotional costs.

It is proposed that all 140 litre wheeled bins provided to gardened properties for the recovery of garden waste be replaced with larger 240 litre wheeled bin. This would allow householders to include certain types of compostable food waste with their garden waste. To ensure that the service was provided to all domestic properties within the Ribble Valley and to keep costs to a minimum, the recovered 140 litre wheeled bins would then be redistributed to non gardened properties to recover their food waste for composting. The conditions for funding would thereby be met by extending the range of recycling collection services to our residents.

Formal confirmation from the DCLG that the application had been successful for the whole amount of £750,000 had been received on 22 November 2012.

It was not anticipated that the provision of a larger wheeled bin would have an adverse effect on the efficiency of the collection service or require any additional resources, but would improve this Council's overall waste management performance. Officers were planning to introduce the larger wheeled bins and the redistribution of the recovered wheeled bins in June 2013.

Members considered the policy of householders being able to opt out of having a larger green bin or not having a green bin at all.

Extensive publicity and promotion would be undertaken to ensure that householders receive sufficient information on the improvements and benefits of the changes to the collection service.

Councillor I Sayers was given permission to speak on this item. Members asked specific questions as to how the service would work.

RESOLVED: That Committee agree to the Council policy that will allow householders with gardens to 'opt out' of the provision of a larger green wheeled bin or for non garden properties to 'opt out' of the provision of the 140 litre green wheeled bin for their food waste.

560 REVISED CAPITAL PROGRAMME 2012/2013

The Director of Resources submitted a report asking Committee to approve the revised capital programme for the current financial year for this Committee. The original capital programme for the current year included schemes at a total estimated cost of £221,000. Additionally, £185,080 from the budget from 2011/2012 was moved to the 2012/2013 financial year at the time of setting the revised estimate for 2011/2012. In addition, £51,290 known as slippage had been transferred into this financial year along with further approvals to the capital programme of £68,220 which gave a total approved budget of £525,590.

A table outlining the revised capital programme for 2012/2013 was submitted for Committee's information. It was anticipated at this time that all of the capital schemes would be completed by the end of the financial year, as expenditure to date already totalled £434,160.

RESOLVED: That Committee approve the revised capital programme for 2012/2013 as set out in the report.

561 PROPOSED CAPITAL PROGRAMME 2013-2016

The Director of Resources submitted a report asking Committee to approve the proposed future three-year capital programme 2013-2014 to 2015-2016 for this Committee for recommendation to the Policy and Finance Committee. The report was based on the bids that had been received from Heads of Service which included schemes previously requested for 2013-2014 and 2015-2016. Heads of Service had been asked to put forward schemes which were the absolute basic requirement to keep the Council's services running. A list of these schemes and how each particular scheme links to the Council's ambitions were shown in a summary table of the financial impact for each financial year. It was noted that at this stage, these were only potential bids that would also require further consideration by the Budget Working Group and by Policy and Finance Committee.

As previously reported, funding had also been confirmed from the government for the bid for the retention of weekly collection of residual waste and this would be incorporated into the budget. Following the success of this bid, it was proposed to move one of the previously approved schemes from the 2014-2015 financial year to 2015-2016 (£200,000). The scheme is for a replacement refuse vehicle and was possible following the successful grant application for BID 7, which also allowed the reprogramming of the remainder of the refuse collection vehicle fleet replacement.

The Director of Resources updated Members on the latest position with BID 7 for the retention of the weekly collection of residual waste. The Head of Engineering Services raised the potential need to forward the purchase of the vehicle

currently scheduled in the 2014/15 financial year to 2013/14. This was to allow the purchase of the vehicle in advance of a necessary engine change from Euro 5 to Euro 6 in order to avoid an increase in price. This would probably be known in March 2013.

RESOLVED: That Committee approve the future three year programme for 2013-2014 to 2015-2016 as outlined in the report subject to the potential rescheduling of the vehicle to 2013/14 from 2014/15 for recommendation to the Policy and Finance Committee.

562 REVISED REVENUE BUDGET 2012-2013

The Director of Resources submitted a report asking Committee to agree a revised revenue budget for 2012-2013 for consideration at Special Policy and Finance Committee.

The original estimate for this current financial year was approved in March 2012 and at the time of setting the current year's budget, the government had announced substantial reductions in the level of funding that it would provide two local authorities from 2011-2012 and into 2012-2013, with no indication of what level of funding would be provided in the longer term. Based on the information known at the time, a full service review was undertaken in 2011 in order to identify areas of potential saving. All of those put forward were considered and approved by Policy and Finance Committee on 22 November 2011. Following the grant settlement in December 2011, the amount of savings needed for 2012-2013 were £635,000 which was fully achieved from the service review savings identified.

The revised budget was £34,690 lower than the original estimate. A comparison between the original and revised budgets for each cost centre was shown with the main reasons identified. The Director of Resources informed Committee that it was pleasing to note that Community Services Committee's share of the £635k savings had been more than achieved.

RESOLVED: That Committee approve the revised budget for 2012-2013 for submission to the Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

563 ORIGINAL REVENUE BUDGET 2013-2014

The Director of Resources submitted a report asking Committee to agree the draft revenue budget for 2013-2014 for consideration at Special Policy and Finance Committee. She informed Committee that the government announced its provisional grant settlement for 2013-2014 and 2014-2015 on 19 December 2012 and that the headline changes to our funding shows a reduction in our spending power of 1.3% with a further reduction of 3.2% the year after. However, when a comparison is made between the 2012-2013 and 2013-2014 and 2014-2015 grant settlements on a like for like basis, the cash reduction in our grant is £288,000 and a further £377,000. This was particularly disappointing when it had looked a few months ago as if rural authorities including Ribble Valley would have been treated more favourably in this settlement. The rural

services network and SPARSE group were campaigning vigorously to get the settlement changed. The Budget Working Group would be meeting over the coming weeks to examine the overall budget position and would ultimately make recommendations to Policy and Finance Committee on 12 February 2013.

To allow a better comparison of the budget to the original estimate within this report, the budget that was originally approved in March 2012 had been restated to show the movements that were needed following the service reviews. The estimates had been prepared on the current levels of service and allowed for pay and price increases of 2.5%. Any pay award for local government would be agreed nationally and whilst this was still being negotiated indications are that any settlement would be nearer 1%.

The report detailed the individual budget areas under this Committee along with comments and reasons for the main variances. The draft budget was also summarised in two ways; one over the cost of the service (objective) provided by the Committee and the other over the type of expenditure and income (subjective).

The net costs for this Committee would increase by £50,670 for which the main variances had already been highlighted.

The Director of Resources reminded Committee that fees and charges had been agreed in November 2012 and would be applicable from 1 April 2013.

Members asked questions with regard to various issues included in the budget report.

RESOLVED: That Committee agree the revenue budget for 2013-2014 as outlined for submission to the Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

564 HEALTHY LIFESTYLE FUNDING 2013-2014

The Director of Community Services submitted a report for Committee's information advising them that healthy lifestyle funding for the financial year 2013-2014 had been confirmed. £91,168 would be received from the Lancashire County Council and East Lancashire CCG for services that we provide over the next 12 month period.

RESOLVED: That the report be noted.

565 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Outside Bodies.

The meeting closed at 8pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 17 January 2013 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

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

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

Also in attendance: Councillor S Hore.

566 APOLOGIES

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

567 MINUTES

The minutes of the meeting held on 6 December 2012 were approved as a correct record and signed by the Chairman.

568 DECLARATIONS OF INTEREST

Councillor S Bibby declared an interest in planning application 3/2012/0937/P. Councillor J White declared an interest in planning applications 3/2012/0962/P, 3/2012/0963/P and 3/2012/1011/P. Councillor J Holgate declared an interest in planning application 3/2012/0962/P and 0963/P and agenda item No 6, the non-determination of planning application 3/2012/0637/P.

569 PUBLIC PARTICIPATION

There was no public participation.

570 PLANNING APPLICATIONS

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

1. APPLICATION NO: 3/2012/0937/P (GRID REF: SD 368891 432063)
APPLICATION FOR THE RENEWAL OF PLANNING PERMISSION
3/2009/0664/P FOR THE ERECTION OF A FOUR BEDROOM DETACHED
DWELLING ON THE FORMER TENNIS COURT ADJACENT TO THE COACH
HOUSE, 26 WHALLEY ROAD, WILPSHIRE

GRANTED subject to the following condition(s):

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

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

2. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on 6 October 2009 in relation to the original application 3/2009/0664/P.

REASON: For the avoidance of doubt since the original application was the subject of agreed amendments that enable the retention and protection of existing trees and shrubs in the interests of the amenities of a neighbouring property, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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 and Policy DMG1 of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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 and Policy DMG1 of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

5. Prior to commencement of any development works including delivery of building materials and excavations for foundations or services, trees identified as T12 and T13 shall be protected with a root protection area of 8.5m. (measured from the centre of the main stem) in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall include a tree protection monitoring schedule that shall be agreed in writing, implemented and 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 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 within the site that are to be retained are afforded maximum physical protection from the adverse affects of development in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

6. Prior to the commencement of construction works, the precise siting of the dwelling and its approved finished floor slab level shall be marked out/indicated on site to be viewed and agreed in writing by the Local Planning Authority.

REASON: To ensure compliance with the submitted plans and in the interests of visual amenity and the amenities of nearby residents, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

(Councillor S Bibby returned to the meeting).

(Councillors J Holgate and J White both declared an interest in the next item and left the meeting).

2. APPLICATION NO: 3/2012/0962/P & 3/2012/0963/P
(GRID REF: SD 362283 443328)

PLANNING CONSENT AND LISTED BUILDING CONSENT FOR REFURBISHMENT AND EXTENSION TO EXISTING HOTEL TO CREATE 9 EN SUITE BEDROOMS, FUNCTION SUITE, BISTRO RESTAURANT, BAR AREA WITH ANCILLARY HOTEL, KITCHEN AND STAFF FACILITIES; CHANGE OF USE OF EXISTING BARN TO FORM 11 EN SUITE BEDROOMS ANCILLARY TO THE MAIN HOTEL ACCOMMODATION, EXTENSION AND REFURBISHMENT OF EXISTING CAR PARK FACILITIES TO CREATE 46 PARKING SPACES AS WELL AS THE REPAIR AND REFURBISHMENT OF EXISTING COBBLED FORECOURT AT TALBOT HOTEL, TALBOT STREET, CHIPPING

GRANTED subject to the following conditions:

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

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

2. This permission shall relate to the development as shown on plans reference: 1723.E001, E002a,E003a,E004a,E005a,E006a,E007,E008,E009,E010,E011,E012,E013, E014,E015 and 1723.P100A,P101,P102,P103,P104.P105,P107,P108 and P110. In relation to landscape details on areas facing towards the brook and the yard area at the rear of 7 Talbot Street the approval relates to the amended plans submitted on the 13/12/12 plan reference 1723.P106REVA.

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 including roof lights 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 DMG1 of Regulation 22 Draft Submission Core Strategy.

4. The development hereby permitted shall be in accordance with the landscaping scheme and arboricultural report dated September 2011 submitted with the application.

The 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 Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of Regulation 22 Draft Submission Core Strategy.

5. The development hereby permitted shall be carried out in accordance with the approved flood risk assessment Talbot Hotel, report version 2 September 2012 and include the following mitigation measures detailed within the flood risk assessment.
 - a) limiting the service water run-off generated by the 1 in 100 year critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
 - b) provision of compensatory flood storage for the site.
 - c) the finished internal floor levels for the building shall be set no lower than 111.60m above Ordnance Datum AOD.

REASON: To prevent flooding by ensuring the satisfactory storage of disposal of surface water from the site and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding for the proposed development and future occupant and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and DMG1 and DME 6 of Regulation 22 Draft Submission Core Strategy.

6. The mitigation measures detailed in the flood risk assessment Talbot Hotel, Chipping flood risk assessment final report version 2, September 2012, shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements of bodies within the scheme or within any other period as may be subsequently agreed in writing by the Local Planning Authority.

REASON: To prevent flooding by ensuring the satisfactory storage of disposal of surface water from the site and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding for the proposed development and future occupant and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and DMG1 and DME 6 of Regulation 22 Draft Submission Core Strategy

7. No development shall take place until a surface water drainage scheme for the site based on sustainable drainage principles and assessment of the hydrological and hydrological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall demonstrate that surface water run-off generated up to and

including the 1:100 critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

REASON: To prevent flooding by ensuring the satisfactory storage of disposal of surface water from the site and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding for the proposed development and future occupant and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and DMG1 and DME 6 of Regulation 22 Draft Submission Core Strategy

8. A minimum 4m vegetated buffer zone (measured from the top of the bank) shall be provided alongside Chipping Brook. It shall be comprised of locally native plant species of UK genetic provenance and be maintained free of structures, half standing fences for the lifetime of the development. No domestic or commercial uses of the land shall take place within this area.

REASON: To maintain the buffer free of development and uses which disturb or destroy wildlife habitat and prevent the introduction of non native species to the buffer zone. To maintain the species to the buffer zone. To maintain the character of the watercourse and provide undisturbed refuse for wildlife using the river corridor and to comply with Policies G1 and ENV7 of the Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy Regulation 22 Submission Draft.

9. 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: To ensure that the development complies with approved details in the interests of the protection of controlled waters in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

10. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the Arboricultural Survey, 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 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/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/exclusion 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 is 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 potential adverse affects of development.

In order to comply with planning policies G1, ENV13 of the District Wide Local Plan and Policies DMG1 and DMG3 of Regulation 22 Submission Draft of the Core Strategy.

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

11. There shall be no storage of equipment shown on plan reference 1723.P.00D received on 19 December 2012 adjacent to number 7 Talbot House, other than in the area hatched and any equipment or materials shall not exceed a height of 1.5m above existing ground level.

REASON: In order to comply with Policy G1 and protect adjacent residential amenity.

12. There shall be no live music or amplified music after the hours of 0100 hours and any music shall be limited to the function rooms and bar area as detailed on the submitted plans. Prior to commencement of development details of acoustic filters to mechanical extractors shall be submitted and agreed by the Local Planning Authority and thereafter implemented.

REASON: In order to comply with Policy G1 and protect adjacent residential amenity.

13. Before any works to implement this permission are commenced, details of any external alterations to the building, including any flues and extractor units

to dispose of fumes from the cooking process shall be submitted to and approved by the local planning authority.

REASON: In order that the Local Planning Authority can be satisfied that the details are not injurious to the visual amenity and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and to safeguard, where appropriate, neighbouring residential amenity.

RECOMMENDATION 2: that Listed Building Consent be granted subject to the following conditions:

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

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

2. This permission shall relate to the development as shown on plans reference: 1723.E001, E002a,E003a,E004a,E005a,E006a,E007,E008,E009,E010,E011,E012,E013, E014,E015 and 1723.P100A,P101,P102,P103,P104.P105,P107,P108 and P110. In relation to landscape details on areas facing towards the brook and the yard area at the rear of 7 Talbot Street the approval relates to the amended plans submitted on the 13/12/12 plan reference 1723.P106REVA.

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 and DMG1 of Regulation 22 Draft Submission Core Strategy.

4. The development hereby permitted shall be in accordance with the landscaping scheme and arboricultural report dated September 2011 submitted with the application.

The 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 Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of Regulation 22 Draft Submission Core Strategy.

5. Notwithstanding any indication on the plans no development approved by this permission shall commence until the scheme for the disposal of foul and surface waters have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt surface water must drain separate from foul and no surface water would be permitted to discharge directly or indirectly in to foul or combined sewage systems. The development shall be completed and maintained and managed in accordance with the approved details.

REASON: In order to secure proper drainage and the risk of flooding and be complaint with Policy G1 of the Districtwide Local Plan.

6. 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: To ensure that the development complies with approved details in the interests of the protection of controlled waters in accordance 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 in the Arboricultural Survey, 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 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/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/exclusion 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 is 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 potential adverse affects of development.

In order to comply with planning policies G1, ENV13 of the District Wide Local Plan and Policies DMG1 and DMG3 of Regulation 22 Submission Draft of the Core Strategy.

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

8. There shall be no storage of equipment shown on plan reference 1723.P.100D received on 19 December 2012 adjacent to number 7 Talbot House other than in the area hatched and this shall be limited to the use of small crates and not stored at a height above 1.5m.

REASON: In order to comply with Policy G1 and protect adjacent residential amenity.

9. There shall be no entertainment or music after the hours of 0100 hours and any live or amplified music shall be limited to the function room and bar area as shown on the submitted plans.

REASON: In order to protect adjacent residential amenity and to comply with Policy G1 of the Districtwide Local Plan and DMG1 of the Draft Core Strategy.

10. Before any works to implement this permission are commenced, details of any external alterations to the building, including any flues and extractor units to dispose of fumes from the cooking process shall be submitted to and approved by the local planning authority.

REASON: In order that the Local Planning Authority can be satisfied that the details are not injurious to the visual amenity and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and to safeguard, where appropriate, neighbouring residential amenity.

The Head of Planning Services reported revised comments from the Environment Agency as well as additional objection letter.

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

(Mr Wilson spoke in favour of the application. Councillor Holgate returned from the meeting).

3. APPLICATION NO: 3/2012/1011/P (GRID REF: SD 362116 443430)
PROPOSED ERECTION OF 7 NO. HOUSES COMPRISING 6 NO. SEMI-DETACHED HOUSES FOR SOCIAL RENT AND ONE DETACHED PRIVATE HOUSE (RE-SUBMISSION OF 3/2011/1003/P). LAND NEXT TO 14 CHURCH RAIKE, CHIPPING, LANCASHIRE, PR3 2QL.

GRANTED subject to the imposition of 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 number's 09-1441-P01, 09-1441-P02, 09-1441-P03, 09-1441-P05 Rev. A, 09-1441-P06 Rev. A, 09-1441-P07 Rev. A, 09-1441-P09, 09-1441-L01, 09-1441-S04 Rev. A and 26192-5K02-P1.

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 7th December 2012.

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

4. Save for clearance & site remediation, the development shall not begin until a scheme to secure the affordable housing has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme, unless otherwise agreed in writing with the local planning authority, and shall meet the definition of affordable housing in Annex 2 of the NPPF or any future guidance that replaces it. The scheme shall include:

- i. the tenure of the affordable housing provision to be made;
- ii. the arrangements for the transfer of the affordable housing to an affordable housing provider;
- iii. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- iv. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

REASON: For the avoidance of doubt as the permission is subject to an agreement in relation to the affordable housing approved. In accordance with Local Plan Policies G1, H2, H20 and H21, Policies DMG1, DMH1 and DMH3 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement H3, the document 'Addressing Housing Need in Ribble Valley' and guidance within the NPPF.

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME2 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN2, and guidance within the NPPF.

6. No part of the development shall be commenced until a non-native species removal and disposal method statement has been submitted and agreed in writing the local planning authority. The details of which shall include details of the eradication and removal from the site all Himalayan Balsam.

REASON: To ensure that there is no risk of further spread of a non-native plant species and to ensure that there are no residue non-native plant species parts remaining. In accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN2, and guidance within the NPPF.

7. As advised within the submitted Phase I Survey, no part of the development shall be commenced until a preliminary Phase II intrusive site investigation is carried out to determine the status of contamination on site and to determine the geo-technical properties of the ground for foundation design. A remediation statement detailing the recommendations in remedial measures to be implemented within the site shall be submitted to the Local Planning Authority and the developer prior to the occupation of the site shall implement such remedial works. On completion of the remedial works the developer shall submit written confirmation in the form of a site completion report to the Local Planning Authority that all works were completed in accordance with the agreed remediation statement.

REASON: To prevent pollution of the environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

8. The development hereby permitted shall not be commenced until details of the landscaping of the site has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs that maximises native species and wildlife friendly species. The agreed landscaping scheme shall include a Lancashire hedgerow mix consisting of appropriate species mix and tree/shrub types.

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 that is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To compensate for the loss of native traditional hedgerow and to enhance biodiversity and to assist in offsetting the loss of existing habitats. In accordance with Policies G1, ENV7 and ENV13 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statements EN2 and EN4, and guidance within the NPPF.

9. 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 [T1 – T4 & G1 – G8 inclusive] shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, demolition & Construction]. These details shall be 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/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/exclusion 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 is 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 considered to be of visual, historic or botanical value is afforded maximum physical protection from the potential adverse affects of development. In order to comply with planning policies G1 and ENV13 of the District Wide Local Plan, Policy DMG1 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN2, and guidance within the NPPF. To ensure that trees of visual amenity value are protected against adverse affects of the development.

10. Prior to the commencement of any phase of development, details for how foul and surface water shall be drained on separate systems shall be submitted to

the local planning authority and approved in writing for that phase. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure that the site is drained on separate systems for foul and surface water to ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

11. If any tree felling or hedgerow removal is carried out during the bird -breeding season [March - August inclusive] it shall be preceded by a pre-clearance nesting bird survey by an experienced ecologist/ornithologist. If nesting birds are found an exclusion zone shall be maintained around any occupied nest and these areas shall not be cleared until declared free of nesting birds by an ecologist/ornithologist.

REASON: To ensure that bird species are protected and their habitat enhanced in accordance with the Wildlife & Countryside Act 1981 as amended, the conservation [Natural Habitats & c.] Regulations 1994 and the District Wide Local Plan. To protect species protected in law/of conservation concern against harmful activities of development, as trees and hedgerows are important for bird species.

12. 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, and approved 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. The artificial bird/bat boxes shall be incorporated into those dwellings/buildings during the actual construction of those individual identified on the submitted plan before the development is first brought into use, unless otherwise agreed in writing by the local planning authority.

REASON: To protect the bird/bat population from damaging activities and reduce or remove the impact of development, to ensure that there are no adverse effects on the favourable conservation status of a bird/bat population before and during the proposed development 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 District Wide Local Plan.

13. Access to the car parking areas shall remain ungated in perpetuity.

REASON: To permit vehicles to pull clear of the carriageway of Church Raikie when entering the site in the interests of highway safety. In accordance with

Policies G1 and T1 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DMG3 of Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF.

14. The parking and manoeuvring areas shall be laid out in accordance with Drawing 09-1441-P05 Revision A and shall be available for use before the development is brought into use.

REASON: To provide adequate car parking facilities for the development in the interests of highway safety. In accordance with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DMG3 of Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF.

15. Before the two access points are used for vehicular purposes, the proposed access and car parking areas detailed on Drawing 09-1441-P05 Revision A 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. In accordance with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DMG3 of Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF.

16. The existing hedge on the highway frontage of the site to Church Raiké shall be removed and may be replanted not less than 2 metres back from the edge of the carriageway of Church Raiké.

REASON: To ensure adequate visibility for the drivers of vehicles entering and leaving the site. In accordance with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DMG3 of Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF.

17. A 2 metre wide footway shall be provided along the entire frontage of the site to Church Raiké.

REASON: To provide adequate facilities for pedestrians and to ensure adequate visibility at the site access points. In accordance with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DMG3 of Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF.

18. No part of the development shall commence until a scheme for the relocation or replacement of the three existing lighting columns that are presently situated on the site frontage has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

REASON: To ensure that street lighting levels are maintained in the interests of highway safety. In accordance with Policies G1 and T1 of the Ribble Valley

Districtwide Local Plan, Policies DMG1 and DMG3 of Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF.

INFORMATIVES

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

Restrictions within the document United Utilities North West Guideline Reference No. 90048 Issue 1.2 October 2007 Distribution Manual 'Standard Conditions for Works Adjacent to Pipelines' shall be adhered to during the development.

Should this planning application be approved, the applicant should contact our Service Enquiries on 08457462200 regarding connection to the water mains/public sewers.

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

This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should be discharged to the soakaway/watercourse/surface water sewer and may require the consent of the Local Authority. If surface water is allowed to be discharged to the public surface water sewerage system UU may require the flow to be attenuated to a maximum discharge rate determined by UU.

There shall be no burning of materials on site.

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

(Mr Pye spoke in favour of this application).

4. APPLICATION NO: 3/2012/0729/P (GRID REF: SD 387147 450852)
PROPOSED CHANGE OF USE FROM PUBLIC HOUSE, BIKE HIRE AND DWELLING TO HOTEL, BIKE HIRE AND DWELLING AT DOG AND PARTRIDGE, TOSSIDE, LANCASHIRE, BD23 4SQ.

REFUSED for the following reason:

1. The proposed development is contrary to Policies G1, G4 (c), ENV1, H15 (iv) and RT1 (i) of the Districtwide Local Plan, the Council's adopted Supplementary Planning Guidance Note Retention of Public Houses in Rural Areas, Policies DMG1, DMG2, DMH3, DMH4 and DMB3 and Key Statements EN2 and EC3 of the Core Strategy 2008/2028 Regulation 22 Submission Draft, and guidance within paragraph 28 of the NPPF. If approved, the development would lead to the loss of a valuable community facility, without sufficient justification, which would be to the detriment of the rural economy and vitality of the area, and would impact on the provision of suitable tourist facilities within this particular area of the Forest of Bowland AONB.

(Councillor J White returned to the meeting).

571 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:

572 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0157/P	Multi-purpose agricultural building and access track constructed of compacted hardcore to be grassed over at land adjacent	Hothersall Lane Hothersall
3/2012/0425/P	Covered midden for farmyard manure	Burholme Farm Whitewell, Clitheroe
3/2012/0692/P	Application to discharge condition 27 (provision of pedestrian/cycle link) of planning permission 3/2010/0719/P	land off Henthorn Road Clitheroe
3/2012/0715/P	Demolition of the existing building and replacement with a new dwelling and adjoining annex, with a change of use of agricultural land to form extended curtilage	Elswick Farm Mellor Brow Mellor
3/2012/0761/P	Construct a ramp for access for people with mobility problems	Salem Congregational Chapel, Martin Top Rimington
3/2012/0768/P	Application to discharge condition No 3 (materials) of planning permission 3/2012/0280/P	Moss Hall Farm Chipping
3/2012/0821/P	Erection of stable block on land adjacent	Nook House Farm Clayton-le-Dale

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0828/P	External redecoration. New signage scheme. Internal alterations including replacement lobby; removal of asbestos containing artex to the existing lounge bar area ceiling and re-skimmed and painted, with new timber beam applied; new T&G wall panelling, to all walls within the proposed dining and snug area; fixed seating to the proposed dining and snug area. New areas of flooring which include timber, stone, rugs and ceramic tiles. General redecoration throughout	Bayley Arms Hotel Avenue Road Hurst Green
3/2012/0874/P	Proposed erection of a dwelling on land adjacent	St Leonards Vicarage 11 Whalley Road Billington
3/2012/0878/P	Proposed lean-to extension to the side of West Bradford Village Hall to facilitate extended Lounge Bar and Kitchen	West Bradford Village Hall Grindleton Road West Bradford
3/2012/0886/P	New goat housing for young stock, phase 2 of a two-phase plan	Pasture House Farm West Marton
3/2012/0887/P	Proposed removal of chimney stack to rear 'outshut' roof	50 King Street Clitheroe
3/2012/0892/P	Retrospective application to take down the original garage and erect new garage	Croft Cottage (rear of Ribblesdale House) Main Street, Gisburn
3/2012/0893/P	Phase 1 of a two-phase new covered muck store	Yew Tree Farm Chipping Road Chaigley
3/2012/0894/P	Phase 2 of a two-phase new covered muck store	Yew Tree Farm Chipping Road Chaigley
3/2012/0896/P	Proposed single storey rear and side extension replacing existing conservatory	1 Hollowhead Close Wilpshire
3/2012/0903/P	Application for the discharge of condition 1 (Time Condition), condition 2 (Gable Windows) and condition 3 (Slab Levels) of planning permission 3/2012/0392/P	Montgomerie Gardens land off Woone Lane Clitheroe
3/2012/0905/P	Proposed erection of a detached garage and installation of permeable hardstanding	41 Whalley Road Langho

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0908/P	Proposed rear and side extension. Proposed roof lift (1.2m) to provide room in the roof space (Re-submission)	3 Arley Rise Mellor
3/2012/0911/P	Proposed two-storey extension to rear of existing house and detached single garage to rear garden area (Re-submission)	Houghton Fm Cottage Osbaldeston Lane Osbaldeston
3/2012/0912/P	Application to remove condition no. 2 of planning permission 3/2004/1184/P, to allow the annex to be used as an independent dwelling	Green End Sawley Road Grindleton
3/2012/0915/P	Proposed change of use of restaurant from Class A3 (Restaurants and Cafes) to Class C3 (Dwelling Houses)	Cottage Restaurant Main Street Gisburn
3/2012/0918/P	Proposed single storey side extension as a garden room and one and a half storey oak frame extension at rear to provide covered parking and work from home office. Replacement of all existing uPVC windows and doors with painted timber. Work to form part of scheme to reinstate property following severe flood damage	Cross House Broad Lane Whalley
3/2012/0919/P	Change of use of land to storage of caravans with maintenance and servicing of caravans	The Garden Village Ltd Hawkshaw Farm Longsight Road Clayton-le-Dale
3/2012/0922/P	Application to remove condition 3 (occupancy period) of planning permission 3/2008/0410/P to allow the holiday accommodation to be used as a permanent residential dwelling	The Saddle Room Cross Lane Waddington
3/2012/0928/P	Proposed detached garage	3 Laneside Sabden
3/2012/0929/P	Raise height of part of the existing roof, new dormer window to front elevation and new porch	Broad Lea Ribchester Road Clayton-le-Dale
3/2012/0931/P	Replacement garage	17 Humber Street Longridge
3/2012/0932/P	Replacement detached garage to rear of property	27 Limefield Avenue Whalley

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0934/P	10KWp Solar Photovoltaic free-standing installation	Ribblesdale Hall Annexe Sawley Road, Chatburn
3/2012/0939/P	New chimney stack	29 Redwood Drive Longridge
3/2012/0949/P	Single storey rear extension to existing restaurant and new staff access door	The Manse Church Street Longridge
3/2012/0950/P	Replacement sign and installation of uplighters on both faces. Sign will be affixed to the ground on a black monopole and stand 2.4m high	The Manse Church Street Longridge
3/2012/0955/P	Formation of two bed flat over Tony's Chippy including erection of external rear staircase and insertion of 1 no. rooflight to front and 1 no. rooflight to rear	Tony's Chippy 23 Market Place Longridge
3/2012/0960/P	Conversion of barn/shippon to form extension to existing farmhouse	Lower Warble Hey Fm Barker Lane, Mellor
3/2012/0965/P	Two storey extension and internal alterations. Resubmission of application 3/2012/0063/P	74 Salthill Road Clitheroe
3/2012/0968/P	Extension of existing agricultural storage barn	Winckley Piggeries Stonyhurst, Clitheroe
3/2012/0969/P	Proposed demolition of existing stables and the erection of stone clad garden tools and implements store/garage	Hodgson Barn Slaidburn Road Waddington
3/2012/0971/P	Part-retrospective application for pitched roof first floor rear extension	45 Whalley Road Sabden
3/2012/0973/P & 3/2012/0974/P	Strip out tenant fixtures and fittings. General repairs to fabric. Cutting back defective render to front elevation and re-render including shop front stall riser to wood float finish decoration. Replace shop front vestibule tiles to match existing. Remove third party signage. Renew electrical installation. Form new softwood painted plasters to shop front. Make good hardwood plaster heads. Upgrade fire protection to ground floor walls and ceiling	4 Castle Street Clitheroe

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0975/P	Proposed loft conversion with front and rear dormer, single storey rear extension	69 Preston Road Longridge
3/2012/0985/P (Retrospective application: LBC)	Removal of two redundant extract flues together with their supporting steelwork and cable stays	HJ Berry & Sons Kirkmill Chipping
3/2012/0997/P	Proposed construction of single storey side extension to provide improved living and bedroom space	Slimrow House Newton
3/2012/0998/P	Proposed conversion of the garage/games room into dwelling	Ashgrove Barn 1 Shawbridge Street Clitheroe
3/2012/0999/P	Proposed conversion of the garage/games room into dwelling	Ashgrove Barn 1 Shawbridge Street Clitheroe
3/2012/1006/P	Replacement sectional concrete garage	6 Fort Avenue Ribchester
3/2012/1009/P	Proposed two storey side extension over existing garage and utility room	1 Hazel Grove Longridge
3/2012/1017/P	Sub-division of the existing two storey flat to form 2 no single self contained flats	The Manse Church Street Longridge
3/2012/1054/P	Application for a non material amendment to planning permission 3/2010/0929/P to (1) resite the house on plot 1, (2) realign the road at the entrance to the site to avoid moving an existing gas box, (3) provide access to the rear of 40 and 42 Henthorn Road, and (4) provide access to the rear of 32 Siddows Avenue	land accessed between 36/38 Henthorn Road Clitheroe
3/2012/1063/P	Application for discharge of condition 6 (bat survey) and condition 7 (bird survey) of planning permission 3/2011/1064/P at land to the rear	59 to 97 Woone Lane Clitheroe

APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2012/0704/P	Internal and external alterations to form additional accommodation in the roof	Unit 4 The Shippon Elswick Farm Mellor Brow Mellor	Policies G1, H17, DMG1 and DMH4 – An excessive number of rooflights to the detriment of the appearance and character of the building
3/2012/0873/P	A retrospective application for a concrete base and a new application for the installation of a paper recycle skip adjacent to an unadopted road/lane to the rear of Alston Lane RC Primary School	Alston Lane RC Primary School Preston Road Longridge	Policies G1, ENV3, DMG1 and DME2 – Incongruous and over prominent feature to the detriment of visual amenity.
3/2012/0875/P	Application for one internally illuminated plastic fascia sign	Chatburn Post Office 1-3 Bridge Road Chatburn	G1 & ENV16 of DWLP, DMG1 & DME4 of Reg.22 Draft CS & NPPF – unsympathetic and incongruous feature harmful to visual amenity and the character, appearance and significance of Chatburn Conservation Area.
3/2012/0899/P	Dismantle and remove the existing timber workshop. Redevelopment of the site with a two-bedroom bungalow	6 Stoneygate Lane Knowle Green	G1, G5, ENV3, H2, H20 and H21 of DWLP, DMG1, DME2, DME3 and DMH1 of the Regulation 22 Submission Draft Core Strategy, and Paragraph 55 of

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<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
			the NPPF isolated home without meeting any of the special circumstance criteria listed. Also divorced from existing built form to the detriment of visual amenity.
3/2012/0901/P	Two storey extension	Tenement Farm Thornley	G1, ENV1, H10, SPG (DWLP)/DMG1. DME2, DME3 and DMH5 (Reg 22 Submission Draft C.S.) and Section 11 of DWLP – incongruous
3/2012/0914/P (PA) & 3/2012/0927/P (LBC)	Erection of reception classroom	St Mary's RC Primary School Longsight Road Osbaldeston	Harmful impact upon the settings and significance of the listed school and church. ENV19, G1(a) and G6.
3/2012/0947/P	Two storey extension to the rear	23 Pendle Street West Sabden	Contrary to policies; G1 and H10 of DWLP and policy DMG1 of the Draft Core Strategy.
3/2012/0959/P	Wooden shed and polytunnel	land off Higher Lane Simonstone Trapp	G1, G5, ENV3, DMG1, DMG2 and DME2 – Building not justified on agricultural grounds, therefore unnecessarily detrimental to the visual amenities of the locality.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2012/0970/P	Proposed insertion of two new windows in the gable end wall where no windows currently exist	4 Park Mews Gisburn	The proposed works are considered contrary to Policies G1, ENV16, DMG1 and DME4.
3/2012/0972/P	Proposed replacement of agricultural building with 4 no. holiday cottages and new package treatment plant	Shays Farm Tosside Skipton	Contrary to Policies G1, G5, RT1 and ENV1 of the Local Plan, Reg 22 Submission Core Strategy Policies DMG1, DMG2, DME2, DMH3 and DMB3 and Key Statements EN2 and EC3; and guidance within the NPPF. Unsustainable development, tantamount to the creation of four new dwellings within open countryside without sufficient justification, and the intensification of the development; and it's scale, siting, material and design, would be to the visual detriment of the character and appearance of the AONB.
3/2012/0995/P	Advertisement consent application for three illuminated hanging banner signs advertising Carter Leisure Club and the Cricket Bowling	Clitheroe Cricket Club/ Carter Leisure Chatburn Road Clitheroe	Policy G1 – (Development Control) of the Local Plan. Policy DMG1 – (General Considerations) of the Core Strategy

Cont ...

	<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont'd		and Tennis Club		Regulation 22 Submission Draft.

574 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

	<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
	3/2012/0115/P	Application for a Lawful Development Certificate for an existing use in breach of an agricultural occupancy condition (condition no 3 of planning permission 3/1982/0046/P)	Dewhurst Farm Longsight Road Langho
	3/2012/0902/P	Application for a Lawful Development Certificate for a proposed new roof dormer to the rear of the property with a roof light to the front elevation	8 Salthill Road Clitheroe
	3/2012/0904/P	Application for a Lawful Development Certificate for a proposed loft conversion with 2no. conservation type roof lights to the rear elevation	67 Church Street Ribchester
	3/2012/0935/P	Application for Lawful Development Certificate in respect of the proposed erection of timber stables	New Chapel House Farm Commons Lane
	3/2012/0948/P	Application for Lawful Development Certificate in respect of a proposed extension	5 Main Street Bolton by Bowland
	3/2012/0956/P	Application for Lawful Development Certificate in respect of a proposed extension	67 Park Avenue Clitheroe

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

	<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
	3/2012/0994/P	Application for a Lawful Development Certificate for proposed internal alterations and provision of 2no. dormers to the existing roof. Proposed change to door and window positions and addition of small porch frontage	Valle Vista Barker Lane Mellor

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APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0835/P	Remedial works to gable wall coping stones	English Martyr's Presbytery The Sands, Whalley
3/2012/0593/P	Demolition of external garage and store and construction of two residents at properties	54 Whalley Road Sabden
3/2012/0906/P	Single storey side extension	4 Commons Lane Balderstone
3/2012/1016/P	Proposed sub division of existing two storey flat to form 2 nd single storey self contained flats (LBC)	The Manse Church Street Longridge

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SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2010/0078	Old Manchester Offices Whalley New Road Billington	20/5/10	18	With agent and applicants solicitor
3/2012/0065	Land off Dale View Billington	24/5/12	12	With applicants solicitor
3/2012/0014	Land adj Greenfield Avenue, Low Moor Clitheroe	19/7/12	30	With applicants solicitor
3/2012/0379	Primrose Mill Woone Lane, Clitheroe	16/8/12	14	Deed of Variation With applicants agent
3/2012/0497	Strawberry Fields Main Street Gisburn	11/10/12	21	With Legal
3/2012/0420	Land North & West of Littlemoor Clitheroe	8/11/12	49	With Planning
3/2012/0617	Land off Clitheroe Road Barrow	8/11/12	7	With applicants solicitor
3/2012/0623	Land at 23-25 Old Row Barrow	8/11/12	23	With applicants solicitor
3/2012/0179	Land at Accrington Road Whalley	6/12/12	77	With Planning
3/2012/0738	Dale View Billington	6/12/12	10	With Planning
3/2012/0785	Clitheroe Hospital Chatburn Road, Clitheroe	6/12/12	57	With Planning

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2011/0649	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures Lancashire County Council to draft Section 106 Deed of Variation With applicants solicitors
3/2012/0455	Shireburn Caravan Park Edisford Road Waddington	7/8/12		

578 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>
3/2011/0300 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	-	New hearing date to be agreed	
3/2011/0025 O	25.6.12	J-J Homes LLP Outline planning application for residential development (ten dwellings) Land off Chatburn Old Road Chatburn	-	Procedure has now been changed - appeal will be dealt with via a Public Inquiry, date 12.03.13	
3/2012/0158 C	6.7.12	LPA Receiver for Papillion Properties Ltd Outline application for the erection of 73 open market detached dwellings and 31 social housing properties Site 2 Barrow Brook Business Village Barrow	-		APPEAL ALLOWED

<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>
3/2012/0390 O	28.8.12	Mr Julian Hindle, Haydock Developments Ltd Proposed erection of a dwelling Land between 52 & 54 Knowsley Road Wilpshire	WR	—	AWAITING DECISION
3/2011/0892 O	6.9.12	The Huntroyde Estate Proposed residential development Land off Milton Avenue Clitheroe	—		AWAITING DECISION
3/2012/0259 D	25.9.12	Mr A Ball Proposed new vehicle/pedestrian access to site Seven Acre Cottage Forty Acre Lane Longridge	WR	—	Awaiting site visit
3/2012/0584 D	28.9.12	Mr Peter Kenrick Proposed rear extensions and alterations to existing dwelling 2 Blackburn Road Ribchester	House- holder appeal	—	APPEAL ALLOWED
3/2012/0401 Non- determination	12.10.12	Phillips Property Limited Outline application for the proposed re-development of the site for residential purposes 51-53 Knowsley Road Wilpshire	WR	—	Awaiting site visit
3/2012/0499 D	2.11.12	Miss Jilly Farthing Single storey side extension to dwelling The Granary at Bulcocks Farm Pendleton	House- holder appeal	—	Notification letter sent 6.11.12 Questionnaire sent 9.11.12
3/2012/0096 D	14.11.12	Mr & Mrs D Hancox Proposed dwelling with garages, garden and landscaping Kemple Barn Whalley Road Clitheroe	WR	—	Notification letter and questionnaire sent 23.11.12 Statement to be sent by 25.12.12

<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>
3/2011/1032 D	19.11.12	Mr Peter Street Proposed 'Log Cabin' style holiday lodges Whins Lodge Whalley Old Road Langho	WR	-	Notification letter sent by 27.11.12 Questionnaire sent 28.11.12 Statement to be sent by 28.12.12
3/2011/0991 C	06/12/12	Sunderland Peacock & Associates, land rear of Hazelmere, Pimlico Road, Clitheroe	WR	-	Notification letter and questionnaire sent 11.12.12 Statement due 6.2.12
3/2012/0477 D	06/12/12	Heywood Butchers The Abattoir, Clerk Hill Road, Whalley	WR	-	Notification letter sent 10.12.12 Questionnaire sent 13.12.12 Statement due 17.1.12
3/2012/0831 D	13/12/12	Mr J Harding and Ms C Britcliffe 29 Moor Lane, Clitheroe	WR	-	Notification letter and questionnaire sent 17.12.12 Statement due 14.2.12
3/2012/0637 Undetermined		Mr Andrew Taylor, David Wilson Homes, land to the south of Mitton Road, Whalley	Inquiry		Awaiting confirmation of receipt from PI
3/2012/0842 D		Paddy Power plc, Whiteside Bakery, 10 Market Place, Clitheroe			Awaiting confirmation of receipt from PI

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

579 NON DETERMINATION APPEAL IN RELATION TO AN APPLICATION FOR THE ERECTION OF 116 3, 3, 4 AND 5 BEDROOMED DWELLINGS AND 21, 1 BEDROOM BUNGALOWS TOGETHER WITH ASSOCIATED LANDSCAPING, OPEN SPACE, DRAINAGE INFRASTRUCTURE, CAR PARKING AND ACCESS ROADS ON LAND AT MITTON ROAD, WHALLEY

The Head of Planning Services referred to late items relating to this application. This application had been made valid on 20 July 2012 and its 13 weeks statutory determination period ended on 19 October 2012. No formal decision had yet been made in relation to the application and the Head of Planning Services gave

detailed explanations for why this determination had not yet been made. The applicant had subsequently submitted an appeal in relation to this particular matter and had sought to appeal against the non determination. That appeal had been received on 5 December 2012 and on receipt no further work could be undertaken in relation to dealing with the planning application. The Planning Inspectorate had contacted the Council on 14 December 2012 seeking the Council's view on the most suitable procedure to following in relation to the appeal.

The appellant had requested that the appeal be considered at a public Inquiry and the main point at issue was whether that inquiry should be over 4 days or over a longer period of 7 days. The Head of Planning Services expressed the opinion that the public inquiry procedure was the most appropriate for the application but questioned the number of sitting days for the applicants/appellant.

Once the Inspectorate had decided upon the procedure and provided a start date, all those persons who were notified or consulted about the applications or any other interested persons who had made representations regarding the application would be notified of the appeal.

The Head of Planning Services reminded Members in cases for non determination, it was important to gauge the views of this Committee in order that Committee Members are satisfied with the officer report and are in agreement with the contents and conclusions.

On the basis of the planning merits of the case, it was considered that it should be a formal recommendation that would have been made to Planning and Development Committee that would have been one of refusal for the following reasons:

1. The proposed development by virtue of its scale and location outside the defined settlement boundary of Whalley is considered to represent an urban extension into the open countryside which would change the character of this area of countryside to the detriment of the visual amenities of the area. It is thus contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan, Policies DMG1, EN2 and DME2 of the Regulation 22 Submission Draft Core Strategy and the provisions of the National Planning Policy Framework in respect of visual amenity considerations.
2. The proposal will be unduly harmful to the character, appearance and significance of Whalley Conservation Area, its setting and views into and out of the Conservation Area. This is contrary to Policy ENV16 of the Ribble Valley Districtwide Local Plan, Policy DME4 of the Ribble Valley Regulation 22 Submission Draft Core Strategy and Paragraph 17 (conserve heritage assets in a manner appropriate to their significance) and Paragraph 131 (development sustaining and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness) of the National Planning Policy Framework.

3. The proposal will be unduly harmful to the setting and significance of listed buildings, including Whalley Viaduct (Grade II), Whalley Abbey (Grade I) and Whalley Abbey North-West Gateway (Grade I). This is contrary to Policy ENV19 of the Ribble Valley Districtwide Local Plan, Policy DME4 of the Ribble Valley Regulation 22 Submission Draft Core Strategy and Paragraph 17 (conserve heritage assets in a manner appropriate to their significance) and Paragraph 131 (development sustaining and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness) of the National Planning Policy Framework.

(Mr Walker spoke against the application)

RESOLVED: That Committee would have been Minded to Refuse the application for the above reasons.

(Councillor J Holgate returned to the meeting).

580 REVISED CAPITAL PROGRAMME 2012/2013

The Director of Resources sought Committee's approval to the revised capital programme for the current financial year for this Committee. She reported that there was only one scheme for this Committee, which was to provide a replacement plotter scanner. The revised programme totalled £11,900.

RESOLVED: That Committee approve the revised capital programme for 2012/2013 as set out above.

581 PROPOSED CAPITAL PROGRAMME 2013/2016

Members were asked to approve the proposed future three year capital programme (2013/2014 to 2015/2016) for this Committee.

The Director of Resources' report reviewed the draft programme of schemes to be carried out in the following three years based on the bids that had been received from Heads of Service. Heads of Service had been asked to review the current programme and submit any new scheme bids for consideration. This Committee had two schemes in its capital programme for 2013 to 2016 which were:

MVM software - £16,000.

Community Infrastructure Levy (CIL) consultancy work - £100,000.

The Head of Planning Services asked Committee to approve the MVM software scheme also bring it forward into the current financial year 2012/2013 so that the product could be purchased as soon as possible to help the planning section in processing applications.

RESOLVED: That it be recommended to Policy and Finance Committee the future three year capital programme for this Committee's services with the amendment that the

MVM software item costing £16,000 be brought forward from 2014/2015 to 2012/2013.

582 REVISED REVENUE BUDGET 2012/2013

The Director of Resources asked Committee to agree a revised revenue budget for 2012/2013 for consideration at Special Policy and Finance Committee. She reminded Members that following the grant settlement in December 2011, the revised budget forecast estimated the amount of savings needed for 2012/2013 was £635,000 which was fully achieved from the service review savings identified.

The budget was prepared for the current financial year after allowing for the service review savings package. The 2012/2013 budget included provision for price increases of 2.5% but no allowance was made for pay increases.

The revised budget was £30,300 higher than the original estimate. This had decreased to £59,910 lower than the original estimate after allowing for transfers to and from earmarked reserves.

The Director of Resources pointed out the difference between the revised and restated original estimates which was an estimated decrease in net spending of £59,910 after allowing for transfers. The main reasons were given as follows:

- increase in planning consultants costs of £37,000
- increase in planning application fee income of £120,000
- reduced income from building regulation fees of £42,000 offset by a contribution of £32,000 from earmarked reserves
- increase in support costs of £47,000 largely due to an increase in support from legal services and their involvement with planning appeals.

RESOLVED: That Committee approve the revised budget for 2012/2013 and submit this to the Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

583 ORIGINAL REVENUE ESTIMATES 2013/2014

Committee were asked to agree the draft revenue budget for 2013/2014 which would then be considered by Special Policy and Finance Committee in February.

The Director of Resources reported on the government's provisional grant settlement which had headline figures of a reduction in spending of 1.3% with a further reduction in 3.2% in the following year. However, she commented that if we compare the 2012/2013 grant settlement with the announcement of 2013/2014 and 2014/2015 on a like for like basis, the tax reduction in our grants was £288,000 for next year and a further £377,000 in 2014/2015. The Budget Working Group would be meeting over the coming weeks to examine the overall budget position with an ultimate recommendation being made to Special Policy and Finance on 12 February. The Director of Resources then explained some significant differences in the budget mainly in relation to staffing levels in forward

planning and building control and reported that the costs were set to increase by £47,000.

RESOLVED: That Committee agree the revenue budget for 2013/2014 and submit this to Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

584 HOUSING LAND AVAILABILITY

The Head of Regeneration and Housing advised Committee of the need to amend elements of the method by which the five year housing land supply was calculated in view of guidance in the National Planning Policy Framework and the recent appeal decision in relation to site 2 at Barrow Business Village.

He reminded Committee of the Council's agreed approach to calculating the housing land supply against the five year requirement. However, it had included a 10% allowance for slippage which was a recognition that not all sites would come forward or deliver the number of dwellings stated.

As Members would recall, the Council had only recently moved to a position where housing land supply under the agreed methodology had attained a five year supply. A recent appeal in relation to site 2 at Barrow Business Village was the first that tested the Council's methodology. The following points had been highlighted in the appeal decision which the Inspector considered, whether all sites could be considered deliverable and even if the 10% allowance for slippage could take the place of specific analysis of the deliverability of sites in relation to those two sites, the number of dwellings equated to more than 10%.

Subsequent housing land reports would need to include an individual assessment of deliverability of specific sites which have planning permission rather than including the general 10% allowance for slippage.

Surveys would continue to be undertaken on a quarterly basis to monitor the situation and further appeal decisions may also inform the process.

RESOLVED: That the report be noted.

585 MINUTES OF CORE STRATEGY WORKING GROUP

Members received the minutes of the Core Strategy Working Group held on 13 December 2012 which set out the terms of reference for the group, agreed reporting procedures, the current LDF framework and discuss the Inspector's concerns about our Core Strategy and the current position and also looked at timescale, staffing and resources. Members welcomed the update.

RESOLVED: That the report be noted.

586 PLANNING APPEAL AT WHALLEY ROAD, BILLINGTON

Committee were advised of an application for costs following the allowed planning appeal at Whalley Road, Billington.

The Head of Planning Services commented that the actual submitted costs was excessive having regard to the fact that certain elements of the work would have been required in relation to the planning application irrespective of the appeal. On this basis, he advised Members that he had requested further consideration as to the amount of costs but it was apparent that the Council would have to pay a significant proportion of the costs being claimed which were £20,000.

RESOLVED: That the report be noted.

587 PLANNING APPEAL

3/2012/0499/P – The Granary at Bulcocks Farm, Pendleton, Clitheroe – appeal dismissed.

The meeting closed at 7.46pm.

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

Minutes of Personnel Committee

Meeting Date: Wednesday, 23 January 2013 starting at 6.30pm
Present: Councillor R Elms (Chairman)

Councillors:

P Ainsworth	D T Smith
S Brunskill	D Taylor
P Dowson	A Yearing
B Hilton	

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

588 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor T Hill.

589 MINUTES

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

590 DECLARATIONS OF INTEREST

There were no declarations of interest.

591 PUBLIC PARTICIPATION

There were no items of public participation

592 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on Outside Bodies.

593 UPDATE ON PAY POLICY

Consideration was given to the written report of the Head of HR which provided a review of the Council's Pay Policy Statement in accordance with the Localism Act 2011. Members were reminded of the reason for the policy, also that it had to be reviewed annually and approved by Full Council prior to publication on the Council's website. Members' attention was drawn to the changes that had been made to update the financial calculations within the statement.

RESOLVED: That Committee recommend the revised Pay Policy Statement 2013 for approval by Full Council on 5 March 2013.

594 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following item 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.

595 REQUEST FOR FLEXIBLE RETIREMENT

The Chief Executive explained the retirement criteria of the Local Government Pension Scheme and the background to the introduction of the option for flexible retirement. It was noted that the Council's interest should be the primary consideration when assessing applications for flexible retirement. The Chief Executive then outlined details of the application for flexible retirement received from the Countryside Officer. Members acknowledged that the Countryside Officer was a unique role to the authority and that the current postholder had considerable knowledge that had been built up over many years.. Following consideration and discussion of the proposals contained in the report, it was agreed that the early retirement policy should be reviewed to update and clarify the procedure for flexible retirement.

RESOLVED: That Committee

1. approve the request for flexible retirement as detailed in the report with effect from 1 August 2013, subject to the recruitment of a suitable job share partner or apprentice; and
2. request the Head of HR to review the early retirement policy to update and clarify the procedure for flexible retirement.

596 HONORARIUM

The Chief Executive presented a request for payment of an honorarium to the Amenity Cleansing Manager. He explained the background to events at Salthill Depot in 2012 which had resulted in three key members of staff being suspended at short notice. The Amenity Cleansing Manager had taken over the management of the refuse section allowing for continuance of the function without any detriment to the service. The Chief Executive explained that the financial reward was a way to recognise the Amenity Cleansing Manager's actions and thank him for his support.

RESOLVED: That Committee approve the payment of an honorarium as detailed in the report.

597 UPDATE ON FIXED TERM CONTRACTS

The Personnel Officer updated Members on the number of employees currently working on fixed term contracts, which included funded posts, projects posts and cover for maternity leave. Members raised queries regarding specific grants and funding streams, the usage of which was explained by the Chief Executive.

598 ANNUAL ANALYSIS OF EXIT INTERVIEWS

Consideration was given the written report of the Personnel Officer which provided information relating to staff who had left the authority during 2012. The Personnel Officer advised Members that the staff turnover figure had been estimated at the time the report was prepared and confirmed the actual turnover figure was 9.31%. Members discussed some of the positive and negative reasons for leaving and noted the impact of current financial constraints.

599 TRAINING REPORT

The Personnel Officer presented a written report updating Members on training courses approved since the last meeting. It was noted that a good response had been received from Members as a result of revised collation procedures. Attention was drawn to the request for post entry training from the Refuse Manager to enable the authority to fulfil their legal obligations at the waste transfer station, also a new request for qualification training from the Principal Surveyor.

RESOLVED: That Committee approve post entry qualification training for the Refuse Manager and Principal Surveyor, as outlined in the report.

600 APPOINTMENTS AND RESIGNATIONS

The Personnel Officer guided Members through the appointments and resignations that had taken place since the last meeting. Members were updated on the current position in respect of the Electrical Services Engineer who remained in hospital. Current recruitment difficulties were explained and details of the measures being used to encourage more applicants outlined.

RESOLVED: That

1. Committee approve the request to reappoint as outlined in the report;
2. a letter be sent to the Electrical Services Engineer with Members best wishes; and
3. letters be sent to the Gallery and Information Centre Supervisor and Planning Technical Admin Assistant thanking them for their service.

The meeting closed at 7.18pm

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

Minutes of Health & Housing Committee

Meeting Date: Thursday, 24 January 2013 starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

S Bibby	R Newmark
S Brunskill	E M H Ranson
R Hargreaves	L Rimmer
B Hilton	M Robinson
K Hind	N Walsh
J Holgate	

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

601 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors C Connor, R Moores and C Ross.

602 MINUTES

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

603 DECLARATIONS OF INTERESTS

There were no declarations of interest.

604 PUBLIC PARTICIPATION

There was no public participation.

605 REVISED CAPITAL PROGRAMME 2012/2013

The Director of Resources submitted a report asking Committee to approve the revised capital programme for the current financial year for this Committee. The original capital programme for the current year included schemes at a total estimated cost of £285,000. Additionally £122,740 of the budget from 2011/2012 was moved to the 2012/2013 financial year at the time of setting the revised estimate for 2011/2012. In addition, £125,870 known as slippage had been transferred into this financial year along with further approvals to the capital programme of £121,560 which gave a total approved budget of £655,170. A table outlining the revised capital programme for 2012/2013 was submitted for Committee's information which totalled £464,300. A sizable amount of the current year's budget was recommended for transfer into the 2013/2014 financial year.

RESOLVED: That Committee approve the revised capital programme for 2012/2013 as set out in the report.

606 PROPOSED CAPITAL PROGRAMME 2013/2016

The Director of Resources submitted a report asking Committee to approve the proposed future three-year capital programme 2013/2014 to 2015/2016 for this Committee for recommendation to Special Policy and Finance Committee. The report was based on the bids that had been received from Heads of Service which included schemes previously requested for 2013/2014 and 2014/2015. Heads of Service had been asked to put forward schemes which were the absolute basic requirement to keep the Council's services running. A list of these schemes and how each particular scheme links to the Council's ambitions were shown in a table that also showed the financial impact for each financial year. It was noted that at this stage, these were only potential bids that would also require further consideration by the Budget Working Group and by Special Policy and Finance Committee.

RESOLVED: That Committee approve the future three year programme for 2013/2014 to 2015/2016 as outlined in the report for recommendation to the Special Policy and Finance Committee.

607 REVISED REVENUE BUDGET 2012/2013

The Director of Resources submitted a report asking Committee to agree a revised revenue budget for 2012/2013 for consideration at Special Policy and Finance Committee. The original estimate for this current financial year was approved in March 2012 and at the time of setting the current year's budget, the government had announced substantial reductions in the level of funding that it would provide to local authorities from 2011/2012 and into 2012/2013 with no indication of what level of funding would be provided in the longer term. Based on the information known at the time, a full service review was undertaken in 2011 in order to identify areas of potential saving. All of those put forward were considered and approved by Policy and Finance Committee on 22 November 2011. Following the grant settlement in December 2011 the amount of savings needed for 2012/2013 were £635,000 which was fully achieved from the service review savings identified. The revised budget for this Committee was £42,270 higher than the original estimate. A comparison between the original and revised budgets for each cost centre was shown with the main reasons identified.

RESOLVED: That Committee approve the revised budget for 2012/2013 for submission to the Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

608 ORIGINAL REVENUE ESTIMATE 2013/2014

The Director of Resources submitted a report asking Committee to agree to a draft revenue budget for 2013/2014 for consideration at Special Policy and Finance Committee. She informed Committee that the government announced its provisional grant settlement for 2013/2014 and 2014/2015 on 19 December 2012 and that the headline changes to our funding shows a reduction in our

spending power of 1.3% with a further reduction of 3.2% the year after. However, when a comparison is made between the 2012/2013 and 2013/2014 and 2014/2015 grant settlements on a like for like basis, the cash reduction in our grant is £288,000 and a further £377,000 the following year. This was particularly disappointing when it had looked a few months ago as if rural authorities including Ribble Valley would have been treated more favourably in this settlement. The Rural Services Network and SPARSE group were campaigning vigorously to get the settlement changed. The Budget Working Group would be meeting over the coming weeks to examine the overall budget position and would ultimately make recommendations to Policy and Finance Committee on 12 February 2013.

To allow a better comparison of the budget to the original estimate within this report, the budget that was originally approved in March 2012 had been restated to show the movements that were needed following the service reviews. The estimates had been prepared on the current levels of service and allowed for pay and price increases of 2.5%. Any pay award for local government would be agreed nationally and whilst this was still being negotiated, indications are that any settlement would be nearer 1%.

The report detailed the individual budget areas under this Committee along with comments and reasons for the main variances. The draft budget was also summarised in two ways; one over the cost centre of the service (objective) provided by the Committee and the other over the type of expenditure and income (subjective).

The net cost for this Committee would increase by £127,280 for which the main variances had already been highlighted. The Director of Resources reminded Committee that fees and charges had been agreed in November 2012 and would be applicable from 1 April 2013. Members asked questions with regard to various issues included in the budget report and the Director of Resources explained the changes from Council Tax benefit to the localisation of Council Tax support and the impact that that would have.

RESOLVED: That Committee agree the revenue budget for 2013/2014 as outlined for the submission to the Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

609 **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 and included items on recent application for flood protection grant at Whalley, the Environment Agency liaison meeting and an update on Clitheroe Cemetery extension.

610 **MINUTES OF HEALTH AND WELLBEING PARTNERSHIP GROUP**

The minutes of the Health and Wellbeing Partnership Group meeting held on 10 January 2013 were submitted for Committee's information. Councillor Hilton also

gave a brief update regarding the day service consultation at Clitheroe Community Hospital and the ideas for the year of health and wellbeing.

Discussion around the subject of Dementia also took place and it was resolved to invite the lead GP for dementia to attend the next Health and Wellbeing Partnership Group.

611 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following items of business be an Exempt Information Under Categories 1 and 3 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

612 LANCASHIRE SUPPORTING PEOPLE FUNDING DISTRIBUTION FORMULA

The Chief Executive submitted a report informing Committee of a proposed introduction of a formula to distribute Lancashire's Supporting People funding. The supporting people programme is responsible for the planning, commissioning and procurement of housing related support services which enable people to develop independent living skills. The funding for this programme had recently been transferred into the area based grant that had become part of Lancashire County Council's mainstream funding and as such, the County Council were considering a new formula for the distribution of the funds. A range of models had been considered which included various percentages of need and deprivation. The Lancashire County Council officers were currently recommending the option based on 75% need and 25% deprivation, which would have a reduction effect on Ribble Valley. A table outlining the impact of each allocation formula was submitted for Committee's information.

RESOLVED: That Committee

1. support allocation of supporting people funding on a 100% needs basis; and
2. investigate the supporting people allocation and the method of distribution in other rural districts outside Lancashire.

613 GENERAL REPORT – GRANTS

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

RESOLVED: That the report be noted.

614 AFFORDABLE HOUSING UPDATE

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

Councillors had a discussion on affordable housing and how our policy fits with the Core Strategy. Several questions were asked about the housing waiting list and housing needs surveys.

RESOLVED: That

1. the report be noted; and
2. the Housing Strategy Officer be asked to do a report to Committee regarding the housing waiting list.

The meeting closed at 7.55pm.

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

Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 29 January 2013, starting at 6.30pm
Present: Councillor E M H Ranson (Chairman)

Councillors:

J Hill	J Rogerson
T Hill	R E Sherras
K Hind	D T Smith
S Hirst	R J Thompson
S Hore	N C Walsh
A Knox	A Yearing

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

615 APOLOGIES

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

616 MINUTES

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

617 MATTERS ARISING

(a) Minute 437 – Clitheroe Food Festival

The Chief Executive reported that this matter had now been dealt with by Community Committee.

(b) Minute 440 – Wiswell/Barrow Parish Council – Review of Electoral Arrangements

The Head of Legal and Democratic Services reported that she would bring a report to the March committee meeting with a recommendation to bring forward the Parish Council election date from May 2015 to May 2014. Policy and Finance Committee would be asked to endorse this change.

618 DECLARATIONS OF INTEREST

There were no declarations of interest.

619 PUBLIC PARTICIPATION

There was no public participation.

620

EVENT SAFETY ADVISORY GROUP (ESAG)

The Chief Executive referred to Minute 441 of committee dated 20 November 2012 and reported that the working group had met again on 3 December 2012 to finalise the protocol for the safety advisory group. The main items in the protocol were set out as follows:

- Our Policy for the Safety Advisory Group.
- Membership and administration.
- Terms of Reference.
- Roles and responsibilities of both Council Officers and Partner Organisations.

Partner Organisations including Police, Fire and Lancashire Emergency Planning have responded positively to the new protocol and their roles in event safety in the Ribble Valley. The Chief Executive stressed that the new arrangements would be more a partnership approach with all agencies taking an equal role. A full note of each meeting would be taken and these would be reported to the Licensing Committee on a regular basis.

Members also welcomed the new protocol and referred to how this would work in relation to smaller events such as Clitheroe Food Festival and Last Night of the Proms.

Members also considered the revised Events Safety Management Plan which would be a useful plain English guide to event organisers to assist them in organising their events safely.

RESOLVED: That Committee

1. agree the Events Safety Advisory Group protocol;
2. agree the Event Safety Management Plan; and
3. ask the working group to examine the other safety guides the Council produces to ensure that they are clear, concise and easily understandable.

621

USE OF THE CLITHEROE AND WHALLEY CCTV SYSTEM

The Director of Community Services submitted his report clarifying the Council's position with regard to operational procedures concerning the use of the CCTV system and access to/disclosure of data.

Members were reminded that the CCTV system comprised 25 cameras installed at strategic locations within Clitheroe and Whalley. The system was set up in 2003. Details were given of the purposes for which CCTV system was operated and the fact that the system had been registered with the Information Commissioner's Office.

Reference was also made to the Data Protection Act 1998 which provided a statutory basis for systematic legal control of CCTV surveillance over public areas. Under the DPA the Information Commissioners Office published a CCTV Code of Practice based on 8 enforceable principles contained in the DPA with regard to the handling of personal data.

The Director of Community Services informed Committee that the Protection of Freedoms Act 2012 was introduced by the Government during the latter part of 2012 and Part 2 of the Act covered the Regulation of CCTV and other surveillance camera technology. Under Section 29 of the Act the Secretary of State must prepare a Code of Practice containing guidance about surveillance camera systems and the Code must contain guidance in relation to:

- (a) the development or use of surveillance camera systems; and
- (b) the use and processing of images or other information obtained by virtue of such systems.

The new Code of Practice may introduce significant changes to the guidance of how the Council operates its CCTV system. It was recognised that the current CCTV Operation Manuals Procedure produced in 2006 and was therefore in need of revision or updating. It was suggested therefore that the revision be postponed until the new CCTV Code of Practice was completed in accordance with the provisions of the Protection of Freedom Act.

Longridge Members then asked a number of questions in relation to CCTV operating in Longridge Town Centre and the possibility of it being linked in some way to the Clitheroe system.

The Director of Community Services commented on this and reported that a report was due to be prepared on the current condition of the system to the next meeting of this Committee.

RESOLVED: That Committee

1. note this report;
2. request the Director of Community Services to provide a further report on this service when the recommendations of the Home Office Code of Practice were known;
3. a report be submitted to the next meeting of this Committee on the operation of the Longridge CCTV system, whether it could be linked to the Clitheroe system and costs of bringing it up to a reasonable standard of operation.

622

ASSETS OF COMMUNITY VALUE – THE COMMUNITY RIGHT TO BID

The Head of Legal and Democratic Services asked Committee to determine the Council's procedure for dealing with applications which were received relating to the Community Right to Bid.

Part 5, Chapter 3 of the Localism Act and the Assets of Community Value (England) Regulations 2012 together set out the legislative framework for Community Right to Bid. The purpose of Community Right to Bid was to encourage more community focussed locally led action described by Government as "providing an important tool to help communities looking to take over and run local assets".

She commented that the Council must determine how applications should be dealt with. There were two stands to the process. The first process would be deciding whether or not an asset should be placed on the list of assets of community value and is thus subject to Community Right to Bid or be placed on a list of applications which had been rejected.

The second process would be determining appropriate compensation where the owner of land affected by the inclusion of the land on the list sought compensation from the Council for any reduction in value/costs. In order to comply with the review requirements set out in the regulations, both the inclusion or rejection of an application for a listing as an asset of community value and payment of compensation had to be subject to a review mechanism. The recommendation to Committee therefore was that the following Officers be authorised to deal with all aspects of applications including inclusion of land/buildings on the list of assets of community value where the application is accepted, notification of the listing as a local land charge or where the application is rejected inclusion on the list of unsuccessful nominations but excluding compensation claims:

- Corporate Policy Officer;
- Head of Legal and Democratic Services;
- 2 Council Solicitors.

The role of reviewing these decisions would be taken by the Chief Executive. Compensation claims applications would be dealt with by the Head of Financial Services with the role of reviews decisions taken by the Director of Resources.

RESOLVED: That Committee agree the procedure as proposed in paragraphs 3.7 and 3.9 of the report.

623

NATIONAL NON-DOMESTIC RATES WRITE-OFFS

The Head of Financial Services reported to Committee on write-offs to certain NNDR debts where it had not been possible to collect the amounts due.

RESOLVED: That Committee approve the writing off of £26,165.36 of NNDR debts where it had not been possible to collect the amounts due.

624

GISBURN FESTIVAL HALL FUNDING REQUEST

Committee were asked to consider a request for a short-term loan at Gisburn Festival Hall for £36,000 pending receipt of a grant from the Rural Development Programme for England (RDPE).

Gisburn Festival Hall has applied for an RDPE grant towards the cost of improvements to the insulation and heating of the main hall. The total cost of the work was £48,950. A Village Amenities Grant of £10,000 had been approved by the Council and a £2,950 contribution from the hall had already been raised.

The funding from RDPE was subject to the Festival Hall being able to cash flow the project before any monies would be paid. The Head of Financial Services commented that the Council had approved similar requests but funds had been processed via the relevant Parish Council.

The request is for a short-term loan for £36,000 split into two payments of £14,700 in May and £21,300 in June 2013 to be repaid at the end of June and July once the RDPE grant had been received.

If Committee were to support this request consideration would need to be given as to whether support should be either cash advance repayable as soon as practicable but no later than 4 months after the advance, or a short-term loan with interest charged over the period of the term.

The local Ward Member then gave an update in terms of the progress with the RDPE grant.

RESOLVED: That Committee agree an interest free cash advance of £36,000 payable to the Gisburn Festival Hall in two instalments for a period of no longer than 4 months after the initial advance.

625

REVISED CAPITAL PROGRAMME 2012/13

The Head of Financial Services asked Committee to approve the revised Capital Programme for the current financial year for this Committee.

The original Capital Programme for the current year included schemes at a total estimated cost of £125,000. In addition not all planned expenditure for last year had been spent and a balance totalling £96,280 (slippage) had been transferred into this financial year. Further approvals to the Capital Programme had also been made in the year totalling £93,150. This gave a total approved budget of £314,430. Following a review of the budget this was revised to £314,530.

RESOLVED: That Committee approve the Revised Capital Programme for 2012/13 as set out in the Appendix to the report.

626

PROPOSED CAPITAL PROGRAMME 2013/16

Committee were asked to approve the proposed future 3-Year Capital Programme 2013/14 to 2015/16 for the Committee.

The proposed 3-year programme for Policy and Finance Committee comprised of two projects; a storage area network and the Clitheroe Townscape Scheme.

There was external funding and internal revenue contributions of £67,000 associated with the Clitheroe Townscape bid that had been submitted and the balance of funding for the scheme would need to be funded internally. It was highlighted that the capital resources available for the unfounded balance were currently low.

Bids had been initially invited for the 2015/16 financial year, however a bid had also been submitted for the 2014/15 financial years for this Committee.

RESOLVED: That Committee agree to fund the Clitheroe Townscape Scheme in 2015/16 in the sum of £115,000 but that the storage area network not be included in the Capital Programme and this be a recommendation to future Special Policy and Finance Committee in relation to the 3-year Capital Programme for this Committee's services.

627

REVISED REVENUE BUDGET 2012/13

Members considered a comprehensive report on the Revised Revenue Budget for 2012/13. The Head of Financial Services commented that the original estimate did not show some of the movements that were needed in the budget following the service reviews. One of the main areas of impact for this Committee had been the movement of staffing into the Contact Centre service, from other departmental cost centres.

To allow a better comparison of the budget to the revised estimate in the report, the budget that was originally approved in March had been restated to include the impact of the service review and anticipated income from VAT shelter monies.

The impact of this restatement was fully summarised within the report.

The difference between the revised and original estimate was an estimated decrease in net spending of £151,340 or £166,420 after allowing for transfers to and from earmarked reserves. The main reasons for this were as follows:

- Reduction in employee costs of £8,000.
- Reduction in cost of democracy of £8,000.
- Reduction in external audit fee of £30,000.
- Reduction in meals on wheels and luncheon clubs, transport, equipment, materials and purchase of meals of £10,000.
- Reduced income from land charges searches of £8,000.
- A decrease in support services of £76,000.
- Reduced depreciation charges of £6,000 on the new land charges and CRM system.

RESOLVED: That Committee approve the revised budget for 2012/13 and submit this to the Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

628 ORIGINAL REVENUE ESTIMATES 2013/14

Committee considered a report setting out the draft Revenue Budget for 2013/14 for consideration at Special Policy and Finance Committee. Net costs for this Committee had decreased by £83,520 and the main reasons were summarised as:

- net inflationary increases of £93,000;
- reduction in employee costs of £26,000;
- decrease in support service costs of £97,000;
- reduction in subscriptions of £5,000;
- new burdens grant of community right to bid £8,000; and
- community right to challenge £8,000.

After allowing for the following transfers to and from earmarked reserves the decrease was reduced to £37,220. This was due to establishing a contribution of £16,000 to Community Right to Bid and Community Right to Challenge earmark reserves, an increase in the contribution of £9,00 to the VAT reserve of £9,000, and a reduction in the contribution required from Performance Reward Grant reserve of £22,000.

RESOLVED: That Committee agree the Revenue Budget for 2013/14 and submit this to Special Policy and Finance Committee subject to further consideration by the Budget Working Group.

629 REFERENCES FROM COMMITTEE

(a) Health and Housing Committee – Flat Over Longridge Over 60's Club

Committee considered a request from Health and Housing Committee to agree to the addition of a new capital scheme for the current financial year's Capital Programme.

Health and Housing Committee had considered a report submitted by the Director of Community Services which gave details of a request for an addition to the Capital Programme in 2012/13. The scheme was for the improvement of the condition of the flat above the Over 60's Club on Towneley Road, Longridge. This improvement would be carried out in line with the decent homes standard and would be particularly for work in the kitchen and bathroom together with other work on front door and widening of a window. Quotes for the necessary work had now been received and from this it had been identified that a budget provision of £12,900 would be needed.

RESOLVED: That Committee agree to the request for the addition of the scheme for work to the flat above the Longridge Over 60's Club to the value of £12,900 to the current 2012/13 Capital Programme.

630 COMPLAINTS PROCEDURE REVIEW WORKING GROUP

Committee considered a report on the progress being made by the Complaints Procedure Review Working Group which had been formed in September 2012. The Working Group consisted of Councillors Hirst, Hore and A Knox and had been set up to investigate how to improve the Council's procedure. The Working Group's remit covered the following areas:

- Review of the procedure.
- Look at how complaints should be lodged.
- Who should vet and reject complaints.
- How investigations were carried out.
- Whether the Formal Complaints Panel should continue in its present form.
- When and how notification should be carried out.

The Working Group had held its first meeting on 6 November 2012 and discussed all of the above issues.

RESOLVED: That the report be noted.

631 REVENUES AND BENEFITS GENERAL REPORT

The Head of Revenues and Benefits presented his report to Committee. The report covered the following areas:

- National Non-Domestic Rates;
- Council Tax;
- Sundry Debtors;
- Housing Benefit performance;
- Housing Benefit fraud;
- Housing Benefit overpayments.

RESOLVED: That the report be noted.

632 TREASURY MANAGEMENT MONITORING 2012/13

Committee considered a report on our treasury management activities for period 1 April 2012 to 31 December 2012. The report dealt with the following issues:

- Borrowing requirements.
- Prudential indicators.
- Approved organisations.
- Recent events.

RESOLVED: That the report be noted.

633 MINUTES OF BUDGET WORKING GROUP

The Committee received minutes of the Budget Working Groups dated 24 September 2012 and 20 November 2012.

634 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next items of business being exempt information under Categories 1, 2, 3 and 5, of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

635 PROVISION OF PUBLIC TOILETS

Committee were asked to reconsider the proposal for the disposal of selected closed public conveniences as a result of Minute 463 of this Committee dated 20 November 2012 and further consideration by Community Services Committee at its recent meeting on 15 January 2013.

Members were reminded of their discussion around this item at the November meeting and the involvement of Longridge Town Council at their meeting held on 12 December 2012.

Reference was also made to a petition which had been received at full Council on the 18 December in relation to a request to reinstate the public toilets in Longridge and it was agreed this would be reconsidered by Community Service Committee.

Finally the January meeting of Community Services Committee had subsequently considered the report that proposed mechanisms that could deliver publically accessible toilets in Gisburn and would also develop and investigate options for the improvement of that provision of facilities in Longridge.

RESOLVED: That Committee

1. authorise the Director of Community Services in consultation with Corporate Management Team to dispose of the sets of public toilets at Newton, Waddington and Mellor;
2. approve that the closed toilets at Woone Lane and Brungerley be demolished and that the resulting cleared areas be landscaped and incorporated into the surrounding Council or owned land or facility; and
3. request that a report on progress with investigations to address concerns in the Gisburn and Longridge areas be presented to a future meeting of this Committee.

636 LITIGATION UPDATE

Committee were asked to approve the course of action recommended by the Head of Legal and Democratic Services and the Council's Solicitor.

RESOLVED: That Committee

1. authorise the Head of Legal and Democratic Services to settle the current litigation on the terms proposed; and
2. authorise the Director of Resources to pay the settlement sum.

637 CONSULTANCY BUDGET FUNDING REQUEST ON PLANNING APPLICATIONS

The Head of Planning Services asked Committee to allocate sufficient funds to allow for consultants and legal expenses in relation to forthcoming planning appeals and other anticipated applications. The Council had now received two planning appeals for non-determination in relation to major proposed residential and economic development schemes.

As a result of those non-determination appeals which would be dealt with in due course by public inquiry, it was anticipated that both would be in the region of between 6 and 8 days. The Council would therefore require Counsel to represent the Council in putting forward its submission as well as other expert witnesses. In many previous situations, the Council had appointed a Barrister to represent the Council and it was anticipated that the applicants would not only provide various expert witnesses but also Counsel to instruct and represent their case.

RESOLVED: That Committee authorise consent for £100,000 to be allocated from the reserves to cover the costs of defending forthcoming planning appeals.

638 PLANNING – RESOURCES ISSUES

The Chief Executive advised Committee of his report which dealt with a restructuring exercise and a number of actions being taken as a result of that restructuring.

RESOLVED: That Committee

1. support the action being taken;
2. agree to the creation of 1 temporary senior planner post and 1 permanent senior planning post; the temporary planning post being for a 2-year period;
3. agree to the purchase of software module to allow automatic interfacing between the National Land and Property Gazetteer and the planning system; and

4. consider the overall implications of the review of planning services for the 2013/14 budget setting process.

639

REVIEW OF STRATEGIC PARTNERSHIP OFFICER CONTRACT

Committee considered a report which asked them to agree to the extension of the post holders contract to deliver ongoing partnership working. Members were reminded that a dedicated officer supported the Strategic Partnership who was responsible for developing and supporting the delivery of partnership working. The current post was fixed term which ended in February 2013. Given the need identified to continue the development of partnership working the proposal was to extend the current post holders contract for a further 2-year fixed term period.

RESOLVED: That Committee support the continued delivery of partnership working and agree to the extension of the current post of Partnership Officer for a further 2-year period.

640

NATIONAL NON-DOMESTIC WRITE-OFFS

Committee considered a report which sought the writing-off of certain National Non-Domestic Rate debts relating to individuals or sole traders.

RESOLVED: That Committee approve the writing-off of £18,823 NNDR debts where it had not been possible to collect the amounts due.

The meeting closed at 8.23pm.

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

Minutes of Special Policy & Finance Committee

Meeting Date: Tuesday, 12 February 2013 starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

R Elms	A Knox
J Hill	J Rogerson
T Hill	R E Sherras
K Hind	A Yearling
K Horkin	

In attendance: Chief Executive, Director of Resources, Director of Community Services, Head of Financial Services.

641 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Hore, E M H Ranson, D Smith, R Thompson and N Walsh.

642 DECLARATIONS OF INTEREST

There were no declarations of interest.

643 PUBLIC PARTICIPATION

There was no public participation.

644 OVERALL REVISED CAPITAL PROGRAMME 2012/2013

The Head of Financial Services reported that the latest position by scheme in relation to a number of programmes for the various spending committees.

Under Policy and Finance Committee the economic development initiatives scheme - £100,000 currently showed that there had been no capital expenditure. However, some preliminary work had been undertaken under this scheme. Members' attention was drawn to the fact that 72% of the revised estimates had been spent to date. However, it was proposed to move a large proportion of the capital budget to the 2013/2014 financial year. Principally three schemes as follows:

Clitheroe Cemetery installation of infrastructure - £84,000
Disabled Facilities Grants - £84,330
Repossession Prevention Fund - £33,290

The Head of Financial Services commented that he had forecast that we would have spare resources of £338,000 by the end of March 2013 and a comparison was given with the actual position and the expected position.

Finally, he commented that there had been a number of variations which had affected both expenditure and resources. Overall, resources brought forward from 2011/2012 had decreased by £144,000. There was also £222,000 of resources that had been received in advance from DCLG relating to the first phase of the retention of the weekly collection of residual waste scheme. This scheme will not take place until the 2013/2014 financial year.

Overall, expenditure had increased by £405,000. There had been substantial increases to the capital budgets through the addition of schemes and slippage which had largely been offset by the transfer of a large portion of the budget to the 2013/2014 financial year as indicated above.

RESOLVED: That Committee approve the overall revised capital programme for 2012/2013.

645 OVERALL CAPITAL PROGRAMME 2013/2016

The Head of Financial Services submitted his report on a three year capital programme. He commented on the draft capital programme which had been submitted to service Committees and the draft summary based on existing schemes and new bids received. This totalled £2,155,000.

As shown in some detail in the Revised Capital Programme 2012/2013 report, a substantial amount of capital budget had been recommended for transferral into 2013/2014.

He then went on to review the recommendations on the capital programme 2013/2016 which had been put forward by Corporate Management Team. The Budget Working Group had met on 24 January 2013 to consider the capital programme and their recommendations for each scheme were also reviewed. These overall recommendations were as follows:

- Community infrastructure Levy (CIL Consultancy work) £100,000 (2014/2015)– it was recommended that this scheme be deleted from the current proposed three year capital programme.
- Planning and Development Committee MVM Software - £16,000 (2014/2015) – the recommendation was that this scheme should be moved forward to the current financial year 2012/2013 in order to fast track this service improvement.
- Policy and Finance Committee Storage Area Network £40,000 (2014/2015) – it was recommended that this scheme be deleted from the current proposed three year programme.
- Health and Housing Committee Disabled Facilities Grant £120,000 (annually 2013-2016) – it was recommended that this scheme be reduced to £109,000.

- Health and Housing Committee Purchase and Repair Scheme £45,000 – no change to the value of this particular scheme but a recommendation for focus on empty properties.

Resources to finance the proposed capital schemes had been applied in a manner to best match the nature of the asset and anticipated asset life. The cemetery infrastructure scheme had been moved from the 2012/2013 financial year and was shown as financed from borrowing as was the initial intention when the scheme was first approved.

No future borrowing was intended to be used to finance the capital programme for the three year life, which had the benefit of reducing the revenue budget impact of the Minimum Revenue Provision, which must be accounted for and is the consequential revenue impact of past and future use of borrowing.

*** RESOLVED: Recommend to Full Council the capital programme 2013/2016 as set out in Annex 3 to this report. ***

646 PROVISIONAL LOCAL GOVERNMENT FINANCIAL SETTLEMENT 2013/2016

The Director of Resources reported the details of the provisional finance settlement for 2013/2014 and 2014/2015. She commented on the key points of the settlement which were:

- This was the first year of the new style settlement incorporating the retention of business rates.
- The 2013/2014 start up funding assessment was £26.07 billion and the 2014/2015 start up funding assessment is £23.85 billion.
- Total revenue support grant is £15.2 billion and £12.6 billion in 2013/2014 and 2014/2015 respectively.
- From April 2013 business rates of approximately £11 billion would be retained by councils.
- The maximum levy on the local share of business rates is 50p in the pound, this meant that a minimum of 25p in each extra pound of business rates generated locally would be retained locally.
- The government had retained four floor damping bands to protect councils facing significant reductions in funding. This year the government had gone further and stretched the banded damping floors so that they give more weight to the councils who are most dependent and had introduced banded floors for fire and rescue authorities for the same reason.
- The government had restored the level of the relative resource amount to that for 2010/2011 to help authorities with a low council tax base.

- There would be a safety net – fixed at 92.5% - to provide additional protection against business rate volatility.

The report then went on to explain in some detail the following issues:

Spending power
 Start Up Funding Assessment (SUFA)
 Formula Funding
 Settlement for Ribble Valley 2013/2014 which was £2,961,679

The Director of Resources then commented on the Council's own settlement and made a comparison with the 2012/2013 settlement and commented that the main difference between those two years is that the government included in our spending power the income we get from new homes bonus scheme, which for 2012/2013 was £179,645 and for 2013/2014 will be £367,698. She also commented and gave details of the efficiency support grant which was aimed at eight authorities who were set to receive a reduction in spending power.

She further commented that in the summer the Council had been led to believe that the rural services network had successfully convinced the government that the Formula Funding system did not adequately recognise the cost of rural services. We, along with other Members of SPARSE were therefore very disappointed to find the increases for sparsity we anticipated within our grant figures did not fully materialise. However, lobbying work was continuing to be undertaken by the SPARSE group and it was reported that the Council would receive further funding of £9,901 in 2013/2014 following recent lobbying.

RESOLVED: That Committee note this information at the present time.

647 BUSINESS RATES RETENTION SCHEME

Committee considered the implications of the Business Rate Retention Scheme and the impact on budgets for 2013/2014. She reminded Members that local government had been asking for many years for business rates to be returned to them in order to fund services alongside council tax. The government eventually agreed to maintain a system of centrally determined business rates but with an incentive to reward councils for growth in their areas. She commented that the new system was extremely complicated. It had six stages which the Director of Resources explained in some detail and gave financial examples how this would impact on the Borough Council. The stages are:

- Stage 1 – calculating the base lines
- Stage 2 – calculating the tariff or top up
- Stage 3 – calculating how much business rates will be collected
- Stage 4 – calculating the levy rate
- Stage 5 – calculating how much of the business rate income will be retained
- Stage 6 – safety net payments

The Director of Resources then explained what this meant for our budget for 2013/2014. Finally, she commented that officers would be monitoring very

closely our business rate income for 2013/2014 and how this compared with our baseline funding level and growth estimate. The Budget Working Group would be kept up to date with this important information.

RESOLVED: That Committee consider the new Business Rates Retention Scheme when determining the revenue budget for 2013/2014.

648 OVERALL REVENUE BUDGETS 2013/2014

The Director of Resources presented her detailed report on the Council's revised revenue budget for 2012/2013 and also in relation to a revenue budget requirement and precept for 2013/2014 which would be submitted to Full Council on 5 March 2013.

At the time of setting the current year's budgets, the government had announced severe cuts in public sector funding. We therefore tasked ourselves with carrying out a review of all services and this took place during the latter half of 2011/2012. The revised budget was now looking as if there would be a reduction of £286,850 in net expenditure. Committee expenditure had fallen by £113,000 – there was movement in other items of £64,000 and movement in earmarked reserves which would add £110,000 less to those reserves than had originally been estimated. The Local Government Finance Settlement 2013/2014 was explained in some detail. The Director of Resources took Members through the Local Council Tax Support scheme which Committee had previously agreed and would see a reduction in support for working age claimants of a maximum of 8.5% for the forthcoming year. In relation to the council tax base, our council tax base would fall to 21,053. This compared to the current tax base of 22,434 in 2012/2013. Details were given in relation to the collection fund which was estimated would produce a deficit of £230,511 in the year, which would be shared amongst all current major precepting authorities. The Revenue Budget 2013/2014 looked at retention of business rates, localising support for council tax and council tax reforms. In relation to council tax freeze grant/capping, the government had announced that they would once again offer funding to councils who froze their council tax in 2013/2014. Budget Working Group had considered the government's offers and recommended that we prepare the budget based on a council tax freeze.

Council tax technical reforms, the Localism Act extended the power of billing authorities to vary the level of exemption and discounts to some properties which had been exempt from council tax by prescription. These changes would affect empty properties which are uninhabitable or under repair or were not completed within the last 12 months (Class A) or empty and unfurnished up to six months (Class C).

In relation to the new homes bonus scheme, this had commenced in April 2011 and match funded the additional council tax raised for new homes and empty properties being brought back into use. The new homes bonus grant was shared 80/20 between district and county councils in two tier areas and was unringfenced.

Based on the assumption that the Budget Working Group's recommendation of a council tax freeze would be approved, it was calculated that the Council's maximum budget requirement would be £5,899,027. Committee requirements and the base budget were considered alongside the adjustment needed to balances in order to fall within the maximum budget requirement of £5,899,027.

Details were given in relation to the movements on Committee expenditure and income and details were also given of the Business Rates Retention Scheme and how this would impact on the Council's finances. Reference was made to volatility and uncertainty bearing in mind this was the first year of the new system and there were many uncertainties surrounding issues such as appeals and growth estimates.

Revenue budgets 2014/2015 and beyond

The Director of Resources drew Members' attention to the fact that the provisional settlement for 2014/2015 would show a further reduction in our support of £377,000.

Favourable mention was made of the Budget Working Group which had met frequently during the year to consider the Council's financial position. The Budget Working Group recommended reducing the amount in the budget for pay award of 1% and this would reduce Committee budgets by £85,340. In addition, the Budget Working Group also considered a report on planning services, which had been approved by this Committee at their January meeting. This report requested additional resources of £265,000 to support the planning function and details were given of the breakdown of this amount. The Budget Working Group recommended that this additional funding be agreed but stressed that officers should provide detailed estimates for both the amount for planning appeals and the sum to be set aside for the Core Strategy. In relation to robustness of the estimates and balances and reserves, Committee were reminded that it was a legal requirement under Section 25 of the Local Government Act 2003 for the Council's Section 151 Officer to report on the robustness of the budget and the adequacy of council balances and reserves. She also referred to the updated Medium Term Financial Strategy and the Council's three year budget forecast. She explained that if Committee agreed with the Budget Working Group's recommendations, the net budget for 2013/2014 would be £5,899,027 after taking £146,023 from balances. Finally, reference was made to earmarked reserves and the budget requirement and precept.

*** RESOLVED: That Committee

1. approve the revised budget for 2012/2013;
2. approve the new council tax discounts to replace the Class A and C exemptions with effect from 1 April 2013 as set out in the report;
3. approve the Budget Working Group's recommendations and set a budget requirement and precept for 2013/2014 including parishes of:

- budget requirement 2013/2014 - £6,246,137
- precept for 2013/2014 - £3,309,057

4. recommend the budget and precept to Full Council meeting on 5 March 2013.

649

MEDIUM TERM FINANCIAL STRATEGY

Committee considered the report on the Council's Medium Term Financial Strategy. The Medium Term Financial Strategy was the Council's key financial planning document. It was aimed to provide the Council with an assurance that the Council's spending plans were affordable over the medium term (three years). It included a three year budget forecast and provided the financial foundation for the delivery of the Council's priorities. The Medium Term Financial Strategy included the following sections:

- Policy and service context
- Demographic context
- Financial context
- National context and other external factors
- Partnership working and external funding
- A three year projection of revenue expenditure
- Capital programme
- Balances and reserves
- Risk assessment and sensitivity
- Links to ambitions and priorities

RESOLVED: That Committee approve the Medium Term Financial Strategy 2013/2014 and 2015/2016.

The meeting closed at 8.02pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 14 February 2013 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

S Bibby	J Rogerson
I Brown	R Sherras
S Carefoot	D Taylor
B Hilton	M Thomas
J Holgate	R Thompson
S Knox	J White
G Mirfin	A Yearling

In attendance: Director of Community Services, Head of Planning Services, Head of Regeneration and Housing, Head of Legal and Democratic Services and Senior Planning Officer x 2.

Also in attendance: Councillors S Hirst and K Horkin.

650 APOLOGIES

There were no apologies for absence from the meeting.

651 MINUTES

The minutes of the meeting held on 17 January 2013 were approved as a correct record and signed by the Chairman.

652 DECLARATIONS OF INTEREST

Councillor J Rogerson declared an interest in planning application 3/2012/1034/P.

Councillor J Holgate declared an interest in agenda item 6 – non-determination of planning application 3/2012/0630/P.

653 PUBLIC PARTICIPATION

There was no public participation.

654 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2012/0346/P (GRID REF: SD 374074 438457)
OUTLINE APPLICATION FOR MIXED B1, B2 AND B8 INDUSTRIAL USE
INCLUDING MEANS OF ACCESS ON LAND OFF HEY ROAD, BARROW

GRANTED subject to the following condition(s):

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 and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

2. No development shall begin until detailed plans indicating the access, appearance, landscaping, layout and scale, including a contoured site plan showing existing features, the proposed slab floor levels and road level (hereinafter 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 Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft 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. The submission of reserved matters in respect of access, layout, scale, appearance and landscaping shall be carried out in substantial accordance with the Design and Access Statement submitted in support of the application; and in substantial accordance with the submitted illustrative drawing number HINE/02DWG03A.

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

4. Prior to the commencement of development, details of how foul and surface water shall be drained on separate systems shall be submitted to the Local Planning Authority and approved in writing. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage for the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

5. Prior to the commencement of development, details of the foul drainage scheme including any necessary infrastructure shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the approved foul drainage system has been completed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage for the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

6. Prior to the commencement of development, details of surface water drainage and means of disposal, based on sustainable drainage principles and evidence of an assessment of site conditions (inclusive of how the scheme shall be maintained and managed after completion of any necessary infrastructure) shall be submitted to and approved in writing by the Local Planning Authority. No surface water shall enter the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage for the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

7. No development shall take place until the applicant, or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

8. No development shall begin until a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented 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 EM18 of the North West England Regional Spatial Strategy 2021.

9. The development hereby permitted in outline 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 and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

10. Prior to the commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified for retention in the approved landscaping scheme (condition 9 refers) shall be protected in accordance with the advice contained in BS5837 2012 -Trees in Relation to Design, Demolition & Construction. A tree protection-monitoring schedule shall be submitted and agreed in writing by the Local Planning Authority and all root protection/construction exclusion zone measures shall be inspected by the Local Planning Authority before any site works are begun.

The root protection zone shall remain in place until all building work within that phase 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 considered being of visual, amenity value are afforded maximum physical protection from the potential adverse affects of development in order to comply with policies G1 and ENV13 of the Districtwide Local Plan and Policies DMG1 and DME2 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

11. The details of the landscaping of the site (condition 9) shall include the provision of a tree planted earth mound along the western boundary of the site (which shall have a minimum width of 10m and shall be in substantial accordance with submitted illustrative layout drawing number HINE/02DWG03A). This shall include details of the number and species of trees to be planted and their distribution on the mound.

The mound shall be formed and the planting shall be carried out in accordance with the timescale that has first been agreed in writing by the Local Planning Authority. The planting shall be maintained to the satisfaction of the Local Planning Authority for a period of not less than 5 years following its implementation. This maintenance shall include the replacement of any tree which is removed or dies, or is seriously damaged or becomes seriously diseased, by a species of similar size to that originally planted.

REASON: In the interests of the amenities of the future occupiers of dwellings on the approved residential development site to the west of the application site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

12. The submitted reserved matters relating to any of the proposed units shall include details of the sound insulation specifications of the building. The buildings shall then be constructed and permanently maintained in accordance with the agreed specifications.

REASON: In the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

13. Prior to the first occupation of any of the units hereby permitted in outlined, precise details of the nature of the business of the occupier and the proposed hours of use shall be 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 and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

14. Prior to commencement of development, an intrusive ground investigation shall be carried out as recommended and described in Section 7 (Further Works) of the Phase 1 (desk study) Investigation Report by PSA Design that was submitted with the outline application and a report of the findings of the investigation shall be submitted for the written approval of the Local Planning Authority. Any mitigation measures that are found to be necessary shall be carried out to the satisfaction of the Local Planning Authority prior to the commencement of development.

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulations 22 Submission Draft.

15. No site clearance, site preparation or development works to commence until a fully detailed habitat creation/compensation and management plan has been submitted to and approved in writing by the Local Planning Authority in consultation with their ecological advisors.

REASON: In the interests of the ecology of the site and to comply with Policy G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulations 22 Submission Draft.

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.
2. External lighting associated with the development to be designed to avoid excessive light-spill and to avoid illuminating hedgerows or trees which may adversely affect wildlife.
3. Development works that may affect nesting birds to be avoided between March and August inclusive unless the absence of nesting birds has been confirmed by appropriate surveys or inspections.
4. Japanese Knotweed and any other plants listed in Schedule 9 of the Wildlife and Countryside Act 1981 to be eradicated from the site and working methods to be adopted to prevent the spread of this species.

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

2. APPLICATION NO: 3/2012/0739/P (GRID REF: SD 374066 438394)
OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR UP TO 13,000M² OF MIXED USE B1, B2 AND B8 EMPLOYMENT FLOOR SPACE WITH ACCESS AND ASSOCIATED LANDSCAPING ON LAND NORTH OF BARROW BROOK BUSINESS VILLAGE, BARROW

GRANTED 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 and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

- 2. No development shall begin until detailed plans indicating the access, appearance, landscaping, layout and scale, including a contoured site plan showing existing features, the proposed slab floor levels and road level (hereinafter 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 Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft 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. The submission of reserved matters in respect of access, layout, scale, appearance and landscaping shall be carried out in substantial accordance with the Design Statement (Section 9) and Access Statement (Section 10) of the Planning Statement submitted by Caldecotte Consultants in support of the application; and in substantial accordance with the submitted illustrative drawing number 5251/09REVA.

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

- 4. The development hereby permitted in outline shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by AAH Planning Consultants dated June 2012 and in accordance with the following mitigation measures detailed within the FRA:
 - 1. Limiting the surface water runoff generated by the 1 in 100 year critical storm so that it will not exceed the runoff from the undeveloped site and not increase the risk of flooding off site.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the time/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

REASON: In the interests of flood prevention and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core

Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

5. Prior to the commencement of development, details of how foul and surface water shall be drained on separate systems shall be submitted to the Local Planning Authority and approved in writing. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage for the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

6. Prior to the commencement of development, details of the foul drainage scheme including any necessary infrastructure shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the approved foul drainage system has been completed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage for the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

7. Prior to the commencement of development, details of surface water drainage and means of disposal, based on sustainable drainage principles and evidence of an assessment of site conditions (inclusive of how the scheme shall be maintained and managed after completion of any necessary infrastructure) shall be submitted to and approved in writing by the Local Planning Authority. No surface water shall enter the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage for the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

8. No development shall take place until the applicant, or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

9. Prior to the commencement of development, an intrusive ground investigation shall be carried out as recommended and described in Section 7 (Further Works) of the Phase I (desk study) Investigation Report by Opus that was submitted with the outline application; and a report of the findings of the investigation shall be submitted for the written approval of the Local Planning Authority. Any mitigation measures that are found to be necessary shall be carried out to the satisfaction of the Local Planning Authority prior to the commencement of development.

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

10. No development shall begin until a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented 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 EM18 of the North West England Regional Spatial Strategy 2021.

11. The development hereby permitted in outline 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 and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

12. Prior to the commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified for retention in the approved landscaping scheme (condition 11 refers) shall be protected in accordance with the advice contained in BS5837 2012 -Trees in

Relation to Design, Demolition & Construction. A tree protection-monitoring schedule shall be submitted and agreed in writing by the Local Planning Authority and all root protection/construction exclusion zone measures shall be inspected by the Local Planning Authority before any site works are begun.

The root protection zone shall remain in place until all building work within that phase 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 considered being of visual, amenity value are afforded maximum physical protection from the potential adverse affects of development in order to comply with policies G1 and ENV13 of the Districtwide Local Plan and Policies DMG1 and DME2 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

13. The details of the landscaping of the site (condition 11) shall include the provision of a tree planted earth mound along the western boundary of the site. This shall include details of the number and species of trees to be planted and their distribution on the mound.

The mound shall be formed and the planting shall be carried out in accordance with the timescale that has first been agreed in writing by the Local Planning Authority. The planting shall be maintained to the satisfaction of the Local Planning Authority for a period of not less than 5 years following its implementation. This maintenance shall include the replacement of any tree which is removed or dies, or is seriously damaged or becomes seriously diseased, by a species of similar size to that originally planted.

REASON: In the interests of the amenities of the future occupiers of dwellings on the approved residential development site to the west of the application site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

14. The submitted reserved matters relating to any of the proposed units shall include details of the sound insulation specifications of the building. The buildings shall then be constructed and permanently maintained in accordance with the agreed specifications.

REASON: In the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

15. Prior to the first occupation of any of the units hereby permitted in outlined, precise details of the nature of the business of the occupier and the proposed hours of use shall be 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 and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

16. No site clearance, site preparation or development works to commence until a fully detailed habitat creation/compensation and management plan has been submitted to and approved in writing by the Local Planning Authority in consultation with their ecological advisors.

REASON: In the interests of the ecology of the site and to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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.
2. External lighting associated with the development shall be designed to avoid excessive light-spill and to avoid illuminating hedgerows or trees which may adversely affect wildlife.
3. Development works that may affect nesting birds to be avoided between March and August inclusive unless the absence of nesting birds has been confirmed by appropriate surveys or inspections.
4. Japanese Knotweed and any other plants listed in Schedule 9 of the Wildlife and Countryside Act 1981 to be eradicated from the site and working methods to be adopted to prevent the spread of this species.

APPLICATION NO: 3/2012/0797/P (GRID REF: SD 377750 446181)
PROPOSED STATIC CARAVAN/LODGE PARK AT LAND AT SOUTHPORT
HOUSE, SAWLEY

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the development as shown on Drawings Numbers SUTT/01/01REVB and SUTT/01/03REVB (both amended plans received by the Local Planning Authority on 19 November 2012) and SUTT/01/04REVA.

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

3. The terms of occupancy of the 11 caravans/lodges hereby permitted shall be as follows:

1. The caravans/lodges shall be occupied for holiday purposes only.
2. The caravans/lodges shall not be occupied as a person's sole or main place of residence.
3. The owners/operators shall maintain an up to date register of the names of all owners/occupiers of the individual caravans/lodges, and of their main home address, and shall make this information available at all reasonable times to the Local Planning Authority.

REASON: In accordance with the requirements of Policies G1 and RT5 of the Ribble Valley Districtwide Local Plan and Policies DMG2 and DMB3 of the core Strategy 2008-2028 'A Local Plan for Ribble Valley' Regulation 22 Submission Draft. In order to ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation. The register required in 3 above shall normally be collected by the caravan site licence holder or his/her nominated person.

4. Prior to the commencement of development, details of the precise colour finish of the timber walls and the colour and profile of the roof tiles of the caravans/lodges shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, there shall be no alterations to the external colour finishes of the units 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 and Policy DMG1 of the Core Strategy 2008-2028 'A Local Plan for Ribble Valley' Regulation 22 Submission Draft.

5. Prior to the first use of any other caravans/lodges hereby permitted, the access into the site and its visibility splay shall have been provided to the satisfaction of the Local Planning Authority in accordance with the details

shown on Drawing Number SUTT/01/03REVB. Thereafter, the access and visibility splays shall be permanently retained clear of any obstruction to their designated use and purpose. Specifically, nothing shall be constructed, placed, planted or allowed to remain within the visibility splays that is in excess of 1m above the crown level of the adjacent carriageway of Sawley Road.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028 'A Local Plan for Ribble Valley' Regulation 22 Submission Draft.

6. Prior to the commencement of development, a scheme for the disposal of foul and surface waters shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall involve surface water draining separately from the foul as no surface water shall be permitted to discharge directly or indirectly into existing foul or combined sewerage systems. No part of the development shall be occupied or brought into use until such a scheme has been constructed and completed in accordance with the approved details.

REASON: To secure proper drainage, to prevent pollution of the water environment and to reduce the risk of flooding and to comply with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028 'A Local Plan for Ribble Valley' Regulation 22 Submission Draft.

7. If, during development, contamination not previously identified is found to be present at the site, no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and has obtained the written approval from the Local Planning Authority. The remediation strategy shall be fully implemented as approved.

REASON: To ensure that risk to controlled waters is addressed and mitigated if necessary and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008-2028 'A Local Plan for Ribble Valley' Regulation 22 Submission Draft.

8. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural impact assessment [T1 – T7 & G2/G3/H1 inclusive] dated 18th May 2012 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be 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/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/exclusion 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 is 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 that are considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse affects of development in order to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 of the Core Strategy 2008-2028 'A Local Plan for Ribble Valley Regulation 22 Submission Draft.

9. The submitted landscaping scheme [Drawing No. SUTT/01/03B dated 10/11/12] shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub that 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 and Policy DMG1 of the Core Strategy 2008-2028 'A Local Plan for Ribble Valley Regulation 22 Submission Draft.

10. Precise details of the surface material for the internal access road shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. (The tarmacadam surface stated on drawing SUTT/01/DWG03B is not approved.)

REASON: In the interests of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

11. Precise details of the height, type and location of any external lighting installations shall be submitted to and approved in writing by the Local Planning Authority prior to their installation at the site. Thereafter, there should be no alterations to the approved details without the prior written

permission of the Local Planning Authority. (The nine bollard lights indicated on drawing no SUTT/01/DWG03B is not approved.)

REASON: In the interests of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

12. There should be no extensions or alterations to the holiday caravans/lodges hereby permitted, and no additional structures (including walls, fences, sheds or additional raised decking areas) shall be constructed unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

NOTES

1. Hollins Syke watercourse flows adjacent to the northern boundary of the site. This watercourse is within 5m of the site with a narrow buffer strip of at least 1.5m between the watercourse and the application site boundary (the existing access track). As the existing access track is to be retained but will not encroach any further towards the watercourse, the developer is advised to ensure that the scheme does not detrimentally impact upon the existing buffer strip and that the watercourse is protected during development works.
2. The applicant is advised of the need to be aware of the legislative protection afforded to nesting birds by the Wildlife and Countryside Act 1981 (as amended) and any works that would disturb nesting birds must be avoided until nesting is complete (ie the young have fledged and left the nest and the nest has been abandoned). Therefore, works that would affect potential nesting habitat should be avoided during the bird-nesting season (March to August inclusive) unless the absence of nesting birds has been confirmed.

(Mr Kinder spoke in favour of the above application. Mr Rushby spoke against the above application. Councillor Hirst was given permission to speak on the above application).

APPLICATION NO: 3/2012/0961/P (GRID REF: SD
PROPOSED RETENTION OF DETACHED ANNEX AT QUAKER FIELD
HOUSE, LAMBING CLOUGH LANE, HURST GREEN, CLITHEROE

GRANTED subject to the following condition(s):

1. This permission shall relate to the development shown on plans reference TRI-0910-01 and BWQF1, BWQF2 and BWQF3.

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

2. Precise specifications or samples of the staining to be used on the cabin shall be submitted to and approved in writing by the Local Planning Authority prior to their use on the building. The staining shall be carried out within 3 months of the date of this consent.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate for the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Draft Submission Core Strategy.

3. Within one month of the date of this decision 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 and Policy DMG1 of Regulation 22 Draft Submission Core Strategy.

4. The proposed development shall only be occupied as an extended family unit in conjunction with the property to which it is attached or related to and it shall not be used as a separate unit.

REASON: In order to comply with Policies G1 and H9 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy. The division of the dwelling into separately occupied units could be injurious to the amenities of the neighbouring occupiers and to the character of the area and would require further consideration by the Local Planning Authority.

APPLICATION NO: 3/2012/0988/P & 3/2012/0989/P
(GRID REF: SD 374529 441989)

PROPOSED PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR ALTERATIONS AT THE GRAND TO INCORPORATE EXTENSION AND ALTERATIONS AT THE REAR AND THE DEMOLITION OF EXISTING TWO STOREY OUTRIGGER AT THE GRAND, 18 YORK STREET, CLITHEROE

GRANTED subject to the following conditions:

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

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

2. This permission shall relate to the development as shown on plans references:

12.29/LB/10 Rev A - elevation and section plan; 12.29/LB/02 Rev A – proposed lower ground floor plan; and 12.29/LB/PL03 Rev A – proposed ground floor plan.

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

3. Precise specifications or samples of walling and roofing materials including roof lights 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 DMG1 of Regulation 22 Draft Submission Core Strategy.

4. 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: To ensure that the development complies with approved details in the interests of the protection of controlled waters in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy.

5. The use of the premises in accordance with this permission shall be restricted to the hours between 0800 to 2400 hours.

REASON: To comply with Policies G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy. The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

6. Before the use commences or the premises are occupied, the extension shall be insulated in accordance with a scheme to be submitted to and approved by the Local Planning Authority and thereafter retained.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

7. Notwithstanding the details shown on plan 12.29/SK01 further details of the obscure glaze element on windows of the south west elevation as well as fenestration details on the link corridor shall be submitted to and approved in writing by the Local Planning Authority and thereafter retained.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

8. There shall be no pedestrian access with the exception of disabled access and emergency purposes to and from the building from Back York Street.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

RECOMMENDATION 2: that Listed Building Consent be granted subject to the following conditions:

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

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

2. This permission shall relate to the development as shown on plans references:

12.29/LB/10 Rev A - elevation and section plan; 12.29/LB/02 Rev A – proposed lower ground floor plan; and 12.29/LB/PL03 Rev A – proposed ground floor plan.

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

3. Precise specifications 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 DMG1 of Regulation 22 Draft Submission Core Strategy.

4. 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: To ensure that the development complies with approved details in the interests of the protection of controlled waters in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy.

5. Before the use commences or the premises are occupied, the extension shall be insulated in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

6. Notwithstanding the details shown on plan 12.29/SK01 further details of the obscure glaze element on windows of the south west elevation as well as fenestration details on the link corridor shall be submitted to and approved in writing by the Local Planning Authority and thereafter retained.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

7. There shall be no pedestrian access with the exception of disabled access and emergency purposes to and from the building from Back York Street.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

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

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

APPLICATION NO: 3/2012/1034/P (GRID REF: SD 364362 433192)
PROPOSED REPLACEMENT OUTDOOR ARENA AND NEW INDOOR ARENA
AT OSBALDESTON RIDING CENTRE, OSBALDESTON LANE,
OSBALDESTON

The Head of Planning Services reported upon an additional objection received.

GRANTED subject to the following condition(s):

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

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

2. The permission shall be implemented in accordance with the proposal as amended by letter and plan received on 15 January 2013 entitled:

proposed plans and elevations carrying drawing No TRI-0852-04 and proposed site layout carrying drawing No TRI-0852-03.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with 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 and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

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 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 and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

5. The development hereby permitted shall not be commenced until precise details relating to the lighting of the outdoor arena, including siting, intensity and light spillage are submitted to and approved by the Local Planning Authority.

REASON: To safeguard the residential amenity of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

6. The hours of operation shall be confined to the period from 0900 hours to 2300 hours with all spectators and competitors to be clear of the site by 2320 hours.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Ribble Valley Core Strategy Regulation 22 Submission Draft.

7. Prior to commencement of development details of any tannoy system and its operation for the purposes of public address/announcements/playing music or any other be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Ribble Valley Core Strategy Regulation 22 Submission Draft.

(Councillor Rogerson returned to the meeting).

APPLICATION NO: 3/2012/1049/P (GRID REF: SD 359982 436866)
PROPOSED DEMOLITION OF EXISTING BUILDINGS AND REPLACEMENT WITH NEW PURPOSE BUILT STORAGE AND WORKSHOP BUILDINGS AT JONES STROUD INSULATIONS, QUEEN STREET, LONGRIDGE, LANCASHIRE

GRANTED subject to the imposition of 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 number's D1592/PL01, D1592/PL02 and D1592/PL04 Rev. A.

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

3. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul or combined sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To secure proper drainage and to reduce the risk of flooding. In accordance with Local Plan Policy G1, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

4. Unless otherwise agreed in writing by the Local Planning Authority, no building shall be erected within 3 metres of any public sewer.

REASON: To protect existing utility infrastructure and to maintain service to existing residents. In accordance with Local Plan Policy G1, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

5. Precise specifications and samples of walling and roofing materials, details of any window and door surrounds and fenestrations details (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, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

6. 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 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: To compensate for the loss of trees and native traditional hedgerow and to enhance biodiversity and to assist in offsetting the loss of existing habitats. In accordance with Policies G1, ENV7 and ENV13 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 of Regulation 22 Submission Draft Ribble Valley Core Strategy.

7. Prior to the commencement of built development, a comprehensive noise assessment report concerning the proposed use of new buildings shall be submitted to an approved in writing by the Local Planning Authority and implemented to its satisfaction. This shall include,
 - i. Construction of roof and walls (including insulation details),
 - ii. Hours of use,
 - iii. Anticipated movements,
 - iv. Hours of deliveries,
 - v. Control of noise generating activities, and the
 - vi. Consideration of provision of suitable acoustic barrier between proposed and existing buildings etc.

REASON: In accordance with Policy G1 of the Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF. In the interest of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

8. There shall be no air conditioning, filtration or extraction units installed on the new storage building without the prior written consent of the Local Planning Authority.

REASON: In accordance with Policy G1 of the Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF. In the interest of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

9. 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 [T1- T12/G1/G2 inclusive] to be retained shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction] the details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Council's 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/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/exclusion 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 is 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 considered to be of visual, historic or botanical value is afforded maximum physical protection from the potential adverse affects of development. In order to comply with planning policies G1 and ENV13 of the District Wide Local Plan, Policy DMG1 of Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF. To ensure that trees of visual amenity value are protected against adverse affects of the development.

10. If any tree felling or hedgerow removal is carried out during the bird -breeding season [March - August inclusive] it shall be preceded by a pre-clearance nesting bird survey by an experienced ecologist/ornithologist. If nesting birds are found an exclusion zone shall be maintained around any occupied nest and these areas shall not be cleared until declared free of nesting birds by an ecologist/ornithologist.

REASON: To ensure that bird species are protected and their habitat enhanced in accordance with the Wildlife & Countryside Act 1981 as

amended, the conservation [Natural Habitats & c.] Regulations 1994 and the District Wide Local Plan. To protect species protected in law/of conservation concern against harmful activities of development, as trees and hedgerows are important for bird species.

11. No development or demolition of buildings shall take place until a survey for the presence of bats has been carried out. The details of which shall be submitted in writing to the local planning authority and include any mitigation measures required.

REASON: To ensure that there are no adverse effects on the favourable conservation status of a bat population before and during the proposed development and to ensure that 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 District Wide Local Plan.

INFORMATIVES

1. Should this planning application be approved, the applicant should contact our Service Enquiries on 08457462200 regarding connection to the water mains/public sewers.
2. A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

APPLICATION NO: 3/2012/0913/P (GRID REF: SD 373905 442207)
OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT AND A
CRÈCHE ON LAND OFF WADDINGTON ROAD, CLITHEREOE

The Head of Planning Services reported that the County Surveyor no longer had any objections subject to specific conditions being adhered to.

REFUSED for the following reason(s):

1. The proposed development due to its scale and location outside the defined settlement boundary of Clitheroe is considered to represent an urban extension in the open countryside which would change the character of this area of countryside to the detriment of the visual amenities of the area. As such, the proposal is contrary to saved Policies G1, G2 and ENV3 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DMG2 and DME2 of the Core Strategy 2008 to 2018 A local plan for Ribble Valley Regulation 22 Submission Draft and the provisions of the National Planning Policy Framework in respect of visual amenity considerations.
2. The proposal conflicts with the Council's submitted Core Strategy for reasons relating to visual amenity impact as a result of an inappropriate urban

extension to the open countryside. It is also considered that to grant outline permission at the present time, for a development of this scale on greenfield land outside the settlement boundary, would be prejudicial to the emerging policies in the Core Strategy as it would predetermine decisions about the scale and location of new development that should properly be made through the plan making process; when the effects of the proposed development on all relevant considerations (including highway safety and visual amenity) could be assessed in association with similar considerations regarding other potential greenfield development sites.

(Mr Rush spoke against the above application. Councillor Horkin was given permission to speak on the above application).

APPLICATION NO: 3/2012/1044/P (GRID REF: SD 376017 445013)
PROPOSED CONSTRUCTION OF A NEW TWO-STOREY OFFICE DEVELOPMENT ON REDUNDANT LAND ADJACENT TO THE SPINNEY, CAR PARK WITH HARD AND SOFT LANDSCAPING AREAS AND SERVICE INSTALLATIONS TO SUIT. LAND ADJACENT TO THE SPINNEY, GRINDLETON, LANCASHIRE, BB7 4QE

The Head of Planning Services reported upon an additional letter of objection; that the Environment Agency no longer had any objections subject to the addition of conditions.

GRANTED subject to conditions.

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

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

2. The permission shall relate to the development as shown on Plan Drawing no's Hoe/347/1390/01 Amendment D, Hoe/347/1390/10 Amendment A, Hoe/347/1390/08 Amendment A, Hoe/347/1390/07, 656.2A and the Location Plan.

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

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 30 January 2013.

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

4. The premises shall be used for offices and for no other purpose (including any other purpose within Class B1 of the schedule to the Town and Country

Planning (Use Classes) Order 2005 or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification.

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, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

5. Precise specifications or samples of walling, glazing 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, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

6. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

7. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified shall be protected in accordance with the BS5837 [Trees in Relation to Design, Demolition and Construction 2012] and tree details attached to this decision notice.

The protection zone must cover the entire branch spread of the trees, [the area of the root soil environment from the trunk to the edge of the branch spread] and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it

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

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development. In accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan, Policy DMG1 and Key Statement EN2 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

8. Within six months of first occupation of the building, a full travel plan with enforceable aims, targets and penalties for non achievement shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority.

REASON: To reduce the dependency on the private car and encourage other modes of travel in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

9. Prior to the development being taken into use, a planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The planning scheme shall specify a schedule for completing the planting, the precise numbers and positions of the trees and/or shrubs to be planted. The planting scheme shall be carried out within the first available planting season (a planting season being between 1 October and 31 March each year) following first occupation of the development. Any trees, shrubs or hedges or which are removed, die or become damaged or diseased within the first five years after planting shall be replaced with another of the same species, size and number within the first available planting season thereafter. No existing trees or shrubs on the site shall be felled, coppiced, uprooted, damaged or destroyed other than in strict accordance with an agreed planting scheme.

REASON: To compensate for the loss of trees and native traditional hedgerow and to enhance biodiversity and to assist in offsetting the loss of existing habitats. In accordance with Policies G1, ENV7 and ENV13 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statements EN2 and EN4, and guidance within the NPPF.

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 construction and maintenance of the new access from The Spinney to the development will require the construction of additional footway and an alteration to the existing drop kerbs. This feature must be completed in

accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: This is to provide the necessary access and to maintain the proper construction of the highway in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Core Strategy and guidance within the NPPF.

12. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from foul and no surface water will be permitted to discharge directly or indirectly into existing foul or combined sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To secure proper drainage and to reduce the risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

13. The external lighting indicated on drawing no. 656.2A shall be carried out in accordance with the details hereby submitted before the building is occupied. The internal source of illumination shall be reduced in intensity or removed if considered necessary, and they shall be maintained at an approved level.

REASON: In the interest of the amenity of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

14. Precise specifications and details of the photovoltaic panels to be used, including details of their fittings, shall have been submitted to and approved by the Local Planning Authority before their installation on the proposed building.

REASON: In order that the Local Planning Authority may ensure that the installation to be used is appropriate to the locality in accordance with Policies G1, ENV24 and ENV25 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME5 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, and guidance within the NPPF.

15. Within 12 months of the cessation of electricity generation, or if the Solar PV Panels cease to be operational for a continuous period of 6 months, they shall be removed and that section of building reroofed using a blue slate to the satisfaction of the Local Planning Authority.

REASON: In order to prevent the structure remaining on site after its use has terminated, in the interests of the visual amenity of the area. In accordance with Policies G1, ENV24 and ENV25 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME5 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, and guidance within the NPPF.

16. Prior to the development commencing precise details of the construction of the car park including the finished levels, surfacing, kerbstone, drainage, for surface water, oil inceptors and a vehicle resistant bollard, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out as approved prior to being taken into use.

REASON: To protect the adjacent River Ribble from pollution; protect wildlife habitats between the adjacent buffer zone and to ensure that the finished car park adequately deals with the issues arising from the flood risk to the site. IN ACCORDANCE WITH Policies G1, ENV7 and ENV13 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 of Regulation 22 Submission Draft Core Strategy and Key Statement EN2 and EN4 and guidance within the NPPF.

17. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order re-enacting that order) no ancillary buildings, gates, fences, walls or other means of enclosure shall be erected on the site and no hard surfacing shall be made without the Local Planning Authority's prior written consent.

REASON: To maintain control of the development site and to ensure that the retention of an appropriate buffer zone for wildlife habitats including protected species and ensure that access to the adjacent watercourse by the Environment Agency for the purpose of maintaining improvements not impeded by future development. In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Core Strategy and guidance within the NPPF.

18. Prior to the development being taken into use, an emergency flood warning evacuation plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a provision for signage, marking out and notification of emergency escape routes and ? points, described the role and responsibilities of occupants during a flood emergency. Thereafter, the plans shall be implemented as approved and carried out for the lifetime of development (Provisions agreed in writing with the Local Planning Authority).

REASON: To improve the safety of occupants of the building during a flood emergency. In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Core Strategy and guidance within the NPPF.

19. Mitigation measures described in the flood risk assessment completed by Hamilton Associates (Ref 1000299/R/01) dated July 2002 shall be fully carried out prior to the building being taken into use.

REASON: To improve the safety of occupants of the building during a flood emergency.

INFORMATIVES

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

Andy Ashcroft, Public Realm Manager (Ribble Valley), Lancashire County Council, Willows Lane, ACCRINGTON BB5 0RT. 01254 770960

customerserviceeast@lancashire.gov.uk

Should this planning application be approved, the applicant should contact our Service Enquiries on 08457462200 regarding connection to the water mains/public sewers.

3. A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.
4. The applicant should be made aware that species legislation (e.g. The Conservation of Habitats and Species Regulations 2010 and/or the Wildlife and Countryside Act 1981 (as amended)) applies even when planning permission is granted and the applicant should therefore be aware of the legislation afforded to bats/bat roosts, otters, water voles and nesting birds and that if bats/otters were to be affected by the proposal then a Natural England licence may be required.

Councillor Hirst was given permission to speak on the above application.

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

655 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:

656 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2011/0539/P	Application to discharge condition 2 (materials) and condition 5 (fenestration details of garden room) of planning consent 3/2011/0310/P	The Old Dairy Farm Chaigley
3/2011/1061/P	Discharge of condition 3 (Bat survey), condition 4 (Time of Building), condition 6 (Tree Protection) and condition 7 (Details of Extension) of planning consent 3/2010/1024/P	Glenbrook Talbot Street Chipping
3/2012/0639/P	Conversion of barn into two dwellings, creation of curtilages and installation of new package treatment plant	Windy Hills Farm Chipping
3/2012/0722/P	Proposed erection of a single garage within the curtilage of an existing dwelling-house	The Hey Barn Back Lane Newton
3/2012/0777/P	Conversion of barn to residential dwelling	Kellets Farm Green Moor Lane Knowle Green
3/2012/0820/P	Application for the discharge of condition no. 13 (programme of building and analysis), condition no. 14 (construction method statement) and part discharge of condition no. 3 (materials) of planning permission 3/2011/0896/P relating	The Old Methodist Chapel Lower Chapel Lane Grindleton
3/2012/0884/P	Additional use of commercial vehicle parking area for parking caravans and plant hire storage	New Garage Mitton Road Whalley
3/2012/0946/P	Erection of detached garage	The Old Stables Trapp Lane Simonstone

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0980/P	Proposed change of use from class B1 to Class C3 of 36% of the existing site to create 3no dwellings for rental market to include internal and some external alterations	Root Hill Estate Yard Dunsop Bridge Clitheroe
3/2012/1000/P	New first floor balcony at the rear	Deershaw Saccary Lane Mellor
3/2012/1002/P	Single storey extension	18 King Street Whalley
3/2012/1007/P	Application to remove condition no. 4 (occupancy period) of planning permission 3/2006/0627P, to allow the holiday cottage to be used as a permanent residential dwelling	Stables Barn Slaidburn Road Waddington
3/2012/1012/P	Clearance of former bowling green and gardens for the erection of a large, 2-storey property with annex	The Bowling Green Brockhall Village Old Langho
3/2012/1020/P	15.24 x 15.24 extension to existing building to completely cover the earth wall silage clamp	Hen Gill Farm Bolton by Bowland Clitheroe
3/2012/1023/P	Proposed extension to cover the livestock gathering area and also an extension to the existing machinery store to assist with the management of the applicants ewes	Lambing Clough Farm Lambing Clough Lane Hurst Green
3/2012/1026/P	Demolition of existing porch and rear orangery and construction of new porch and orangery	12 The Crescent Clitheroe
3/2012/1028/P	Proposed single storey rear extension	13 Ribblesdale Avenue Wilpshire
3/2012/1030/P	Single storey garden room extension	Hobwood House Wesley Street, Sabden
3/2012/1031/P	Application for the discharge of condition no. 7 (foul drainage system) and condition no. 8 (Landscaping scheme) of planning permission 3/2012/0253/P relating	Lane Ends Barn Nightfield Lane Balderstone
3/2012/1032/P	Two storey side extension with single storey garage	22 Somerset Avenue Clitheroe
3/2012/1033/P	Single storey rear extension	Brooklyn House, Main Street, Pendleton
3/2012/1035/P	Extension consisting of a sunroom/conservatory at second floor level to be accessed from the existing living accommodation	4 Chapel Close Low Moor Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/1037/P	Single storey extension to the rear and conversion of the existing garage to living accommodation	1 Sawley Avenue Simonstone
3/2012/1038/P	Proposed single storey side extension	20 The Rydings Langho
3/2012/1043/P	Application to discharge condition no 3 (details of provision of artificial nesting boxes/sites) and condition no 4 (construction method statement) of planning permission 3/2012/0629/P	Land off Chapel Close Low Moor Clitheroe
3/2012/1045/P	Roof over existing cattle feed yard	Higher Brundhurst Farm, Preston New Road, Mellor
3/2012/1060/P	Proposed construction of a rear porch. Re-submission	1 Mount Pleasant Chatburn
3/2012/1062/P	Dormer extension	4 Broad Meadow Chipping
3/2012/1068/P	Proposed new front porch and pitched roof alterations to the rear two-storey outrigger	16 Whins Avenue Sabden
3/2012/1069/P	Application for the renewal of planning permission 3/2009/0807/P for the demolition of an existing agricultural building and its replacement with four holiday cottages in two stone built buildings, together with garden areas and parking	Abbey Farm Nethertown Close Whalley
3/2012/1075/P	Change of use from Class A1 (retail) to a tattoo studio (Class Sui Generis)	22 Berry Lane Longridge
3/2012/1078/P	Replacement 1.85m high x 0.3m fixed natural random masonry garden wall with 6m wide access gate to the front of the property	Westholme Longsight Road Copster Green
3/2012/1081/P	Proposed change of use for one room, which was formerly a Police Office within a house to residential use	The Cross Avenue Road Hurst Green
3/2012/1089/P	Extension to existing agricultural building and hardstanding (retrospective)	Hall Tree Farm Hough Clough Lane Chipping PR3 2NT
3/2012/0191/P	Application to discharge condition No 3 (materials) of planning permission 3/2011/0905/P	Bolton Close, Gisburn Road Bolton by Bowland

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/1093/P	Change of use from commercial to domestic use (incorporating removal of air conditioning unit, alterations to existing window opening, reinstatement of external door opening and installation of stainless steel domestic flue)	the former Lee Carter Health Studio Castlegate Clitheroe
3/2012/1103/P	Extension to an existing restaurant	Tiggis, Longsight Road Clayton-le-Dale
3/2012/1109/P	Change of use of domestic garage and workshop to form a 2 bed holiday cottage	Talbot Fold Barn Talbot Bridge Bashall Eaves
3/2012/1111/P	Demolition of existing single storey side extension and detached garage, and formation of new single storey rear and side extensions	16 Sunnyside Avenue Ribchester
3/2012/1114/P	Dining room and family room extension	12 The Woodlands Brockhall Village
3/2013/0003/P	Erection of a steel framed agricultural building to cover a dirty yard area, to reduce dirty water run-off	Dairy Barn Farm Green Lane Leagram, Chipping
3/2013/0005/P	Extension porch/boot store to existing dwelling	The Old Stables Catlow Road, Slaidburn
3/2013/0018/P	Proposed dormer extension/replacement	2 Clayton Court Longridge
3/2013/0019/P	Application for the discharge of condition no. 3 (materials) of planning permission 3/2012/0002/P relating	Pepper Hill Wiswell, Clitheroe
3/2013/0047/P	Application to discharge condition No.4 (Materials and Window details) of planning consent granted under 3/2012/0549	New Marles Farm Ribchester Road Dinckley

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2012/0735/P	Conversion of redundant agricultural building for a mixed use. Ground floor office with first floor residential use and demolition of attached building and formation of new vehicular access	Jacksons Barn Bolton-by- Bowland Rd Sawley	Policies G1, G5, ENV1, H2, H15, H16, H17, DMG1, DMG2, DME2, DMH3, DMH4, DMB2 and NPPF – Unsustainable location for the creation of a new dwelling and office
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			use with potentially detrimental effects upon the appearance and character of the AONB.
3/2012/0737/P	Retrospective application for the erection of a timber post and rail with vertical board fence 1.9m high	2 St Deny's Croft Pimlico Road Clitheroe	Policies G1, ENV16, DMG1, DME4 and NPPF – Detriment to the appearance and character of the Conservation Area.
3/2012/0813/P	Conversion of barn to form residential accommodation	Higher Flass Farm Settle Road Bolton by Bowland	G5, H2, ENV1 DWLP, DMG1, DMG2, DMH3 of Reg.22 Submission Draft C.S and NPPF – Unjustified dwelling in an isolated and unsustainable location. ENV1, H17 of DWLP, DMG1, DME2 and DMH4 of Reg.22 Submission Draft C.S and NPPF – loss of historic fabric harmful to character and appearance of the barn and the visual qualities of the AONB. G1 DWLP, DMG1 and DME4 of Reg.22 Submission Draft C.S – insufficient on site parking facilities ENV7 DWLP and DME3 of Reg.22 Submission Draft C.S – incomplete information to demonstrate that there would not be a detrimental impact on protected species.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2012/0976/P (Variation of Condition) & 3/2012/1001/P (LBC)	Minor material amendment to reflect a change to the external treatment of the garage building (variation of condition no 2 of 3/2010/1019/P) (VC) Proposed works to facilitate the change of use of adjoining barn and associated buildings from agricultural to residential use to form an extension to the existing farmhouse. Minor internal and external alterations to farmhouse, barn and garage building (LBC)	Merrybent Hill Farm Catlow Road Slaidburn	The proposed treatment of the facade to the garage building is overtly domestic and unduly harmful to the agricultural character (including setting) and significance of the listed building and the cultural heritage of the Forest of Bowland Area of Outstanding Natural Beauty. Policies ENV20, ENV19, G1, ENV1, H16 and H17 and Policies DME4, DMG1, DMH3 and DMH4. The proposal is unduly harmful to the character (including setting) and significance of the listed building because of the loss of important historic fabric, the loss of important historic plan form and the incongruous and overtly domestic design of the agricultural store/garage. P(LBs & CAs) Act 1990.
3/2012/0984/P	Reinstatement of residential use of Cocklick End Farmhouse and the conversion of the adjoining barn for residential purposes, together with minor alterations to the building and associated	Cocklick End Farmhouse and Barn School Lane Slaidburn	G1, G5, H2 of DWLP and DMG1, DMG3, DMH3 and DMH4 of Draft Core Strategy – unsustainable location without justification G1, ENV1, H15, H16 and H17 of DWLP and DMG1, DME2,
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...	works including improvement of the existing access track		DME4 and DMH4 of Draft Core Strategy – Detrimental to character and appearance of heritage asset and its setting. ENV1, H15 and H17 of DWLP and EN2, DME2, DME4, DMH3, DMH4 and DMG1 of the Draft Core Strategy detrimental to the visual amenities of the landscape caused by the creation of a curtilage and parking area with its associated domestic/employment paraphernalia. ENV7 of DWLP and DME3 of Draft Core Strategy – potential harm to bat and barn owls occupying the building.
3/2012/0986/P	Change of use of garage premises to form a bungalow at a former garage	Branch Road Waddington	G1, ENV16 and H17 of DWLP, Waddington CAA, DMG1, DME4 and DMH4 of Submission Draft C.S and Section 12 of NPPF – alterations harmful to character, appearance and significance of conservation area and visual amenities.
3/2012/0993/P	Retrospective application for projecting externally illuminated flag sign	42 Berry Lane Longridge	G1 and ENV16 of DWLP, Longridge Conservation Area Appraisal, DMG1, DME4 of the Submission Draft C.S and Sections 7 and 12
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			of NPPF – harmful effect on the character, appearance and significance of the building and Longridge Conservation Area.
3/2012/1014/P (LBC)	External signage	BMI Gisburne Park Hospital Gisburn Park Estate Gisburn	The signs are unduly prominent, conspicuous, visually intrusive, obscuring of important architectural features and of uncertain impact on important historic fabric because of their size, location and design. Planning (Listed Buildings and Conservation Areas) Act 1990.
3/2012/1021/P	Proposed installation of an Endurance E3120 turbine, with a 24.8m hub height and total height of 34.5m to the vertical blade tip, on land owned by the applicant containing no title deed restrictions to developments.	The Hills Farm Higher Road Longridge	The proposal is therefore considered to be contrary to the requirements of Local Plan Policies G1, G5, ENV2, ENV3, ENV24, ENV25, ENV26 and ENV19, Reg22 Submission Draft Policies DMG1, DME2, DME4 and DME5, Reg22 Submission Draft Key Statements EN2, EN3 and EN5. NPPF, Planning for Renewable Energy: A Companion Guide to PPS22 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2012/1056/P	Demolition of existing rear conservatory. Proposed two storey rear extension	2 Cardigan Close Clitheroe	Contrary to Policies G1, H10, DMG1, DMH5 and adopted SPG.
3/2012/1061/P	Application to vary condition No 2 of planning permission 3/2012/0832/P, to ensure the illumination relates to the opening hours (24 hours) and not prescriptive times which could change in the future	McDonalds Restaurant Barrow Brook Industrial Estate Barrow	Policy G1 – Detrimental to residential and visual amenity.
3/2012/1071/P (LBC) & 3/2012/1074/P (PA)	Demolition of two small outbuildings, replaced with an entrance hall (link building) and the conversion of workshop into habitable space	Black Hall Farm Garstang Road Chipping	Harmful to the character and significance of the listed building. Contrary to Policies ENV20, ENV19, DME4 and NPPF paragraph 17 and 131.
3/2012/1087/P	Proposed new dwelling (with work space) within the existing domestic curtilage	4 The Green Osbaldeston Lane Osbaldeston	The site is in a relatively isolated, predominantly rural and open location, and the development of the site in principle would therefore not be in accordance with the NPPF presumption in favour of sustainable development, and is also considered by definition to be inappropriate development contrary to Local Plan Policies G1, G5 and H2, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DMG2, DMH1 and DMH3.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2012/1088/P (LBC)	<p>1. To modernise the basement kitchen area by repositioning a doorway/opening into the utility room for one end of an internal wall to the other to allow for a continuous run of kitchen units and appropriate plumbing.</p> <p>2. To remove the current basement toilet to a new position in the existing small room in the basement hallway – partly under the stairs with appropriate plumbing.</p> <p>3. To use part of an attic hallway to install a small washroom (shower, basin and toilet)</p>	8 Church Brow Clitheroe	Harmful to character and significance (fabric and plan form) of the listed building. Planning (Listed Buildings and Conservation Areas) Act 1990.
3/2012/1096/P (LBC)	Improvements to toilet facilities including a single storey rear extension, providing a pitched roof to an existing single storey flat roof, internal alteration to create a disabled persons toilet and alterations to car park to improve outdoor seating area	Assheton Arms Hotel Downham	Harmful to character of the listed building, setting of nearby listed buildings and the character and appearance of Downham Conservation Area (loss of stone steps; extension's incongruity, dominance and obscuring of features and views; demarcation/enclosure of open space.

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0069/P	Prior notification for access for agricultural purposes eg movement of livestock and heavy agricultural machinery.	Land adjacent to Old Whalley Nurseries Clitheroe Road, Whalley

659 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/1083/P	Application for a Lawful Development Certificate for a proposed single storey rear extension	Leagram Lodge, Leagram Preston
3/2012/1091/P	Application for a Lawful Development Certificate for the proposed installation of a 15m High Telecommunications Tower with ancillary equipment, 1no. Shrouded Yagi Antenna with fenced compound area as detailed in plan no. CS052817-1260 – 53621 – 01/02/03	Peel Street Primary Substation Peel Street Clitheroe
3/2013/0015/P	Certificate of Lawfulness for a proposed installation of a 15m high telecommunications pole and 2no. folded dipole antennas and ancillary equipment for the protection of electrical equipment as detailed in drawing no. CS052817-1260-01, 02C, 03C.	Bolton by Bowland Substation off Hellifield Lane Bolton by Bowland

660 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0065	Land off Dale View Billington	24/5/12	12	With applicants solicitor
3/2012/0014	Land adj Greenfield Avenue, Low Moor Clitheroe	19/7/12	30	With Planning
3/2012/0379	Primrose Mill Woone Lane, Clitheroe	16/8/12	14	Deed of Variation With applicants agent
3/2012/0497	Strawberry Fields Main Street, Gisburn	11/10/12	21	With Agent

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0420	Land North & West of Littlemoor, Clitheroe	8/11/12	49	With Planning
3/2012/0617	Land off Clitheroe Road Barrow	8/11/12	7	With Agent
3/2012/0623	Land at 23-25 Old Row Barrow	8/11/12	23	With Legal signature awaiting
3/2012/0179	Land at Accrington Road Whalley	6/12/12	77	With Planning
3/2012/0738	Dale View Billington	6/12/12	10	With Planning
	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	With Agent
Non Housing				
3/2011/0649	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures LCC to draft Section 106 Deed of Variation With applicants solicitors
3/2012/0455	Shireburn Caravan Park Edisford Road Waddington	7/8/12		

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from going to committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2011/1064	Sites off Woone Lane - a) rear of 59-97 Woone Lane & b) Land to South-West of Primrose Village phase 1	21/6/12	21 weeks	113	Decision 19/11/12
3/2010/0078	Clitheroe Old Manchester Offices Whalley New Road Billington	20/5/10	140 weeks	18	Decision 23/1/13

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2011/0300 O	17.1.12	Mr & Mrs Myerscough Outline application for the erection of a country house hotel and spa Land adjacent to Dudland Croft Gisburn Road Sawley	-	09/04/13	
3/2011/0025 O	25.6.12	J-J Homes LLP Outline planning application for residential development (ten dwellings) Land off Chatburn Old Road Chatburn	-	Procedure has now been changed - appeal will be dealt with via a Public Inquiry, date 12.03.13 (3 days)	
3/2012/0390 O	28.8.12	Mr Julian Hindle, Haydock Developments Ltd Proposed erection of a dwelling Land between 52 & 54 Knowsley Road Wilpshire	WR	-	APPEAL DISMISSED 15/1/13
3/2011/0892 O	6.9.12	The Huntroyde Estate Proposed residential development Land off Milton Avenue Clitheroe	-		APPEAL ALLOWED 04/02/13
3/2012/0259 D	25.9.12	Mr A Ball Proposed new vehicle/pedestrian access to site Seven Acre Cottage Forty Acre Lane Longridge	WR	-	Awaiting site visit
3/2012/0401 Non-determination	12.10.12	Phillips Property Limited Outline application for the proposed re-development of the site for residential purposes 51-53 Knowsley Road Wilpshire	WR	-	Site visited

<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>
3/2012/0499 D	2.11.12	Miss Jilly Farthing Single storey side extension to dwelling The Granary at Bulcocks Farm Pendleton	Householder appeal	-	APPEAL DISMISSED 20.12.12
3/2012/0096 D	14.11.12	Mr & Mrs D Hancox Proposed dwelling with garages, garden and landscaping Kemple Barn Whalley Road Clitheroe	WR	-	Statement sent 21/12/12
3/2011/1032 D	19.11.12	Mr Peter Street Proposed 'Log Cabin' style holiday lodges Whins Lodge Whalley Old Road Langho	WR	-	Statement sent 20/12/12
3/2011/0991 C	06/12/12	Sunderland Peacock & Associates, land rear of Hazelmere, Pimlico Road, Clitheroe	WR	-	Statement sent 15/01/13
3/2012/0477 D	06/12/12	Heywood Butchers The Abattoir, Clerk Hill Road, Whalley	WR	-	Statement sent 16/01/13
3/2012/0831 D	13/12/12	Mr J Harding and Ms C Britcliffe 29 Moor Lane, Clitheroe	WR	-	Statement sent 23/01/13
3/2012/0637 Undetermined	07/01/13	Mr Andrew Taylor, David Wilson Homes, land to the south of Mitton Road, Whalley	Inquiry	15/05/13 (7 days)	Notification letter sent 08/01/13 Questionnaire sent 30/01/13
3/2012/0843 D	07/01/13	Paddy Power plc, Whiteside Bakery, 10 Market Place, Clitheroe	WR	-	Notification letter sent 8/1/13 Questionnaire sent 21/01/13 Statement due 18/02/13

<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>
3/2012/0630 Undetermined	22/01/13	land SW of Barrow and W of Whalley Road, Barrow	Inquiry		Notification letter sent 29/01/13 Questionnaire sent 01/02/13
3/2012/0478 and 0479 Undetermined	23/01/13	28 Church Street, Ribchester	WR		Notification letter sent 31/01/13 Questionnaire sent 05/02/13
3/2012/0723 R	25/01/13	site of former stable, Trapp Lane, Simonstone	WR		Notification letter sent 01/02/13 Questionnaire due 07/02/13
3/2012/0526 R	01/02/13	Laneside Pendleton Farm,	WR		Notification letter due 15/02/13 Questionnaire due 15/02/13
3/2012/0089 R	Awaiting start date appellant's documents received 31/01/13	Lanshaw Barn Woodhouse Lane Slaidburn			
3/2012/0402 R	Awaiting start date appellant's documents received 24/01/13	Mason House Farm Clitheroe Road Bashall Eaves			
3/2012/0862 R	Awaiting start date appellant's documents received 21/01/13	Fell View Barnacre Road Longridge			

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

Non-Determination Appeal in relation to an outline application for the provision of up to 504 residential units (falling within use class C3), including affordable housing, with three new vehicular and pedestrian accesses onto Whalley Road, on site landscaping, formal and informal open space and associated infrastructure works including a new foul water pumping station at land south west of Barrow and west of Whalley Road, Barrow

The Director of Community Services submitted a report advising Committee in relation to the recently received non determination appeal and requesting guidance on the issues relating to the Council's reasons for refusal of the scheme. No formal decision had yet been made in relation to this application for several reasons. There had been ongoing discussions with consultees in respect of highway and education matters that arose as a result of initial consultation responses. The appeal for non-determination was submitted on 24 December 2012 and on receipt no further work could be undertaken in relation to dealing with the planning application. The Planning Inspectorate had contacted the Council on 18 January 2013 to confirm that the appeal was valid. The appellant had requested that the appeal be considered at a public inquiry, which they estimate will sit for 5 days. All those persons who were notified or consulted about the application and any other interested persons who had made representations regarding the application have been informed of the appeal with any additional comments to be submitted to the Planning Inspectorate by 1 March 2013. The appeal will have to be decided by the Secretary of State as the proposals involve residential development of over 150 units on a site of over 5 hectares, which would significantly impact on the Government's objective to secure a better balance between housing demand and supply and create high quality sustainable mixed and inclusive communities. It was important to gauge the views of Planning and Development Committee in order that Committee Members are satisfied with the officer report and are in agreement with its content and conclusions. It was felt that had this application been considered at a Planning and Development Committee, the formal recommendation would have been one of refusal with the following issues forming the substance of the Council's case.

- The proposal would be prejudicial to emerging policy in the Core Strategy.
- Insufficient information has been made available to enable a comprehensive assessment to be made of the likely impacts of the application on the local highway infrastructure.
- Visual impact.

The Head of Planning Services also informed Committee that following discussions with the Archaeological Service and the need for a pre-determination dig on this site, that had not been forthcoming, this could be used as an additional reason for refusal.

RESOLVED: That Committee endorse the issues outlined as reasons for refusal and authorise the Director of Community Services and Head of Planning Services to liaise as appropriate to establish the best possible case to defend the appeal.

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PROTOCOL ON NON-DETERMINATION APPEALS

The Director of Community Services submitted a report requesting Members to authorise the incorporation of the reasons for refusal associated with non determination appeals in the current delegation scheme as approved at the 6 December 2012 Planning and Development Committee meeting. He informed Committee that the strict deadlines governed by the Planning Inspectorate may mean that in certain circumstances, it would not be possible to take a decision item report to Planning and Development Committee, requesting authorisation to defend an appeal based on certain reasons. This was often due to the timetable of Committee meetings as well as the resources that would need to be prepared in presenting a report requesting Committee's decision. In order to utilise the resources appropriately, it was considered that the reasons for refusal should be delegated to the Director of Community Services and the Head of Planning Services and the delegation scheme in relation to planning applications be altered to make reference to non determination appeals. It was also important that Members were satisfied with the reasons for refusal and as such, the delegation should be based on confirmation from the Chairman and Vice Chairman and that it be reported to the Planning and Development Committee as an information report.

RESOLVED: That Committee approve the revised changes to the delegation scheme to include authorisation to determine the reasons for refusal for non-determination appeals.

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MINUTES OF THE CORE STRATEGY WORKING GROUP

The minutes of the Core Strategy Working Groups held on Wednesday, 9 January 2013 and Wednesday, 23 January 2013 were presented for Committee's information.

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APPEALS

- a) 3/2012/0390/P – Erection of a dwelling at land between n^o 52 and n^o 54 Knowsley Road, Wilpshire – appeal dismissed.
- b) 3/2011/0892/P – Residential development of land at Milton Avenue, Clitheroe – appeal allowed.

The Head of Planning Services informed Committee that there would be a slight procedural change in dealing with appeal decisions. He felt that in the case of high profile appeals, that in future, all Councillors will be informed of the decision by email as soon as it was received by the Council. This would be done for all public inquires, hearings and some written representative appeals at the discretion of the Head of Planning Services.

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REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reported from Representatives on Outside Bodies.

The meeting closed at 8.30pm

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