

# 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, 23 APRIL 2013** at **6.30PM**.

CHIEF EXECUTIVE  
15 April 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 **5 March 2013**.
5. Mayoral Communications.
6. Long Service Awards.
7. Leader's Report and Question Time.
8. Notice of Motion proposed by Councillor Jim Rogerson

“That Ribble Valley Borough Council acknowledges the benefits of the review of public conveniences and that Longridge being the second largest town within the borough, has a need for some form of public toilets alongside the community toilet scheme.

This Council now urges officers and Community Committee to look positively on some form of public provision on Berry Lane in the centre of Longridge.

This should be a full disabled provision and could possibly be coin operated which could then make them available 24 hours, 7 days a week.”

9. To receive and consider, where appropriate, the minutes of the following Committee meetings now circulated (items marked \*\*\* are referred to Council for decision).

<b>COMMITTEE MEETINGS: 5 MARCH TO 11 APRIL 2013</b>			
<b>COMMITTEES</b>	<b>DATE OF MEETING</b>	<b>PAGE</b>	<b>MINUTE NO'S</b>
COUNCIL	5 MARCH	1 – 13	667 – 677

<b>COMMITTEE MEETINGS: 5 MARCH TO 11 APRIL 2013</b>			
<b>COMMITTEES</b>	<b>DATE OF MEETING</b>	<b>PAGE</b>	<b>MINUTE NO'S</b>
COMMUNITY COMMITTEE	12 MARCH	14 – 17	678 – 689
PLANNING & DEVELOPMENT COMMITTEE	14 MARCH	18 – 42	690 – 703
LICENSING COMMITTEE	19 MARCH	43 – 46	704 – 713
PERSONNEL COMMITTEE	20 MARCH	47 – 49	714 – 725
HEALTH & HOUSING COMMITTEE	21 MARCH	50 – 53	726 – 736
POLICY & FINANCE COMMITTEE	26 MARCH	54 – 64	737 – 758
ACCOUNTS & AUDIT COMMITTEE	27 MARCH	65 – 67	759 – 769
PARISH COUNCIL LIAISON COMMITTEE	28 MARCH	68 – 72	770 – 780
PLANNING & DEVELOPMENT COMMITTEE	11 APRIL	73 - 103	781 - 797

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

None.

**NOTES:**

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

## Minutes of Meeting of the Council

Meeting Date: Tuesday, 5 March 2013 starting at 6.30pm  
Present: Councillor I Sayers (Chairman)

### Councillors:

J E Alcock	E M H Ranson
R Bennett	L Rimmer
S Bibby	M Robinson
S Brunskill	J Rogerson
S Carefoot	C Ross
R J Elms	G Scott
R Hargreaves	R E Sherras
J B Hill	D T Smith
K Hind	D Taylor
J Holgate	M Thomas
S Hore	R J Thompson
A M Knox	J White
S Knox	
G Mirfin	
R Newmark	

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

### 667 PRAYERS

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

### 668 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors I Brown, T Hill, B Hilton, S Hirst, K Horkin, N Walsh, A Yearling.

### 669 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 670 PUBLIC PARTICIPATION

There were no items of public participation.

### 671 COUNCIL MINUTES

The minutes of the meeting of the Council held on 18 December 2012 were confirmed as a correct record and signed by the Chairman.

### 672 MAYORAL COMMUNICATIONS

The Mayor reported on engagements that he had attended since the last meeting. These included a final set of festive engagements, the annual Masonic

Keep Lodge Dinner, the official opening of Ribble Valley Boxing Club which the Council had supported via a recreational grant and a service at St Mary Magdalene for the rededication of the renovated spire. He had also attended the launch of the new Ribble Valley Visitors Guide and had attended the Lancaster Civic Tour. The Deputies had attended a range of Epiphany Services and the unveiling of the Ribchester Music Festival Programme.

673 BUDGET CONSULTATION WITH NATIONAL NON-DOMESTIC RATE PAYERS

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

RESOLVED: That Members received the report.

674 REVENUE BUDGET 2013/14

Consideration was given to the written report of the Director of Resources concerning the budget for 2013/14 and the setting of the different amounts of Council Tax for different parts of the Council's area where special items applied (Parish Precepts).

Enclosed with the report was the budget summary for the financial year 2013/14 which contained details of revenue and capital requirements. Approval of the budget proposals was contained in the report and was proposed by Councillor EMH Ranson and seconded by Councillor R Thompson.

In his budget speech the Leader reminded Members of some of the significant issues that the Council had faced when preparing the 2013/14 budget, including the introduction of new local Council Tax support schemes to replace Council Tax benefit, fundamental changes to the way the Council would be funded for business rates and the continuation of further cuts in Central Government funding report.

The Leader confirmed that the Budget Working Group had met regularly throughout the last year and had carefully considered the pressures facing the Council. They had also looked at areas where the Council needed to invest more resources in order to improve performance. The Leader was pleased to announce that the budget included a freeze on all car-parking charges in the borough to support local traders and the tourism industry in the current difficult economic climate. He was also delighted that the sum of £40,000 for each year of the capital programme had been incorporated into the budget to pay for improvements to children's play areas. The Leader expressed his thanks for the time and effort committees, officers and the Budget Working Group had dedicated to achieving the budget as presented which had resulted in an excellent budget for the Council and the residents of the borough. He was confident that the budget presented an appropriate balance between maintaining valuable services whilst achieving significant savings.

RESOLVED: That the Council

1. approve the following submitted by the Policy and Finance Committee and included in the summary budget book:
  - (a) the revised revenue estimates for 2012/13 and the revenue estimates for 2013/14;
  - (b) the revised capital programme for 2012/13 and the capital programme for 2013/16.
2. approve the Prudential indicators, borrowing limits and MRP policy statement as set out in Annex 1 of the report;
3. note that under delegated powers in accordance with Section 84 of the Local Government Finance Act 2003, the Council determine the following amounts for 2013/14, in accordance with the Local Authorities (Calculation of Council Tax Base) Regulations 1992 (as amended), as its Council Tax base for the year.
  - a) 21,053 being the amount of its council tax base for the whole district [item T in the formula in section 31B of the Local Government Finance Act 1992, as amended (the "Act")]; and
  - b)

<b>Parish Area</b>	<b>Tax base</b>
Aighton, Bailey & Chaigley	427
Balderstone	194
Bashall Eaves, Great Mitton & Little Mitton	196
Billington & Langho	1,973
Bolton by Bowland, Gisburn Forest & Sawley	464
Bowland Forest (High)	59
Bowland Forest (Low)	80
Bowland with Leagram	80
Chatburn	361
Chipping	466
Clayton le Dale	497
Clitheroe	4,584
Dinckley	41
Downham	48
Dutton	106
Gisburn	190
Grindleton	343
Horton	43

<b>Parish Area</b>	<b>Tax base</b>
Hothersall	71
Longridge	2,526
Mearley	7
Mellor	982
Newsholme	19
Newton	143
Osbaldeston	104
Paythorne	41
Pendleton	103
Ramsgreave	266
Read	542
Ribchester	631
Rimington & Middop	216
Sabden	468
Salesbury	170
Simonstone	485
Slaidburn & Easington	143
Thornley with Wheatley	165
Twiston	34
Waddington	427
West Bradford	350
Whalley	1,408
Wilpshire	1,072
Wiswell	485
Worston	43
	<b>21,053</b>

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

4. Calculate that the Council Tax requirement for the Council's own purposes for 2013/14 (excluding Parish precepts) is £2,961,947.
5. Calculate the following amounts for 2013/14, in accordance with Sections 31 to 36 of the Act:

- a) £25,394,129 Being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(2) of the Act taking into account all precepts issued to it by Parish Councils.
- b) £22,085,072 Being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(3) of the Act.
- c) £3,309,057 Being the amount by which the aggregate at 8.5(a) above exceeds the aggregate at 8.5(b) above, calculated by the Council in accordance with Section 31A(4) of the Act as its Council Tax requirement for the year. (Item R in the formula in Section 31B of the Act).
- d) £157.18 Being the amount at 8.5(c) above (Item R), all divided by Item T (8.3(a) above), calculated by the Council, in accordance with Section 33(1) of the Act as the basic amount of its Council Tax for the year (including Parish precepts).
- e) £347,110 Being the aggregate amount of all special items (Parish precepts) referred to in Section 34(1) of the Act.
- f) £140.69 Being the amount at 8.5(d) above less the result given by dividing the amount at 8.5(e) above by Item T (8.3(a) above), calculated by the Council, in accordance with Section 34(2) of the Act, as the basic amount of its Council Tax for the year for dwellings in those parts of its area to which no Parish precept relates.
- g) Aggregate of the basic amount of council tax for Ribble Valley Borough Council and Parish precept for Band D properties:

<b>Parts of the Council's area</b>	<b>£</b>
Aighton, Bailey & Chaigley	151.34
Balderstone	147.08
Bashall Eaves, Great Mitton & Little Mitton	146.27
Billington & Langho	145.97
Bolton by Bowland, Gisburn Forest & Sawley	168.71
Bowland Forest Higher	176.36
Bowland Forest Lower	155.69
Bowland with Leagram	148.01
Chatburn	167.05

<b>Parts of the Council's area</b>	<b>£</b>
Chipping	155.96
Clayton le Dale	146.57
Clitheroe	159.76
Dutton	145.37
Gisburn	160.23
Grindleton	161.50
Horton	140.69
Hothersall	151.13
Longridge	162.59
Mellor	155.25
Newton	157.64
Osbaldeston	147.84
Pendleton	152.72
Ramsgreave	146.80
Read	154.85
Ribchester	152.35
Rimington & Middop	157.56
Sabden	169.66
Salesbury	167.96
Simonstone	156.14
Slaidburn & Easington	152.20
Thornley with Wheatley	150.07
Waddington	172.31
West Bradford	157.55
Whalley	162.29
Wilpshire	154.73
Wiswell	152.63
All other parts of the Council's area	140.69

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

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

VALUATION BANDS								
	A £	B £	C £	D £	E £	F £	G £	H £
Aighton, Bailey & Chaigley	100.89	117.71	134.53	151.34	184.97	218.60	252.23	302.68
Balderstone	98.05	114.40	130.74	147.08	179.76	212.45	245.13	294.16
Bashall Eaves, Great Mitton & Little Mitton	97.51	113.77	130.02	146.27	178.77	211.28	243.78	292.54
Billington & Langho	97.31	113.54	129.75	145.97	178.40	210.85	243.28	291.94
Bolton by Bowland, Gisburn Forest & Sawley	112.47	131.22	149.97	168.71	206.20	243.69	281.18	337.42
Bowland Forest Higher	117.57	137.17	156.77	176.36	215.55	254.74	293.93	352.72
Bowland Forest Lower	103.79	121.10	138.39	155.69	190.28	224.89	259.48	311.38
Bowland with Leagram	98.67	115.12	131.57	148.01	180.90	213.79	246.68	296.02
Chatburn	111.36	129.93	148.49	167.05	204.17	241.30	278.41	334.10
Chipping	103.97	121.31	138.63	155.96	190.61	225.28	259.93	311.92
Clayton le Dale	97.71	114.00	130.29	146.57	179.14	211.71	244.28	293.14
Clitheroe	106.50	124.26	142.01	159.76	195.26	230.77	266.26	319.52
Dutton	96.91	113.07	129.22	145.37	177.67	209.98	242.28	290.74
Gisburn	106.82	124.63	142.43	160.23	195.83	231.44	267.05	320.46
Grindleton	107.66	125.62	143.56	161.50	197.38	233.28	269.16	323.00
Hothersall	100.75	117.55	134.34	151.13	184.71	218.30	251.88	302.26
Longridge	108.39	126.46	144.53	162.59	198.72	234.85	270.98	325.18
Mellor	103.50	120.75	138.00	155.25	189.75	224.25	258.75	310.50
Newton	105.09	122.61	140.13	157.64	192.67	227.70	262.73	315.28
Osbaldeston	98.56	114.99	131.42	147.84	180.69	213.55	246.40	295.68
Pendleton	101.81	118.79	135.75	152.72	186.65	220.60	254.53	305.44
Ramsgreave	97.86	114.18	130.49	146.80	179.42	212.05	244.66	293.60
Read	103.23	120.44	137.65	154.85	189.26	223.67	258.08	309.70
Ribchester	101.56	118.50	135.42	152.35	186.20	220.06	253.91	304.70
Rimington & Middop	105.04	122.55	140.06	157.56	192.57	227.59	262.60	315.12
Sabden	113.10	131.96	150.81	169.66	207.36	245.07	282.76	339.32
Salesbury	111.97	130.64	149.30	167.96	205.28	242.61	279.93	335.92
Simonstone	104.09	121.45	138.79	156.14	190.83	225.54	260.23	312.28

VALUATION BANDS								
	A £	B £	C £	D £	E £	F £	G £	H £
Slaidburn & Easington	101.46	118.38	135.29	152.20	186.02	219.85	253.66	304.40
Thornley with Wheatley	100.04	116.73	133.40	150.07	183.41	216.77	250.11	300.14
Waddington	114.87	134.02	153.17	172.31	210.60	248.89	287.18	344.62
West Bradford	105.03	122.54	140.05	157.55	192.56	227.57	262.58	315.10
Whalley	108.19	126.23	144.26	162.29	198.35	234.42	270.48	324.58
Wilpshire	103.15	120.35	137.54	154.73	189.11	223.50	257.88	309.46
Wiswell	101.75	118.72	135.67	152.63	186.54	220.47	254.38	305.26
All other parts of the Council's area	93.79	109.43	125.06	140.69	171.95	203.22	234.48	281.38

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

6. Note, that for 2013/14 Lancashire County Council has stated the following amounts in precepts issued to the Council, in accordance with Section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below.

Valuation Bands								
A £	B £	C £	D £	E £	F £	G £	H £	
724.09	844.77	965.45	1,086.13	1,327.49	1,568.85	1,810.22	2,172.26	

7. Note, that for 2013/14 the Police and Crime Commissioner for Lancashire has stated the following amounts in precepts issued to the Council, in accordance with Section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below.

Valuation Bands								
A £	B £	C £	D £	E £	F £	G £	H £	
101.95	118.94	135.93	152.92	186.90	220.88	254.87	305.84	

8. Note, that for 2013/14 Lancashire Combined Fire Authority has stated the following amounts in precepts issued to the Council, in accordance with

Section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below.

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

9. Having calculated the aggregate in each case of the amounts at 5(h), 6, 7 and 8 above, the Council, in accordance with Section 30(2) of the Act, hereby sets the following amounts as the amounts of council tax for 2013/14 for each of the categories of dwellings shown below:

VALUATION BANDS								
	A £	B £	C £	D £	E £	F £	G £	H £
Aighton, Bailey & Chaigley	969.36	1,130.93	1,292.49	1,454.04	1,777.15	2,100.27	2,423.40	2,908.08
Balderstone	966.52	1,127.62	1,288.70	1,449.78	1,771.94	2,094.12	2,416.30	2,899.56
Bashall Eaves, Great Mitton & Little Mitton	965.98	1,126.99	1,287.98	1,448.97	1,770.95	2,092.95	2,414.95	2,897.94
Billington & Langho	965.78	1,126.76	1,287.71	1,448.67	1,770.58	2,092.52	2,414.45	2,897.34
Bolton by Bowland, Gisburn Forest & Sawley	980.94	1,144.44	1,307.93	1,471.41	1,798.38	2,125.36	2,452.35	2,942.82
Bowland Forest (High)	986.04	1,150.39	1,314.73	1,479.06	1,807.73	2,136.41	2,465.10	2,958.12
Bowland Forest (Low)	972.26	1,134.32	1,296.35	1,458.39	1,782.46	2,106.56	2,430.65	2,916.78
Bowland with Leagram	967.14	1,128.34	1,289.53	1,450.71	1,773.08	2,095.46	2,417.85	2,901.42
Chatburn	979.83	1,143.15	1,306.45	1,469.75	1,796.35	2,122.97	2,449.58	2,939.50
Chipping	972.44	1,134.53	1,296.59	1,458.66	1,782.79	2,106.95	2,431.10	2,917.32
Clayton le Dale	966.18	1,127.22	1,288.25	1,449.27	1,771.32	2,093.38	2,415.45	2,898.54
Clitheroe	974.97	1,137.48	1,299.97	1,462.46	1,787.44	2,112.44	2,437.43	2,924.92
Dutton	965.38	1,126.29	1,287.18	1,448.07	1,769.85	2,091.65	2,413.45	2,896.14
Gisburn	975.29	1,137.85	1,300.39	1,462.93	1,788.01	2,113.11	2,438.22	2,925.86
Grindleton	976.13	1,138.84	1,301.52	1,464.20	1,789.56	2,114.95	2,440.33	2,928.40
Hothersall	969.22	1,130.77	1,292.30	1,453.83	1,776.89	2,099.97	2,423.05	2,907.66
Longridge	976.86	1,139.68	1,302.49	1,465.29	1,790.90	2,116.52	2,442.15	2,930.58
Mellor	971.97	1,133.97	1,295.96	1,457.95	1,781.93	2,105.92	2,429.92	2,915.90
Newton	973.56	1,135.83	1,298.09	1,460.34	1,784.85	2,109.37	2,433.90	2,920.68
Osbaldeston	967.03	1,128.21	1,289.38	1,450.54	1,772.87	2,095.22	2,417.57	2,901.08
Pendleton	970.28	1,132.01	1,293.71	1,455.42	1,778.83	2,102.27	2,425.70	2,910.84
Ramsgreave	966.33	1,127.40	1,288.45	1,449.50	1,771.60	2,093.72	2,415.83	2,899.00

VALUATION BANDS								
	A £	B £	C £	D £	E £	F £	G £	H £
Read	971.70	1,133.66	1,295.61	1,457.55	1,781.44	2,105.34	2,429.25	2,915.10
Ribchester	970.03	1,131.72	1,293.38	1,455.05	1,778.38	2,101.73	2,425.08	2,910.10
Rimington & Middop	973.51	1,135.77	1,298.02	1,460.26	1,784.75	2,109.26	2,433.77	2,920.52
Sabden	981.57	1,145.18	1,308.77	1,472.36	1,799.54	2,126.74	2,453.93	2,944.72
Salesbury	980.44	1,143.86	1,307.26	1,470.66	1,797.46	2,124.28	2,451.10	2,941.32
Simonstone	972.56	1,134.67	1,296.75	1,458.84	1,783.01	2,107.21	2,431.40	2,917.68
Slaidburn & Easington	969.93	1,131.60	1,293.25	1,454.90	1,778.20	2,101.52	2,424.83	2,909.80
Thornley with Wheatley	968.51	1,129.95	1,291.36	1,452.77	1,775.59	2,098.44	2,421.28	2,905.54
Waddington	983.34	1,147.24	1,311.13	1,475.01	1,802.78	2,130.56	2,458.35	2,950.02
West Bradford	973.50	1,135.76	1,298.01	1,460.25	1,784.74	2,109.24	2,433.75	2,920.50
Whalley	976.66	1,139.45	1,302.22	1,464.99	1,790.53	2,116.09	2,441.65	2,929.98
Wilpshire	971.62	1,133.57	1,295.50	1,457.43	1,781.29	2,105.17	2,429.05	2,914.86
Wiswell	970.22	1,131.94	1,293.63	1,455.33	1,778.72	2,102.14	2,425.55	2,910.66
All Other Parts of the Council's Area	962.26	1,122.65	1,283.02	1,443.39	1,764.13	2,084.89	2,405.65	2,886.78

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## LEADER'S REPORT

The Leader reported on a range of initiatives that had been developed in the borough. He began by highlighting the "People Power" initiative which was an energy switching scheme that could save Ribble Valley households up to £250 per year. The scheme, led by Lancashire County Council, aimed to combine purchasing power to cut the cost of heating and lighting for households, and achieve considerable economies of scale with significant savings passed on to the consumer. "People Power" was an excellent example of how local Councils were working together to help people save money on their energy bills.

The Leader went on to confirm that the Council had organised a series of Dementia awareness training and support sessions in Ribble Valley villages. The sessions had been organised following a very successful Dementia Awareness Day that had been held in Clitheroe last November. The Council had joined forces with Age UK Lancashire, the Alzheimer's Society and NHS East Lancashire to bring the sessions to isolated communities. The sessions were targeted at family carers and aimed to raise awareness of the signs, symptoms, concerns and implications of Dementia.

Finally the Leader was pleased to report that Councillor S Hirst and T Hill, together with members of the Whalley Action Group, the Clitheroe Action Group and the CPRE were attending a meeting with the Planning Minister Nick Boles in London. The meeting had been arranged by the borough's MP, Nigel Evans.

## LEADER'S QUESTION TIME

The Leader of the Opposition, Councillor A Knox, asked what the procedure was for notifying a resident when a special collection was to take place.

The Leader thanked Councillor Knox for his question and explained that at the time of enquiring about the service a resident was informed that the collection would be completed within 10 working days. Collections were grouped together by area and typical collection times were between 3 and 5 days. In a supplementary statement Councillor Knox suggested that it would be helpful if a special collection could be confirmed with the resident either the night before the collection was due or on the morning of the collection. Councillor Ranson said that he would follow up this suggestion with officers.

Next Councillor Knox asked how many dog fouling prosecutions there had been in the last year.

The Leader reported that there had been no prosecutions. However 5 fixed penalty notices had been served regarding dog fouling since 1 April 2012. In total 64 fixed penalty notices had been issued to date for dog fouling offences. In addition Councillor Ranson reminded Members of the significant amount of dog fouling issues that were addressed informally, and he confirmed that it was normal for 20 informal warnings to be issued per year.

Councillor Knox thanked Councillor Ranson for his reply and went on to suggest that officers look at best practice in other authorities and report their findings to a future meeting of Community Committee.

Finally Councillor Knox asked what policies the Council had in place relating to egress from development sites.

The Leader reported that there were no specific policies relating to egress from development sites but some highway issues would be contained within Policy G12 of the DWLP and Policy DMG1 of the Core Strategy Regulation 22 Submission Draft. The Council also had regard to the advice of Lancashire County Council Highways on a site-by-site basis.

Next Councillor J B Hill expressed concern that there was a risk that the traditional annual Christian Procession of Witness through Read and Simonstone may not take place as the Police no longer had the necessary resources to control traffic. He asked if the Leader would speak to the Ribble Valley Advisory Group to seek urgent clarification from the Police as to what approach was to be adopted towards helping community events in the future. The Leader thanked Councillor Hill for his question and confirmed that he shared his concerns. He confirmed that the matter had been recently raised at the Ribble Valley Safety Advisory Group and since that meeting the Chief Superintendent had spoken to the Chief Executive to confirm that he was willing to work with the Council to try and reach a solution that was acceptable to all. The Leader confirmed that he would be meeting with the Chief Superintendent in the very near future.

## COMMITTEE MINUTES

(i) Community Committee – 15 January 2013

Councillor J B Hill commented on the emptying of dog bin waste in Read and suggested that it would be more effective for the bins to be emptied by one single waste collection authority ie the borough council. The Chairman, Councillor R Thompson thanked Councillor Hill for his comments and reminded him that the dog waste bins had been provided for the Parish of Read on condition that the Parish Council took responsibility for their emptying and maintenance.

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

(ii) Planning and Development Committee – 17 January 2013

Councillor J B Hill asked if the Chairman could clarify the procedure and process that was followed by Planning Officers in responding to people requesting pre-planning application enquiries in respect of potential development schemes or for retrospective planning permission, and particularly whether Councillors should be aware of any such enquiries. The Vice Chairman, Councillor R Thompson, thanked Councillor Hill for his question and confirmed that it was not the current policy or established practice to inform Councillors of pre-planning application enquiries. However the Planning Department was currently looking at all aspects of its service including the accessibility of information in relation to pre-application advice.

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

(iii) Personnel Committee – 23 January 2013

RESOLVED: That the minutes of the above meeting be received with the exception of Minute number 593.

## MINUTE 593 ANNUAL PAY POLICY STATEMENT

RESOLVED: That the Annual Pay Policy Statement 2013/14 be approved.

(iv) Health and Housing Committee – 24 January 2013

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

(v) Policy and Finance Committee – 29 January 2013

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

(vi) Special Policy and Finance Committee – 12 February 2013

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

(vii) Planning and Development Committee – 14 February 2013

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

The meeting closed at 7.30pm.

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

## Minutes of Community Services Committee

Meeting Date: Tuesday, 12 March 2013, starting at 6.30pm  
Present: Councillor R J Thompson (Chairman)

Councillors:

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

In attendance: Director of Community Services, Head of Engineering Services, Head of Cultural and Leisure Services.

### 678 APOLOGIES

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

### 679 MINUTES

The minutes of the meeting held on 15 January 2013 were approved as a correct record and signed by the Chairman.

### 680 DECLARATIONS OF INTEREST

Councillor Mary Robinson declared a non-prejudicial interest as a Member of Clitheroe Rotary Club in agenda item number 8. Councillor R Newmark declared a non-prejudicial interest as a Member of Ribblesdale Rotary in agenda item number 8.

### 681 PUBLIC PARTICIPATION

There was no public participation.

### 682 PRESENTATION ON ROLLOUT OF NEW BINS

The Head of Engineering Services gave a brief presentation on the rollout of the larger bins for green and food wastes. He explained that later in the year all properties with a green 140ltr bin will, if they present it on the appointed day, have it swapped for a green 240ltr bin free of charge. Properties that currently do not have a green 140ltr bin will have one delivered to them free of charge, that will be for their food wastes. He pointed out that was important if residents did not want to participate in this scheme that they must opt out. There was a wide range of methods in which they could do this if they wanted to exercise this

option. Starting in the next 2 weeks were several ways of informing residents of the changes and encouraging them to participate.

Members asked various questions with regard to the swap over of the bins and welcomed the initiative.

#### 683 RECREATIONAL/CULTURAL/SPORTS AND ARTS GRANTS

The Director of Community Services submitted a report that included the recommendations of the Working Group in relation to the allocation of grants under individual sport excellence, individual arts excellence and recreation and culture. He informed Committee that an additional application form under the Recreation Grant Scheme had been received from the Clitheroe Youth Forum to enable young people to attend the Duke of Edinburgh Scheme and recommended a grant of £1,100.

**RESOLVED:** That Committee endorse the recommendations of the Working Group as outlined in the Appendices with the addition of the Clitheroe Youth Forum.

#### 684 EVENTS IN THE CASTLE GROUNDS

The Director of Community Services submitted a report asking Committee to consider incorporating capacity restrictions in contracts on future events in the Castle Grounds. The Castle Grounds hosts a range of events throughout a given year, varying in size and complexity, the most prominent being Last Night of the Proms, Sport Relief Mile, the Bonfire and Annual Fairs. The two main areas where these events take place are the Bandstand and the Castle field.

He reminded Members that there had been a range of issues relating to the 2012 bonfire that had been unable to be rectified, resulting in the cancellation of the event. Following this the Council had reviewed both the role and operation of ESAG and a new structure had been implemented. The key issue for this Committee from a landowners perspective was that, as part of the contractual arrangements with the hirer, there was a need to specify a maximum occupancy of the site which would determine whether a proposed event could be delivered in a safe and effective manner.

Assessments had taken place with regard to both the Castle field and the Bandstand and a maximum capacity had been recommended. This was 5,000 for the Castle field and 2,000 for the Bandstand. The issue of capacity had been discussed at a recent meeting of RVSAG where the Police had suggested that the site capacity of 5,000 could be increased to 6,000 with the adoption of an acceptable traffic management plan to enable a safe exit from Eshton Terrace and the Trinity access.

This had been an issue with the Bonfire Committee who had requested that an independent assessment be carried out.

Members felt that commissioning and independent assessment was the most acceptable option that once carried out must be accepted by all parties concerned.

RESOLVED: That Committee

1. note the contents of the report; and
2. agree to commission an independent assessment to be carried out with regard to a maximum occupancy for the Castle field.

685 FACILITIES STRATEGY

The Director of Community Services submitted a report for Committee's information bringing them up to date with progress on producing a Facilities Strategy. Much of the content of the Strategy was completed and the main focus of the work was on establishing the investment element. A formula had also been worked out to determine the percentage of external grant funding of future building projects were likely to attract and the mechanisms by which future housing development would be expected to contribute to future infrastructure based on additional facilities to meet future participation demands.

RESOLVED: That the report be noted.

686 CAPITAL PROGRAMME 2013/14

The Director of Resources submitted a report informing Committee of the new schemes that had been approved for inclusion in the Capital Programme for this Committee for the forthcoming financial year 2013/14.

For this Committee there were three schemes approved, totalling £593,000.

RESOLVED: That the report be noted.

687 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

Councillor Simon Hore gave a brief update on the North West Sound Archive and how they were currently employing a Heritage Consultant to assess the Archives and look at the longer-term purpose of the Sound Archive.

688 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following item of business was exempt information under Category 3 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

689 FORTNIGHTLY WASTE PAPER COLLECTION

The Director of Community Services submitted a report asking Committee to consider the options for the continuation of the fortnightly recycling collection of

waste paper for domestic properties across the borough. He reminded Committee of the background to the contract and informed them that the current extension of the contract with Viridor would expire on 31 March 2013. Options for the continued collection of the paper have continued and are continuing to be explored but again it is not possible to enter into a long-term contract for the collection of the material until a long-term position with the County Council as waste disposal authority, was confirmed. With this in mind it was proposed that a further 6 month extension of the contract be agreed with Viridor and that within this period a long-term position be confirmed with Lancashire County Council so that the collection of the paper could be secured. Because of the short-term of the contract extension, Viridor were unwilling to accept the risk posed by a reduction in the value of the recycled paper or of recycling credits, so the extent of those risks for the contract extension was specified.

RESOLVED: That Committee

1. confirm the negotiated arrangement with Viridor of the continued collection of paper for a period of 6 months; and
2. agree that the additional costs of the service be taken from existing budgets if possible, and if not then or a request to Policy and Finance Committee be made.

The meeting closed at 7.12pm.

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

## Minutes of Planning and Development Committee

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

Councillors:

S Bibby	R Sherras
I Brown	D Taylor
S Carefoot	R Thompson
B Hilton	J White
S Knox	A Yearing
J Rogerson	

In attendance: Head of Planning Services and the Head of Legal and Democratic Services.

Also in attendance: Councillors S Brunskill and N Walsh.

### 690 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Holgate, G Mirfin and M Thomas.

### 691 MINUTES

The minutes of the meeting held on 14 February 2013 were approved as a correct record with the exception of an amendment to Minute 654 application 3/2012/0913/P which the Head of Planning Services wished to realign with the refusal notice, which accurately rejected Committee's decision and the following wording to replace reason 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 pre-determine 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 could be assessed in association with similar considerations required in other potential greenfield development sites.

### 692 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 693 PUBLIC PARTICIPATION

There was no public participation.

## PLANNING APPLICATIONS

1. APPLICATION NO: 3/2012/0876/P (GRID REF: SD 364149 431052)  
PROPOSED DEVELOPMENT OF THREE HOUSES ON LAND OFF VICTORIA  
TERRACE, MELLOR BROOK

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing No's 11.138/03C, 04C, 05C, 06C, 09A, 10 and 11.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Consultation Draft.

4. Prior to the first occupation of any of the dwellings hereby permitted, the access into the site from Mellor Brow shall have been formed to the satisfaction of the Local Planning Authority in accordance with submitted drawing number 11.138.10 (and as more specifically detailed on drawing number 10 dated 07.06.06 that has previously been approved under references 3/2007/0136/P and 3/2010/0180/P). Additionally, the access road serving the three dwellings and all garages and parking spaces shall have been provided in accordance with the submitted plans.

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 to 2028 A Local Plan for Ribble Valley Regulation 22 Consultation Draft.

5. No part of the development hereby permitted shall be commenced until an arboricultural impact and tree constraints plan in accordance with BS5837 2012 – Trees in Relation to Design, Demolition and Construction has been submitted to and approved in writing by the Local Planning Authority.

Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees identified in the Mellor Brook Tree Preservation Order 1999 and identified for retention in the approved Arboricultural Impact Assessment and Tree Constraints Plan shall be protected in accordance with BS5837 2012, the details of which shall be agreed in writing and implemented in full throughout the period of construction works under the supervision of a qualified arboriculturalist and in liaison with the Local Planning Authority.

A tree protection monitoring schedule shall be agreed by the Local Planning Authority and tree protection measures shall be inspected by the Local Planning Authority before any development works are commenced.

All previously approved root protection/exclusion zones shall remain in place until all building work has been completed and all excess materials have been removed from the site including soil/spoil and rubble.

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

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

REASON: In order to ensure that all trees protected by a Tree Preservation Order or shown for retention in the approved Arboricultural Impact Assessment and Tree Constraints Plan, are physically protected from the potential adverse effects of development in the interests of visual amenity and to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Consultation Draft.

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. In particular the submitted details shall relate to the extensive landscaping/screen planting close to the western site boundary as shown (in illustrative form) on drawing no 11.138/09A.

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 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.

7. The development shall be carried out in strict accordance with all mitigation measures stated in the Extended Phase 1 Habitat Survey and Baseline Ecological Impact Assessment by Cameron S Crook and Associates dated September 2012 that was submitted with the application. Specifically, the following requirements shall be satisfied:

- Checks for any new badger setts on the site shall be carried out six to eight weeks prior to any site works (including clearance) being carried out and the results of such checks shall be submitted in writing for the consideration of the Local Planning Authority.
- In relation to bats, existing flight-lines shall, wherever possible, be maintained and the required partial demolition of the existing building shall be undertaken during the period October to March inclusive.
- In relation to breeding birds, as much existing mature vegetation as possible shall be retained and no vegetation shall be removed during the breeding season of February to July inclusive or until or unless checked for breeding birds by an ecologist.
- In relation to botany/vegetation communities/habitats, the mature woodland and scrub adjoining the site of the proposed development shall be retained and links into the wildlife corridor shall be maintained.

REASON: In the interests of species protection and conservation and to comply with Policies DMG1 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

8. Prior to the commencement of development, a working method statement relating to the required de-culverting works and the creation of compensatory habitat shall be submitted to and approved in writing by the Local Planning Authority. The working method statement shall include details of the length of the proposed de-culverting, the design of the new channel to be opened up and details of what will happen to the excavated material. The development shall thereafter be carried out in complete accordance with the approved details unless any subsequent amendments or modifications have first been agreed in writing by the Local Planning Authority.

REASON: In the interests of species protection and conservation and to comply with Policies DMG1 and ENV10 of the Ribble Valley Districtwide

Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 – 2028  
– A Local Plan for Ribble Valley Regulation 22 Submission Draft.

(Councillor S Brunskill and Councillor N Wash were given permission to speak on the above item. Mr Booth spoke in favour of the above application).

2. APPLICATION NO: 3/2012/0967/P (GRID REF: SD 360286 437463)  
REPLACE FRONT DOOR AND REPLACE ONE FIRST FLOOR WINDOW WITH  
A SIDE OPENING SYSTEM TO ENABLE ESCAPE IN CASE OF EMERGENCY.  
FLAT AT OVER 60'S CLUB, TOWNELEY ROAD, LONGRIDGE, LANCASHIRE

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Plan Drawing No's OSC/KTC/003 Revision C and OSC/BRM/002 Revision B.

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

3. APPLICATION NO: 3/2013/0085/P (GRID REF: SD 374760 442312)  
PROPOSED DEMOLITION OF THE EXISTING KITCHEN AND STORE AND  
REPLACEMENT WITH A SINGLE STOREY KITCHEN AND UTILITY ROOM AT  
48 CHATBURN ROAD, CLITHEREOE

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 shown on plan reference number J.BROWN2012-02A.

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 the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings” and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

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

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings” and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft)

4. APPLICATION NO: 3/2013/0097/P (GRID REF: SD 362179 443352)  
PROPOSED SINGLE STOREY EXTENSION OF UTILITY SPACE AND INCLUDING REMOVAL OF NORTH WEST FACING ROOF SLOPE AND DOOR AT 6 CHURCH RAIKE, CHIPPING

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 shown on drawing No 268/201.

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

Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area.

5. APPLICATION NO: 3/2012/0964/P (GRID REF: SD 368700 438070)  
PROPOSED DETAILED CONSENT FOR THE ERECTION OF 30 DWELLING-HOUSES, CREATION OF NEW ACCESS ON TO WHALLEY ROAD, NEW ESTATE ROAD, LANDSCAPING, REPLACEMENT SCHOOL CAR PARK AND PICK UP AND DROP OFF PROVISION, PUBLIC OPEN SPACE, DEMOLITION OF EXISTING AGRICULTURAL BUILDING AT LAND TO THE NORTH OF WHALLEY ROAD, HURST GREEN

The Head of Planning Services gave an update in relation to the comments which had now been received from the Area of Outstanding Natural Beauty section of Lancashire County Council who were satisfied that the development was reasonable. There was also comment made in relation to the mineral advice.

DEFERRED and DELEGATED to the Director of Community Services for approval of the legal agreement within a period of 6 months from the date of this decision and as outlined in the Section 106 Agreement sub-heading within the report and 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 be implemented in accordance with the proposal as detailed in the amended plan dated 5 December 2012 reference Y81:842.SK15 REVC and plans reference Y81:781.00 REVA in relation to all plot numbers and elevation drawings and plans LL02, LL03, LL04, LL05 in relation to landscape and boundary treatment.

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

3. No development shall begin until detailed plans indicating the proposed slab floor level and road level 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 – 2028 Regulation 22 Submission Draft in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

4. The new estate road/access between the site and B6243 Whalley Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site with the exception of the replacement school car park.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft and to ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

5. At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources. Details and a timetable of how this is to be achieved, including details of the physical works on site, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on site. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter.

REASON: In order to encourage renewable energy and to comply with Policies G1 of the Ribble Valley Districtwide Local Plan and Policy EM18 of the North West of England Regional Spatial Strategy to 2021 and Policies EN3, DME5 and DMG1 of the Core Strategy 2008-2028 Regulation 22 Submission Draft.

6. No development shall take place until details of the provisions to be made for artificial bird (species) nesting sites/boxes have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be implemented in full before the development is first brought into use, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for bird species of conservation concern and reduce the impact of development in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

7. Prior to commencement of any works, a detailed mitigation plan for species identified in the ecological survey and assessment dated October 2012 including measures for protecting breeding sites or resting places shall be submitted to and approved in writing by the local planning authority.

The measures as detailed in the approved mitigation plan shall also include details of measures to enhance the ecological and biodiversity of the site through appropriate landscape planting and long - term management. All details shall be implemented in accordance with an agreed specified timetable and thereafter shall be permanently maintained in accordance with the approved details.

REASON: In order to reduce the impact of the development on biodiversity and safeguard the natural habitats of those species of conservation concern in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN2 of the Core Strategy 2008 – 2028 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 under the requirements of condition 7 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the Local Planning Authority before any site works are begun.

The root protection zones shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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

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

REASON: In order to ensure that any trees affected by development 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 and Policies DMG1 and EN2 of the Core Strategy 2008 – 2028 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

- viii) Details of the hours of operation in relation to construction traffic as a result of the development.

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

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

REASON: In order to encourage an energy efficient development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

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

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

12. Prior to commencement of any phase of the development, details of the surface water drainage and means of disposal from that phase based on the hierarchy outlined in building regulation 83 and sustainable drainage principles with evidence of an assessment of site conditions shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To prevent the increased risk of flooding both on and off site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

13. Surface water must be drained separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewage systems.

REASON: To prevent the increased risk of flooding both on and off site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

14. Notwithstanding any indication on the approved plans, no development shall not be commenced unless and until a drainage strategy for disposal of surface and foul water has been submitted to and approved in writing by the Local Planning Authority. Development should be completed and maintained and managed in accordance with the approved details.

REASON: To prevent the increased risk of flooding both on and off site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

15. No development shall take place until a surface water drainage scheme for the site based on sustainable drainage principles and assessment of hydrological and hydro-geological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1:100 year critical storm will not exceed the run-off from undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with approved details before the development is completed. Advice is also given regarding surface water run-off and suds management scheme.

REASON: To prevent the increased risk of flooding both on and off site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

16. No part of the development shall commence until a scheme for the construction of the site access has been submitted to, and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: To satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable before work commences on site and comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

17. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centreline of the proposed access road from the nearer edge of the carriageway of the B6243 Whalley Road to points measured 70m in each direction along the nearer edge of the carriageway of the B66243 Whalley Road, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access and to comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

18. The proposed access road shall be constructed to a minimum width of 5.5m with continuous 2m wide footway provision on both sides from the B6243 Whalley Road into the site for a minimum length of 10m.

REASON: To enable vehicles and pedestrians to enter and leave the site in a safe manner and comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

19. Notwithstanding the submitted details no development approved by this permission shall be commenced until design details and specifications of the internal streetscape and its associated lighting, street furniture, walls and fences has been submitted to and approved in writing by the Local Planning Authority. The works shall then be completed in accordance with approved details.

REASON: In the interests of the visual amenities of the area in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide local Plan and Policies DMG1 and DMG2 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

20. Notwithstanding the approved scheme submitted with this application, further details of landscaping along the northern boundary of the proposed development site shall be submitted to and approved in writing by the Local Planning Authority. These submitted details along with those submitted with the application shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period not less than five years to the satisfaction of the Local Planning Authority. The 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 a 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 Regulation 22 Submission Draft.

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

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

22. The proposed car parking area and lay-by area shown on the plan shall be implemented to the satisfaction of the Local Planning Authority and carried out prior to commencement of development elsewhere on site unless agreed in writing by the Local Planning Authority. A phasing plan including timescale for the car park and lay-by shall be submitted to and approved in writing by

the Local Planning Authority. The car park and lay-by shall thereafter be retained in perpetuity.

REASON: In the interests of highway safety and to comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG2 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DME4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location.

24. Prior to commencement of development, a landscape management plan including long-term design objective, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) including the play area, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall also provide precise details of all play equipment and its maintenance and indicate a timescale when the play space shall be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved.

REASON: In the interests of residential and visual amenity and to ensure that appropriate provision is made for public open space in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMB4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

25. No development shall take place until details of a scheme relating to the safeguarding of local mineral reserves has been submitted to and approved in writing by the Local Planning Authority. Any such scheme shall include recordings of significant mineral reserves and how the reserves will be utilised on the site or elsewhere. The approved statement shall be adhered to throughout the construction period.

REASON: In the interest of protecting mineral reserves and to comply with Policy CS1 of the Joint Lancashire Minerals and Waste Local Development Core Strategy.

NOTE(S):

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserved the right to provide the highway

works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Executive Director at PO Box 9, Guild House, Cross Street, Preston PR1 8RD in the first instance to ascertain the details of such an agreement and the information to be provided.

2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.
3. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act.
4. The applicant is advised that in order to comply with both the landscaping and the materials condition, that any replacement perimeter fencing along the northern boundary of the proposed site shall seek to use the estate rail fencing similar to that used within the locality and with new hedgerow planting alongside it or appropriate dry stone walling.

(Mr Leeming spoke in favour of the above application. Mrs Wright spoke against the above application).

695 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:

696 APPLICATIONS APPROVED

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2012/0953/P	Car park crossing point, alteration of public right of way, modification of air intake duct, installation of trolley shelter, installation of extract duct (Re-submission of 3/2012/0607P)	E. H. Booth & Co Berry Lane Longridge
3/2012/0981/P	Change of use of land to facilitate the sale of motor vehicles, touring caravans and trailer tents	Deer Park Garage Gisburn Road Gisburn
3/2012/1008/P	Proposed demolition of outbuilding to make way for office building and car parking including improvements	Hill Top Farm Forty Acre Lane Longridge
Cont/		

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
Cont...	to entrance and provision of passing place on farm track	
3/2012/1010/P	Proposed erection of three detached dwellings, each with work from home office space, vehicular and pedestrian access alterations to existing entrance and associated external driveway and landscaping works	land adjacent to 55 Pendle Road Clitheroe
3/2012/1064/P	Application for a 'V' stack advertisement hoarding in relation to Calderstones Vale development site. Advertisement to measure 1.5m x 3.5m on 2.5m legs to rise above existing hedge at land at corner	Mitton Road & Pendle Drive Whalley
3/2012/1086/P	Proposed erection of a two storey three bedroom dwelling adjacent to the existing cottages recently erected	Smithy Row 7 Smithy Row Hurst Green
3/2012/1095/P	Creation of a new single storey dwelling to rear following demolition of remains of derelict barn	4 Stanley Street and Sharples Court Longridge
3/2012/1104/P	Proposed Summer House	Cherry Tree Cottage Clitheroe Road Waddington
3/2012/1107/P	Application for the renewal of planning permission 3/2009/0792/P for a two bedroom dwelling with integral garage	Stonyhurst View Brockhall Village
3/2012/1116/P	Change of use from residential dwelling (Class C3) to offices (B1 Business)	33 Salthill Road Clitheroe
3/2013/0008/P	Application for the discharge of conditions 4 (protected species mitigation) and 5 (building dependant protected species sites) in respect of planning application 3/2012/0833/P relating	Vale House Close Manor Road Whalley
3/2013/0010/P	Extension at first floor level to existing single storey building and extension at ground floor level to form garden room	Newlands Back Lane Chipping
3/2013/0011/P	Proposed first floor side extension	35 Whalley Road Wilpshire
3/2013/0016/P	Application for the modification of a S106 agreement relating to application 3/2004/1184/P	Green End Sawley Road Grindleton

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0017/P	Proposed change of use from dwelling to office at ground floor with one bedroom flat above and alterations to roof of single storey element	144 Woone Lane Clitheroe
3/2013/0022/P	Proposed single storey extension to the rear	Kingfisher Cottage Whalley Road, Sabden
3/2013/0025/P & 3/2013/0026/P 3/2013/0028/P	Installation of new signage to the exterior of the building	Assheton Arms Hotel Downham
3/2013/0030/P	Application for the discharge of condition No 4 (site access and off site highway improvements), condition No 12 (phase 2 ground investigation), condition No 14 (tree protection measures) and partial discharge of condition No 3 (wall materials) of planning permission 3/2012/0219/P	Altham Pumping Station Burnley Road Altham
3/2013/0031/P	Proposed single storey extension to side (west) elevation forming garage and utility room; two storey extension to front (north) elevation forming home cinema and playroom with attached single storey oak framed car port, oak framed tiled canopy to the front (north) elevation, oak framed tiled canopy to rear (south) elevation with infill balustrading and timber decking and formation of two window openings to the side (east) elevation	Beechwood 2 Hammond Drive Read
3/2013/0039/P	Demolish and replace existing single storey rear extension	83 Mersey Street Longridge
3/2013/0040/P	Advertisement Consent for 1 x Illuminated Fascia Sign and 1 x Illuminated Hanging sign	Lloyds Pharmacy 40 Berry Lane Longridge
3/2013/0044/P	Construction of a single storey garden room and detached garage (single) within garden area	1-2 Ladycroft Cottage Holden
3/2013/0045/P	Change of use of store/garage building to residential annex with retention of one garage space	Riverside Barn Garage Sawley Road Sawley
3/2013/0045/P	Demolition of existing agricultural buildings to make way for proposed indoor leisure complex incorporating swimming pool, sauna, steam room and Jacuzzi, with café and display shop	Todber Holiday Park Burnley Road Gisburn

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0048/P	Proposed extension to side (north west) and rear (south west) elevations to form Garage, Utility Area and Garden Room, infilling (glazed and brickwork) of open porch on front (north east) elevation and alterations to existing drive to form 2 no car parking spaces	2 Butts Grove Clitheroe
3/2013/0049/P	Proposed orangery to rear	22 Asturian Gate Ribchester
3/2013/0053/P	Single Storey rear extension	61 St Marys Drive Langho
3/2013/0058/P	Proposed erection of fencing to section on north boundary adjacent	Well Terrace at The Sixth Form Centre York Street, Clitheroe
3/2013/0061/P	Proposed single storey extensions to dwellings (north east and south west elevations)m alterations to lean-to roof forming entrance canopy (north east elevation), formation of new window opening (north west elevation) and formation of new door/window opening (south west elevation)	31 Mellor Brow Mellor
3/2013/0065/P	Application to vary Condition no. 15 of planning application 3/2012/0745/P	Brown Leaves Hotel Longsight Road Clayton-Le-Dale
3/2013/0076/P	Application for a non material amendment to increase the size of the extension	150 Whalley Road Langho

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APPLICATIONS REFUSED

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
3/2012/1048/P	Conversion of two traditional farm buildings into two full open market dwellings and the demolition and rebuilding of an existing farmhouse	Sheepfold Farm Balderstone Hall Lane Balderstone	DWLP Policies G1, ENV3, ENV7, H15 and H17, Submission Draft Core Strategy Policies DMG1, DME2, DME3 and DMH4, Sections 11 and 12 of the NPPF – Detrimental impact on original character of

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			traditional building and visual amenity of the open countryside, highway safety and species protection.
3/2012/1058/P	Outline application for separate dwelling within the curtilage	Higherfield Osbaldeston Lane Osbaldeston	NPPF, Policies G1, G5, H2, DMG1, DMG2, DMH1 and DMH3 – inappropriate and unsustainable development due to the isolated location of the site.
3/2012/1079/P	2 No signs internally illuminated (retrospective) at Greens Solicitors	79 King Street Whalley	Districtwide Local Plan Policies G1, ENV16 and Whalley Conservation Area Appraisal, Submission Draft Core Strategy Policies DMG1 and DME4, NPPF – Sections 7 and 12 – harmful impact on the host building and the street scene spoiling the historic character and appearance of the Conservation Area.
3/2012/1094/P	Internal alterations including upgrading of existing attic room to create habitable rooms with insertion of 3 No conservation roof lights. Alterations to ancillary adjoining store building to create new kitchen	Higher Lickhurst Fm Leagram Chipping	Harmful impact upon the character (including setting) and significance of the listed building - - attic floor historic fabric, first floor room plan form and incongruous, conspicuous and visually intrusive
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			roof lights and French-doors. Planning (Listed Buildings and Conservation Areas) Act 1990.
3/2012/1115/P	Proposed works to the rear boundary wall, including timber fence	2 Hippings Way Clitheroe	The proposed development is contrary to Policies G1 and H12 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMH5 of the emerging Core Strategy.
3/2013/0012/P	Restoration works to existing outbuilding to prevent building falling into further disrepair	Rockhouse Town End Slaidburn	Harmful impact upon character and significance of listed building because of alteration/ loss of important historic fabric. Planning (Listed Buildings and Conservation Areas) Act 1990.
3/2013/0027/P	Proposed alteration to windows on west elevation of existing dwelling, conversion of attached garage/utility to entrance hall/utility, new windows to north elevation of attached garage, replacement of existing garage door with oak framed entrance and additional velux windows	Green Banks Barn Moorside Lane Wiswell	DWLP – G1, ENV16, H17 & Submission Draft C.S DMG1, DME4 and DMH4 – detrimental to character and appearance of the barn conversion and Wiswell Conservation Area.

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
3/2013/0041/P	Erection of new gated fence across walkway	St Michael & St John's Social Centre and Parish Hall Lowergate Clitheroe	<p>DWLP – ENV20, SDCS – DME4 and Para. 132 of NPPF - The proposed treatment to the important historic fabric to which the gates would be attached has not been shown nor clearly and convincingly justified and has an unduly harmful impact upon the character and significance of the listed buildings.</p> <p>DWLP – G1, ENV16, ENV19, ENV20, Core Strategy S.D – DMG1 and DME4 and Section 12 of NPPF - conspicuous and incongruous addition and would result in the unsympathetic enclosure of the historic and important open space between the two listed buildings.</p>
3/2013/0073/P	Alteration and extension to existing dormer bungalow	138 Ribchester Rd Clayton-le-Dale	<p>Districtwide Local Plan Policies G1, H10, SPG Extensions and Alterations to Dwellings. Submission Draft Core Strategy Policies DMG1 and DMH5 and Section 7 of the NPPF. It</p>

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			would result in a dominant and incongruous addition to the detriment of visual amenity.

698 AGRICULTURAL NOTIFICATIONS WHERE PLANNING CONSENT WILL **NOT** BE NECESSARY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0114/N	Proposed construction of a 25m section of new forest access track that is required to create a turning area for the timber wagons within the woodland, to allow extraction of felled timber, Wagons are only able to access the woodland from one direction due to the local road networks.	Cowley Brook Woodland Roman Road Knowle Green
3/2013/0116/N	Replace an existing machinery building	Blackshaw Farm Jacksons Bank Road Balderstone
3/2013/0117/N	Portal steel frame storage building	Hawkshaw Farm Longsight Road Clayton-le-Dale

699 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0861/P	Outline application for residential development	Land off Milton Avenue Clitheroe
3/2012/1013/P	7 non illuminated car park disclaimer directional and information signs	BHI Gisburn Park Hospital, Gisburn Park Estate, Gisburn
3/2012/1024/P	Demolition of car port and erection of dwelling to provide manager's accommodation for the caravan park/parm and associated office and reception facilities in connection with the caravan park	Hacking Caravan Park Potterford Farm Elker Lane Billington
3/2012/1042/P	Change of use from vacancy shop premises and dwelling to form 2 apartments	2 Walker Street Clitheroe
3/2012/1106/P	Single storey annex ancillary to the main dwelling	Reed Deep Whalley Road Hurst Green

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0098/P	Single storey extension of utility space and including removal of new facing roof slope and door	6 Church Raikie Chipping

700 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 Miller Homes
3/2012/0497	Strawberry Fields Main Street, Gisburn	11/10/12	21	With Agent
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
3/2012/0179	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 Agent
<b><u>Non Housing</u></b>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures Lancashire County Council to draft Section 106
<b><u>Non Housing</u></b>				
3/2012/0455	Shireburn Caravan Park Edisford Road Waddington	7/8/12		Decision 11/2/13

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0623	Land at 23-25 Old Row, Barrow	8/11/12	16	23	27/2/13

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## APPEALS UPDATE

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2011/0300 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	Public notified
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	-	Appeal Dismissed 12/2/13
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 Inspector appointed. Site visit 4/3/13
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

<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>
3/2011/0991 C	06/12/12	Sunderland Peacock & Associates land rear of Hazelmere Pimlico Road Clitheroe	WR	-	Statement sent 15/01/13 Appellant's final comments received 26/2/13
3/2012/0477 D	06/12/12	Heywood Butchers The Abattoir Clerk Hill Road Whalley	WR	-	Statement sent 16/01/13 Appellant's final comments received 15/2/13
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 sent 15/2/13
3/2012/0630 Undetermined	22/01/13	land SW of Barrow and W of Whalley Road Barrow	Inquiry	4/6/13	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 Statement due 06/03/13
3/2012/0723 R	25/01/13	site of former stable Trapp Lane Simonstone	WR		Notification letter sent 01/02/13 Questionnaire sent 06/02/13 Statement due 07/03/13

<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>
3/2012/0526 R	01/02/13	Laneside Farm Pendleton	WR		Notification letter sent 11/02/13 Questionnaire sent 11/02/13 Statement due 15/03/13
3/2012/0089 R	Awaiting start date appellant's documents received 31/01/13	Lanshaw Barn Woodhouse Lane Slaidburn			Notification letter sent 26/2/13 Questionnaire due 01/03/13 Statement due 29/03/13
3/2012/0402 R	Awaiting start date appellant's documents received 24/01/13	Mason House Farm Clitheroe Road Bashall Eaves			Notification letter sent 25/02/13 Questionnaire sent 25/02/13 Statement due 01/04/13
3/2012/0862 R	Awaiting start date appellant's documents received 21/01/13	Fell View Barnacre Road Longridge			Questionnaire and notification sent 22/2/13 Statement due 27/03/13
3/2012/0327 O	27/2/13	Land east of Clitheroe Road, Lawsonsteads Whalley	WR/Cost		Allowed

## 702 CORE STRATEGY WORKING GROUP

Committee received minutes of two meetings of the Core Strategy Working Group held on 30 January and 13 February 2013. Councillor Rogerson pointed out that he had been present at the 13 February meeting. The Chairman commented that the Working Group was working very well and there had been two subsequent meetings which were now being held on a weekly basis.

## 703 APPEALS

3/2012/0401/P – Proposed redevelopment of site for residential purposes at 51-53 Knowsley Road, Wilpshire – Appeal dismissed

The meeting closed at 7.25pm.

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

## Minutes of Licensing Committee

Meeting Date: Tuesday, 19 March 2013 starting at 6.30pm  
Present: Councillor J Holgate (Chairman)

Councillors:

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

In attendance: Head of Legal and Democratic Services and Solicitor.

Also in attendance: Inspector Graham Lister and Sergeant Jason Middleton.

### 704 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Alcock, R Swarbrick and M Thomas.

### 705 MINUTES

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

### 706 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

### 707 PUBLIC PARTICIPATION

There was no public participation.

### 708 RESPONSE TO THE CONSULTATION ON THE COUNCIL'S STATEMENT OF LICENSING POLICY

The Council's Solicitor referred to Minute 490 of Committee dated 27 November 2012 and now reported that there had been no representations since its inception and there had been no responses to the consultation exercise which had taken place between 3 December 2012 and 31 January 2013.

\*\*\* RESOLVED: That Committee approve the Gambling Statement of Policy and refer to Full Council for approval. \*\*\*

### 709 REVIEW OF COUNCIL STANDARD CONDITIONS LICENCE AND INFRINGEMENT SCHEME FOR PRIVATE HIRE OPERATORS, DRIVERS AND VEHICLES

The Council's Solicitor informed Committee of the review which had been carried out of the standard conditions of licence and infringement schemes for private

hire operators, drivers and vehicles and sought Committee's approval of the revised standard conditions and infringement scheme.

She commented that on the 20 March 2012 the Head of Legal and Democratic Services had been authorised by committee to consult private hire drivers on various proposed changes to the standard conditions, which had been discussed at Committee. As a result of that consultation, a complete review of the standard conditions and corresponding infringement scheme had now been carried out. The revised versions were submitted as an Appendix to the report and incorporated all the changes that had previously been approved by Committee updated the legislation referred to within the conditions, simplified and clarified the drafting and ensured that all the conditions were included in the infringement scheme and vice versa.

Members then welcomed this report and the tidying up of the various conditions and infringement scheme.

RESOLVED: That Committee approve the revised standard conditions and infringement scheme for private hire operators, drivers and vehicles.

#### 710 VEHICLE TESTING ARRANGEMENTS

The Council's Solicitor sought Members' views on an approach which had been made by the Council's testing centre to increase their fees for testing and to seek Committee's views on whether they considered it still appropriate to have only one testing centre.

She reminded Committee that currently all private hire and hackney carriage vehicles were tested at an independent garage within the Ribble Valley. The Council did not set the fee for this as it was set by the garage itself and had been £20 for the last 15 years. The owner of the garage was free to review the fee at any time and had indicated recently that he may do so.

The Licensing Officer had made enquiries with surrounding authorities and established their current fees which were considerably above the rate charged by the Ribble Valley testing centre.

She reminded Members that they had considered this issue previously and had felt that to have more than one testing centre could give rise to inconsistency or put pressure on centres to be more lenient to secure a greater share of the business. However, in the light of potential increase in fees, Committee was asked to consider whether it still wished to retain the current arrangements for testing or whether it required a more detailed report to be submitted to next Committee meeting to allow it to explore other options. Members then discussed this matter in some detail.

RESOLVED: That Committee

1. note the contents of the report; and
2. confirm that it is content to retain the existing testing arrangements with one vehicle testing centre.

711

## CLITHEROE TOWN CENTRE ISSUES

Committee considered a report on Clitheroe Town Centre issues and received Geographic Inspector Graham Lister and Sergeant Jason Middleton. The report highlighted that Councils had the power to make an early morning Alcohol Restriction Order, under Section 172a to 172e of the Licensing Act 2003. This power enabled the licensing authority to prohibit the sale of alcohol for a specified time period between the hours of 12am and 6am in the whole or part of its area, if it is satisfied that this would be appropriate for the promotion of the licensing objectives.

Inspector Lister and Sergeant Middleton both commented on the booming night-time economy in Clitheroe compared to neighbouring towns such as Blackburn with Darwen and Accrington. They also highlighted the problems which this posed the Police, particularly at weekends. Clitheroe in particular was receiving many visitors from surrounding areas and this in itself could create tensions.

Members were keen to see more Police presence on the streets but Inspector Lister reminded them of the impact of recent budget cuts. He did however refer to the opportunity to bring in Police from the Divisional Support Unit.

Members were also concerned about on-street drinking, the use of glasses rather than plastic glasses and the incidents of smoking outside pubs.

Sergeant Middleton commented on the good relationship which the Police had with local licensees via local Pubwatch schemes. The use of polycarbonate glasses was currently being discussed with them and he commented that all Police officers knew about no alcohol zones and would enforce these wherever appropriate. The issue of smoking outside pubs would be taken up with the licensees at future Pubwatch meetings.

RESOLVED: That

1. Committee note the report;
2. Inspector Lister and Sergeant Middleton be thanked for their attendance and contribution to the debate; and
3. the Head of Legal and Democratic Services keep the question of early morning restriction orders under review and report back to a future meeting if appropriate.

712

## MINUTES OF RIBBLE VALLEY SAFETY ADVISORY GROUP 20 FEBRUARY 2013

Committee received the minutes of the Ribble Valley Safety Advisory Group held on 20 February 2013.

Councillors commented favourably on this reconfigured group, and welcomed in particular the presence of Councillors on the group.

RESOLVED: That the minutes be noted.

713

## TRAINING

Committee received a training presentation on the subject of Police closure powers at licensed premises. Sergeant Middleton provided useful local examples of how these powers had been and would be used.

The meeting closed at 8.35pm.

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

## Minutes of Personnel Committee

Meeting Date: Wednesday, 20 March 2013 starting at 6.30pm  
Present: Councillor R Elms (Chairman)

Councillors:

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

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

### 714 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of the Chief Executive.

### 715 MINUTES

The minutes of the meeting held on 23 January 2013 were approved as a correct record and signed by the Chairman.

### 716 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 717 PUBLIC PARTICIPATION

There was no public participation.

### 718 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on Outside Bodies.

### 719 AMENDMENT TO EARLY RETIREMENT POLICY

The Head of HR presented a written report asking Members to agree an amendment to the Council's Early Retirement Policy, in respect of flexible retirement.

RESOLVED: Approve the Early Retirement Policy as set out in Appendix 1 of the report.

### 720 ANNUAL STAFF PROFILE

The Personnel Officer provided Members with her written report on the staff profile at Ribble Valley Borough Council. She explained some of the changes within the different categories of analysis and provided background to the various dynamics.

RESOLVED: That the report be noted.

721 ANNUAL ANALYSIS STAFF TRAINING

Consideration was given to the written report of the Personnel Officer which updated Members on annual training activity. She highlighted some of the courses/seminars etc and provided further details to explain the training activity of the authority.

Members asked whether the Member Charter was still active and the Head of HR confirmed that NWE0 were still keen to progress this. Member training had increased which would go a long way towards the Charter. It was noted that Members felt attendance at some training organised for Members by Council officers had been disappointing.

722 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.

723 UPDATE ON NATIONAL PAY NEGOTIATIONS

The Head of HR updated Members on the latest developments in respect of this year's national pay negotiations. She advised Members that a pay freeze had been in place since 2009 and reminded them of previous consultation meetings she had attended.

The Head of HR explained that two options had been submitted to the Trade Unions but both had been turned down. The Unions would be balloting Members regarding potential industrial action with further updates to be provided in due course.

RESOLVED: That the report be noted.

724 TRAINING REPORT

Consideration was given to the written report of the Personnel Officer which provided details of training course approved since the last meeting.

She confirmed that approval had been given to part fund an accountancy qualification and also that training contracts had been issued to two members of the grounds maintenance team to safeguard the authority's investment due to the significant cost of training they were to undertake.

RESOLVED: That the report be noted.

725 APPOINTMENTS AND RESIGNATIONS

Consideration was given to the written report of the Personnel Officer. She highlighted a number of staff changes, particularly some of the staff leaving the authority. She explained the requests to reappoint and the reasons the posts had become vacant.

RESOLVED: That

1. Committee approve the request to reappoint as outlined in the report;
2. letters be sent to the Sports Development Officer, Assistant Senior Cashier and the Toilet Cleaner thanking them for their service.

The meeting closed at 7pm.

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

## Minutes of Health & Housing Committee

Meeting Date: Thursday, 21 March 2013 starting at 6.30pm  
Present: Councillor S Hirst (Chairman)

Councillors:

S Bibby	L Rimmer
S Brunskill	M Robinson
B Hilton	C Ross
K Hind	N Walsh
E M H Ranson	

In attendance: Chief Executive, Housing Strategy Officer.

### 726 APOLOGIES

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

### 727 MINUTES

The minutes of the meeting held on 24 January 2013 were approved as a correct record and signed by the Chairman.

### 728 DECLARATIONS OF INTERESTS

There were no declarations of interest.

### 729 PUBLIC PARTICIPATION

There was no public participation.

### 730 APPROVAL OF HOUSING ALLOCATION POLICY

Committee received an update report in relation to the proposed Allocations Policy and were asked for their comments on the consultation process.

Members were reminded that they had considered a report in November 2012. Since that time the following actions have been undertaken; the Allocations Policy had been discussed in detail with Ribble Valley Homes Policy Sub-Group. It had also consulted with other registered providers operating in the Ribble Valley and finally consultation with Ribble Valley Homes customers, both tenants and applicants.

In November 2012 there were a number of questions raised by Members and Ribble Valley Homes board members and it was agreed some consultation should be undertaken.

Consultation was undertaken on the following issues:

- Do we want to increase points for those under occupying and do we want to offer those points across all social tenancies?

Following on from the consultation it was proposed that points for under occupying were increased from their current levels and applied across all social housing provider tenancies.

- Consideration around local lettings policy.

Local connection would be determined in line with Section 106 local connection criteria for new development.

- What was the view in relation to those with sufficient financial resources to compete in the housing market?

It was agreed that the housing list would remain open to all those with capital over £100,000 or weekly net incomes of greater than £500 and would be asked to complete a detailed financial assessment before housing needs points could be awarded.

- Armed forces.

In line with the Localism Act reasonable preference would now been given to applicants who served in the Armed Forces within the last 5 years.

- Should we set a percentage for lets for those economically active?

It was proposed that up to 30% of general needs vacancies were offered to economically active households.

- Should we seek to have a common allocation policy across Ribble Valley?

It was not felt necessary as Ribble Valley Homes and Ribble Valley Borough Council already allocate approximately 75% of all other registered provider vacancies.

- Should we refuse applications from those who never receive an offer due to having low priority?

96% of all those consulted felt that the waiting list should remain open to all.

It was proposed to operate the new Allocations Policy with effect from 1 July 2013 and the policy would be programmed for consideration at the May committee cycle. Members then discussed the consultation process in some detail and in particular had some concerns around the issue of sufficient financial resources and how this would impact on waiting lists.

RESOLVED: That Committee refer the policy to the Strategic Housing Working Group with the comments of this Committee for detailed discussion prior to reporting back to this Committee in the next cycle of meetings.

#### 731 ALTERATIONS TO LANDLORD TENANT GRANT POLICY

Committee considered a report aimed at changing the landlord and tenant grant policy with a view to encouraging landlords to develop single flats for tenants under 35 years old.

Part of the Welfare Reform measures had capped the maximum amount a young person under 35 years could claim in housing benefit. This has had a significant impact on the housing options available for up to 35 year olds as there is limited private rented one bed accommodation that is affordable in the borough.

The proposal was to increase the amount of grant available to £15,000 per unit on the condition that the landlord would accept the lower monthly rent of £231.

Members then discussed this matter in some detail.

RESOLVED: That

1. Committee accepts the proposed changes to the landlord tenant grant scheme and allows an increased grant level for landlords willing to develop one bed accommodation where they accept the single room rate;
2. the increased grant amount to be available from April 2013; and
3. the lower rate will still be available for landlords developing two bed flats.

#### 732 CAPITAL PROGRAMME 2013-2014

Committee were informed of the new schemes which had been approved for inclusion in the capital programme for Committee for the forthcoming financial year 2013-2014. These were as set out below:

- Clitheroe Cemetery installation of infrastructure - £84,000
- Environmental Health replacement of pest control vehicle - £11,000
- Purchase and repair scheme - £45,000
- Landlord/tenant grants - £75,000
- Disabled facilities grants - £193,330
- Repossession prevention fund - £33,290

giving a grand total of £441,620.

RESOLVED: That the report be noted.

#### 733 MINUTES OF HEALTH AND WELLBEING PARTNERSHIP WORKING GROUP

Councillor Hilton apologised for the fact that the minutes were not available for circulation. She did, however, summarise what had taken place at the last meeting:

- Presentation on dementia by Dr Wil MacKean.
- Dementia friendly communities.
- Partnership issues.
- Shadow Health and Wellbeing Boards.
- Health Watch Lancashire.
- East Lancashire Hospital Trust and the prominence of higher than expected levels of deaths.

She also reminded everyone about the health and wellbeing workshop which would be held on Tuesday, 26 March 2013 in Ribble Valley Town Hall and encouraged Councillors to attend.

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

734 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.

735 GENERAL REPORT – GRANTS

The Chief Executive submitted details of 10 disabled facilities grants that had been approved.

RESOLVED: That the report be noted.

736 AFFORDABLE HOUSING UPDATE

The Chairman commented favourably upon the recent Housing Forum which was growing in popularity and influence and thanked the Housing Strategy Officer for her efforts in organising this event.

RESOLVED: That the report be noted.

The meeting closed at 7.16pm.

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

## Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 26 March 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
K Horkin	N Walsh
A Knox	A Yearling

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

### 737 APOLOGIES

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

### 738 MINUTES

The minutes of the meetings held on 29 January and 12 February 2013 were approved as a correct record and signed by the Chairman.

### 739 DECLARATIONS OF INTEREST

Councillor R Thompson declared an interest in item 7 – Wiswell and Barrow. Councillors J Rogerson, N Walsh and A Yearling declared an interest in item 8 – Allocation for Voluntary Sector Grants.

### 740 PUBLIC PARTICIPATION

Mr A Schofield, a resident of Wiswell, spoke in relation to the item on Wiswell/Barrow and expressed his frustration at the delays which continue to be experienced in relation to bringing this matter to a conclusion.

(Councillor R Thompson declared an interest in this item and left the meeting.)

### 741 WISWELL/BARROW

The Solicitor referred to her report on this matter and explained the difficulties she had encountered on a number of issues. She had tried to draft an Order with elections in 2014. However there was a disparity between the guidance and the law which she was finding difficult to reconcile. Despite policy guidance from the Department of Communities and Local Government, the position was still unclear. Officers (Corporate Management Team) had therefore decided that the

Council should maintain the status quo as detailed in the recommendations with elections in 2015.

She went on to highlight some of the progress which had been made in terms of the electoral register, Council Tax records and the shadow split of the two parts of the Parish Council. She was also able to report that the present Clerk of Wiswell had agreed to also act as the shadow Clerk to Barrow Parish Council when formed. There was also a further complication in relation to the Whalley and Wiswell Joint Burial Ground Committee which she was currently looking into.

Members then discussed this matter at great length and sought to understand the implications of the proposals to move the elections back to 2015.

RESOLVED: That

1. Committee approve the decision made to date in particular confirm the Order (with the exception of some issues such as electoral arrangements) come into force on 1 April 2015;
2. and authorise the Council's Solicitor, in consultation with its Chief Executive and Leader, to continue progressing this matter.

(Councillor R Thompson then returned to the meeting.)

#### 742 DRAFT COMMITTEE TIMETABLE

The Chairman referred to two alternative Committee timetables which had been circulated at the meeting. One made slight alterations to that which had been included with the Committee papers, whilst the second actually removed one cycle of meetings entirely leaving five Committee cycles for 2013/14 and therefore giving Members a summer break in August.

Members then discussed this matter and pointed out the long gap between meetings of Planning and Development Committee in the third cycle of meetings.

RESOLVED: That Committee agree to adopt the five Committee cycle option but that an extra Planning and Development Committee be arranged in November 2013. The Committee timetable 2013/14 as now amended is included at Appendix A to these minutes.

#### 743 MEMBERS' ALLOWANCES

Committee were asked to agree the Council's scheme of Members' Allowances for 2013/14 financial year.

Committee were reminded that previously the independent panel had recommended that once agreed the basic allowance and dependent carers allowance should be increased annually in line with the increases in the national minimum wage each October and be introduced the following April. The basic allowance had increased by 1.8% based on the increase in the minimum wage in

October 2012. The new basic allowance was therefore £2,896. The new allowances are as set out below:

Basic Allowance	£2,896
Special Responsibility Allowances	
Leader of the Council	£14,480
Deputy Leader of the Council	£8,688
Leader of the Opposition	£8,688
Committee Chairmen	£5,792
Planning & Development Committee Chairman	£7,240
Service Committee Vice Chairmen	£2,896
Dependent Carers Allowance	£6.19 per hour

RESOLVED: That Committee agree the scheme of Members' allowances for 2013/14 as set out above.

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

#### 744 VOLUNTARY GRANT APPLICATIONS 2013/14

Members were asked to consider the allocation of voluntary sector grants as proposed by a sub-group of this Committee in accordance with the approved scheme. In November 2012 current recipients of voluntary grants had been sent application forms to be returned by the end of 2012. The criteria for such applications was set out for Members' information.

The Council had now received 17 applications requesting support of £164,172. The applications as submitted therefore exceeded the funding available by £65,000. This Council had received an extra grant for 2013/14 in recognition of the particular difficulties we face in providing services in rural areas. The grant known as the Efficiency Support for Services in Sparse Areas (ESSSA) was for £9,901. The Director of Resources has suggested that some of the grant applications could be supported from this extra funding because of the nature of their request.

The sub-group therefore recommended the grant allocations as follows:

Voluntary Organisation grants totalling	£89,250
ESSSA funded grants totalling	£9,500
Total:	<u>£98,750</u>

The working group further recommended that the total amount allocated for 2013/14 should be £100,000 and therefore they agreed to make a further grant of £1,250 to the Citizens Advice Bureau which would then increase their grant to £61,250.

Members agreed that when writing to successful applicants, officers should make clear that the ESSSA grant is likely to be a one-off grant.

RESOLVED: That Committee approve the allocation of grants as proposed by the Voluntary Grant sub-group as set out by Committee totalling £100,000.

(Councillors J Rogerson, N Walsh and A Yearling then returned to the meeting.)

#### 745 LONGRIDGE CCTV SYSTEM

The Community Development Officer introduced his reports and qualified the statement in his report relating to contributions made by Longridge Town Council in actual fact the issue of a contribution from Longridge Town Council had not, as yet, been raised with them and he apologised for that omission within the report. He also explained the absence of an appendix to his report which logged the usage of CCTV in Longridge. This had been omitted as the information available would need to be anonymised as the report was in the public domain.

He explained that the report basically dealt with two separate issues:

- The cost of repairing the current standalone system.
- The potential cost of beaming CCTV pictures over from Longridge to Clitheroe.

The report traced the history of Longridge CCTV and its funding and the fact that the system was in need of a radical overhaul. Funding would clearly be a central issue as none was immediately available.

Councillor Rogerson also gave an explanation of his involvement in the siting of two extra cameras on the Shay Lane Industrial Estate in 2011.

The second issue was the consideration and cost of beaming the pictures over to Clitheroe via three potential methods:

- Fibre optic.
- Broadband.
- Wireless.

Prices were provided for two of the three options on this with the broadband option still needing a final price. Here again, costs were considerable and no budgets could be readily identified.

Members then discussed the report in some detail and asked the number of financial and technical questions of officers.

RESOLVED: That

1. the future funding of Longridge CCTV system be delegated to the Chief Executive in consultation with the Chairman of this Committee, exploring the

funding avenues including writing to Longridge Town Council and the Police and Crime Commissioner for contributions; and

2. a report be made back to a future meeting of this Committee on progress.

746 TREASURY MANAGEMENT STRATEGY

The Director of Resources sought Member approval for the Council's Treasury Management Strategy for 2013/14 financial year. She reminded Members that Local Authorities were required to report on specific elements of their Treasury Management activities which were included in the Treasury Management Strategy or in its Treasury Management Policy and Practices. These are to be determined by the Treasury Management Code of Practice, the Prudential code which required local authorities to set up and revise Prudential indicators and publish actuals:

- the 2010 DCLG investment guidance for England Wales; and
- the requirements of international financial reporting standards.

The Council's Treasury Management Strategy covered the following areas:

- the current treasury position;
- the review of the prospects for interest rates;
- the Council's borrowing and debt strategy;
- the Council's investment strategy;
- capital programme financing strategy;
- limits on Treasury Management activities and Prudential indicators;
- current debt portfolio position;
- annual investment strategy.

\*\*\* RESOLVED: That Committee recommend to Council the Treasury Management Strategy as set out in Annex 1 of the report. \*\*\*

747 MONITORING REPORT ON VILLAGE AMENITY GRANTS

The Committee received a report detailing progress on the projects approved through the village amenity grants to allow further consideration of any underspend that may occur.

The report highlighted that 21 applications had been approved, totalling £116,224. Of that amount offered to projects through the grant scheme, £40,050 had been claimed to date thus leaving a potential slippage of £76,174 beyond April 2013. It was pointed out that in some cases projects had required phased payments to ensure delivery and this had been agreed in all relevant cases.

RESOLVED: That Committee

1. confirm that where projects are making progress but are likely to complete beyond April 2013 an additional six month period in which to claim their grant funding will be accepted; and
2. ask the Chief Executive to keep Committee informed of progress on this matter.

748 TREASURY MANAGEMENT POLICIES AND PRACTICES 2013/14

The Director of Resources asked Committee to review, approve and adopt the Treasury Management Policy Statements and Practices for 2013/14.

The Treasury Management Policies and Practices document governed the way the Council arranged its investments. It is reviewed on an annual basis to comply with the Chartered Institute of Public Finance and Accountancy (CIPFA) Code.

No changes had been made to the Treasury Management Practices since March 2012, however it was proposed to remove Northern Rock (Asset Management) PLC from the list of counterparties as the Fitch ratings had been withdrawn for this organisation.

RESOLVED: That Committee

1. review, approve and formally adopt the Treasury Management Policies and Practices document as attached to Annex 1;
- \*\*\* 2. recommend to Council the Treasury Management Policies and Practices 2013/14; and \*\*\*
3. approve the removal of Northern Rock (Asset Management) PLC from the list of investment counterparties.

749 REVIEW OF REVENUES AND BENEFITS DISCRETIONARY POLICIES

Committee were asked to agree updated policies for Discretionary Housing Payments (DHP) and Discretionary Council Tax and Business Rates discounts due to welfare reforms. Committee were reminded that the recent welfare reforms had made significant changes to this area and it was therefore necessary to review our current policies. DHP's could be awarded for both housing payments and Council Tax until 31 March 2013. The replacement of Council Tax benefit with localised Council Tax support schemes from 1 April 2013 meant that DHP's would no longer apply to Council Tax. Housing benefit reforms including social sector size criteria changes, local housing allowance, uprating and the benefit cap would mean that there would be a significant number of claimants facing shortfalls from April 2013.

The Government has recognised that Local Authorities would be faced with significantly increased applications from April 2013 and had therefore increased this Council's funding from £14,088 in this year to £46,969 for the forthcoming

year. However the Council estimated that this shortfall in housing benefit would exceed £200,000 and therefore we would only be able to provide assistance to a quarter of those affected. There would be a significant additional burden relating to the administration of DHP's from April 2013 and no additional funding had been provided for that.

RESOLVED: That Committee approve the revised policies detailed at Annex 1 and Annex 2 to the report.

#### 750 NATIONAL NON-DOMESTIC RATES WRITE-OFFS

The Head of Revenues and Benefits reported to Committee on write-offs to certain NNDR debts where it had been impossible to collect the amounts owed.

RESOLVED: That Committee approve the writing off of £71,488.56 of NNDR debts where it had not been possible to collect the amounts due.

#### 751 COMPLAINTS PROCEDURE REVIEW WORKING GROUP

The Community Development Officer reported on the progress being made by the Complaints Review Working Group which had been formed in September 2012. He also sought Committee approval to a number of proposed changes to the Complaints Procedure recommended by the Working Group. Those changes were as follows:

- All complainants must complete complaints form either on line or via a paper copy. The completed form would trigger the complaints procedure.
- Filtering criteria to be established. Filtering to be carried out by the Head of Legal and Democratic Services or the Community Development Officer and alternative staff to be identified if either the Head of Legal and Democratic Services or the Community Development Officer were conflicted.
- Director or Head of Service to be informed on receipt of complaint. They will be expected to make the necessary staff available to investigate the issues raised by the complainant.
- The need for guidance for staff involved in or the subject of a complaints investigation.
- Recommend the complainants be given one calendar month to move to stage 2 of the procedure from the date of receipt of the result of the investigation at stage 1.
- Amend complaints form to include an item about whether Ward Members should be notified about a complaint.
- Amend complaint form to make it clear that Councillors should not be lobbied.

- Complainants be given the opportunity to submit their own documents as part of a “joint bundle”. This to be ready for distribution to Panel Members at least 5 working days before Panel meets.
- Complainants to be advised that any presentation to a complaints panel should ideally take not more than 30 minutes.
- Decide how or if the Ward Member is to be informed of the outcome of the deliberations of the Panel.
- Consider the extension from 3-5 working days for the sending of the decision notice from the Complaints Panel.

RESOLVED: That Committee

1. note this report;
2. agree to the changes to both the complaints procedure and complaints leaflet detailed above; and
3. the revised complaints leaflet and supporting documents be submitted to the Working Group prior to introduction.

## 752 REVENUES AND BENEFITS GENERAL REPORT

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

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

He drew Members attention to the substantial increase in NNDR collection to date compared with the same period for 2011/12.

RESOLVED: That the report be noted.

## 753 INDIVIDUAL ELECTORAL REGISTRATION

Members received a report about changes which would be made to the electoral registration system when Individual Electoral registration (IER) was introduced in July 2014.

The main changes arising from IER were that

- electors must register individually from 2014;
- the information provided as part of their application must be verified before it is added to the register;
- electors will have to provide more information than at present. In addition to their name and address they will have to provide their National Insurance Number and date of birth. The annual canvass for Autumn 2013 would be delayed and will now take place from October until February 2014. In addition there were transitional arrangements to manage the change to IER commencing July 2014 to enable the first full IER register to be published on the 1 December 2014.

RESOLVED: That Committee note the transition from the current electoral registration system to IER and changes to the annual canvass arrangements for 2013.

#### 754 MEALS ON WHEELS AND LUNCHEON CLUBS UPDATE

Committee received a report on the latest developments on the Meals on Wheels and Luncheon Club provision that this Council and Lancashire County Council currently financially support. Currently the personalised social care team at Lancashire County Council provide people with a choice of Meals on Wheels provision. Referrals to the WRVS service had dropped significantly as historically the criteria for accessing the WRVS service is that citizens must meet the "fair access to care services" criteria which meant that they now only referred individuals with substantial and critical need they no longer refer individuals with moderate need. This Council only provided financial support towards the provision of the Meals on Wheels service within the borough where Meals on Wheels were still provided by WRVS. The WRVS currently provide 5 Meals on Wheels services in the borough providing 5,230 hot meals to 29 individuals.

The County Council had given a clear indication that they are likely to withdraw their grant funding towards the costs borne by this Council for Meals and Wheels and Luncheon Clubs.

A needs analysis would be undertaken by Lancashire County Council in collaboration with Ribble Valley Borough Council.

RESOLVED: That the report be noted and that further reports would be brought back to this Committee as the review work by Lancashire County Council and this Council develops.

Also that the matter be referred to the Council's Health and Wellbeing Group.

#### 755 MINUTES OF BUDGET WORKING GROUP

Committee received the minutes of the Budget Working Groups held on 16 and 24 January 2013.

756 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next items of business being exempt information under Categories 1 and 7 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

757 NNDR WRITE-OFFS

The Head of Revenues and Benefits submitted a report detailing individuals who had either gone away or had been made bankrupt and asking the Council to write-off these National Non-Domestic Rate debts where it had been impossible to collect the amount of owing.

RESOLVED: That the Council write-off £39,877.04 of NNDR debts where it had not been possible to collect the amounts due.

758 BANKING ARRANGEMENTS 2013/15

Committee received a report from the Director of Resources on the proposed bank charges for the period 1 April 2013 to 31 March 2015.

RESOLVED: That the report be noted.

The meeting closed at 8.05pm.

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

## APPENDIX A

Effective from  
14 May 2013 – 13 May 2014

MEETINGS	Day	TIME	1ST CYCLE 2013	2ND CYCLE 2013	3RDCYCLE 2013	4TH CYCLE 2014	5TH CYCLE 2014
Community Services	Tues	6.30pm	21 May	3 Sept	22 Oct	14 Jan	11 March
Planning and Development	Thurs	6.30pm	23 May	18 July / 15 Aug	10 Oct / 7 Nov	16 Jan	13 March
Personnel	Wed	6.30pm	5 June	4 Sept	23 Oct	22 Jan	19 March
Health & Housing	Thurs	6.30pm	30 May	29 Aug	31 Oct	23 Jan	20 March
Policy & Finance	Tues	6.30pm	11 June	10 Sept	12 Nov	28Jan/11 Feb	25 March
Parish Liaison	Thurs	6.30pm	20 June	5 Sept	14 Nov	30 Jan	27 March
Licensing	Tues	6.30pm	18 June	17 Sept	29 Oct		18 March
Planning & Development	Thurs	6.30pm	6 + 13 June	12 Sept	12 Dec	13 Feb	10 April
Accounts & Audit	Wed	6.30pm	26 June	28 Aug	20 Nov		2 April
Full Council	Tues	6.30pm	16 July	1 Oct	10 Dec	4 Mar	29 April

2013  
Offices Closed

Spring Bank : 27 May 2013  
August Bank : 26 August 2013  
Christmas : 25 - 31 December 2013

Annual Council : 14 May 2013

2014  
Offices Closed

New Year : 1 January 2014  
Good Friday : 18 April 2014  
Easter Monday : 21 April 2014  
May Day : 5 May 2014

Annual Council : 13 May 2014

**SUBJECT TO FINAL APPROVAL AT THE ANNUAL MEETING ON 14 MAY 2013**

## Minutes of Accounts & Audit Committee

Meeting Date: Wednesday, 27 March 2013 starting at 6.30pm  
Present: Councillor J B Hill (Chairman)

Councillors:

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

In attendance: Chief Executive, Head of Financial Services, Head of Legal and Democratic Services and Georgia Jones (Grant Thornton).

### 759 APOLOGIES

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

### 760 MINUTES

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

The Head of Financial Services referred to Minute 497 with regards to the Audit fee and informed Councillors that a further rebate of £5,640 had been received on the 2012/13 fees.

The Chairman also referred to Minute 501 and informed Georgia Jones that he had been kept fully informed with regard to this internal investigation.

### 761 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

### 762 PUBLIC PARTICIPATION

There was no public participation.

### 763 CLOSURE OF ACCOUNTS TIMETABLE 2012/2013

The Director of Resources submitted a report reminding Members of the statutory requirement to close down our accounts by 30 June 2013 and to publish them including any certificate, opinion or report issued by the auditor by the 30 September 2013 and to inform Committee of the benefits of closing down the accounts by these deadlines, in particular the good governance aspects. He highlighted the principle matters covered in the Accounts and Audit Regulations 2003 and 2006 and the further amendments made in 2009 and more recently consolidated in 2011. This included important procedural requirements as well as governance issues. The Head of Financial Services highlighted the principle

matters covered by the regulations relevant to accounts preparation and the various responsibilities. He highlighted the issues facing Ribble Valley which included budget pressures, some practical issues, resource implications and a timetable that must be strictly adhered to in order to achieve the deadlines required.

RESOLVED: That Committee endorse the suggested approach for the closure of the 2012/2013 accounts.

764 INTERNAL AUDIT ANNUAL PLAN 2013/2014

The Director of Resources submitted a report informing Committee of the Internal Audit Plan for 2013/2014. This included the various audit areas and the planned number of working days for each of these areas. A brief explanation was given as to how the audit plan is arrived at following consultation with Directors, Heads of Service and Grant Thornton. It was also highlighted that with regard to risk management, the internal audit team would continue to have a monitoring role.

Members asked various questions with regard to the audit areas covered and in particular how the new plan compared with last year's plan.

RESOLVED: That Committee approve the 2013/2014 Internal Audit Plan as outlined.

765 INTERNAL AUDIT PROGRESS REPORT 2012/2013

The Director of Resources submitted a report outlining progress on the internal audit work for 2012/2013. A table setting out the assurance opinions issued from the audits carried out was included for Members information.

RESOLVED: That the report be noted.

766 AUDIT PLAN 2012/2013

Georgia Jones (Grant Thornton) introduced the External Audit Plan for 2012/2013. She highlighted the areas covered by the plan which included the responsibilities of Grant Thornton, understanding the business, developments relevant to the business and audit focused on risks, significant generic risks identified, results of interim audit work which included internal audit, walk-through testing, review of information technology controls and journal entry controls, as well as value for money and fees and independence. She went into some detail as to how the fees were arrived at and in particular the grant certification fee.

Members asked that a briefing paper be produced on the value for money element of the audit for the next meeting.

RESOLVED: That the report be noted.

767 CERTIFICATION WORK REPORT 2011/2012

Georgia Jones presented a report on the certification of claims and returns. The report referred to the large sums of public money in grants and subsidies local

authorities receive from central government and other grant paying bodies and the returns they are required to complete providing financial information to government departments. They had certified two claims and returns for the financial year 2011/2012 relating to expenditure of £22 million. This was with reference to housing and council tax benefits and national non domestic rates returns. She informed Committee that there were a number of amendments required to the housing and council tax benefit grant claim as a result of the audit and a number of recommendations had been made to the Council in compiling accurate and timely claims for certification. Further meetings would be taking place between the auditors and the staff in that section. Committee requested to be informed on the outcome of the discussions and changes that were to take place in this regard.

RESOLVED: That the report be noted.

#### 768 RISK MANAGEMENT – UPDATE ON RED RISKS

The Director of Resources submitted a report for Committee's information with an update on the current areas of high risk for the Council as identified on the Risk Register.

At the time of reporting to Committee, there was only one red risk on the Council's Risk Register which was the same as reported to Committee at its meeting on 28 November 2012 and related to the delivery of the Council's paper and cardboard waste to Lancashire County Council's PFI facility. The risk status currently remained unchanged from that reported at the last meeting. He reminded Committee that this item was regularly reported and considered by Community Committee.

RESOLVED: That the report be noted.

#### 769 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.30pm.

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

## Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 28 March 2013 starting at 6.30pm  
Present: P Young (Chairman)

### Councillors:

P Ainsworth	C Ross
I Brown	I Sayers
S Hore	G Scott
G Mirfin	R Swarbrick
R Newmark	D Taylor
M Robinson	

### Parish Representatives:

D Bland	Aighton Bailey & Chaigley
E Miller	Bowland Forest (Lower)
K Winstanley	Bowland Forest (Higher)
C Aspen	Bowland Forest (Higher)
H Douglas	Chatburn
A Schofield	Clayton-le-Dale
B Redhead	Clayton-le-Dale
A Yearing	Clitheroe
R C Ashton	Downham
J Cowling	Grindleton
N Walsh	Mellor
S Rawsthorne	Paythorne & Newsholme
C Pollard	Read
A Mashiter	Read
A Ormand	Ribchester
M Calvert	Sabden
J Shorter	Sabden
G Molloy	Simonstone
R Hirst	Simonstone
R K Jackson	Waddington
A Bristol	West Bradford
M J Huyton	Whalley
T Gaffney	Wilpshire
R Bemner	Wilpshire

In attendance: Chief Executive, Head of Regeneration and Housing, Head of Engineering and Richard Wilson.

770

### APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Borough Councillors R Hargreaves and T Hill and from the following Parish Representatives:

S Harvard	Billington & Langho
B Dowles	Bolton-by-Bowland, Gisburn Forest & Sawley
M Ranson	Grindleton & West Bradford
C Parkinson	Hodder Valley
A Hutchinson	Hothersall
S Priest	Longridge
T Nelson	Ramsgreave
C Ansbro	Thornley-with-Wheatley
K Staines	Waddington

771 MINUTES

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

772 MATTERS ARISING

There were no matters arising.

773 ARMED FORCES COMMUNITY COVENANT

Councillor Jim White, the Council's Armed Forces Champion, informed Committee of the background to the Community Covenant and how this had been established across the country. He explained what the Community Covenant means and in particular to Ribbles Valley and how it was his role to particularly encourage Parish Councils to get involved. He informed Committee that it was an obligation that involved the whole of society and includes voluntary charitable bodies, private organisations and actions of individuals in supporting the armed forces. It was a recognition of those who had performed military duty and demonstrate the value of their contribution. Over the next two years, there would be approximately 6000 personnel and families returning to the north west who would need support. He informed Committee what the Borough Council already do in support of the armed forces, the things that were currently ongoing and ideas of other ways in which support could be given.

RESOLVED: That the report be noted.

774 GREEN BINS AND FOOD WASTE

The Head of Engineering Services gave a brief presentation on the roll out of the larger bins for green and food wastes. He explained that later in the year, all properties with a green 140 litre bin will, if they present it on the appointed day, have it swapped for a green 240 litre bin free of charge. Properties that currently do not have a green 140 litre bin will have one delivered to them free of charge that will be for their food wastes. He pointed out that it was important if residents did not want to participate in this scheme, that they must opt out. There was a wide range of methods in which they could do this if they wanted to exercise this option. Several ways of informing residents of the changes and encouraging them to participate were currently being carried out.

Members asked various questions with regard to the swap over of the bins and welcomed the initiative.

775 THINK JESSICA CAMPAIGN

The Chief Executive submitted a report for Committee's information making them aware of the Think Jessica Campaign aimed at awareness raising of scams, particularly aimed at protecting the vulnerable and the elderly in our area. This was a registered charity supported by numerous agencies including Trading Standards, Police and Citizens Advice Bureau. He informed Committee that Lancashire residents lose around £64 million pounds to fraud every year and this is money which is being used to fund serious crime. There was a suggestion to stage a Think Jessica event in July 2013.

Parish Members were particularly supportive of this campaign in that by raising awareness, particularly amongst the elderly and vulnerable, it was hoped that people would be more aware and better equipped to avoid scams in the future. It was felt that information could be circulated into established social groups, eg luncheon clubs, Little Green Bus, throughout the Ribble Valley.

RESOLVED: That Bill Alker and David Ingham be asked to look at ways to convey the message out across the borough.

776 SMOKE FREE PLAY AREAS

The Director of Community Services submitted a report for Committee's information of an initiative being promoted by NHS East Lancashire to encourage people not to smoke in and around children's play areas. The NHS East Lancashire was promoting a range of initiatives aimed at encouraging people to give up smoking and the aim of this particular project was to raise awareness amongst adults of the dangers of smoking in the presence of children from both a direct health risk and from the perspective of role models. The Borough Council had recently been working with local primary schools to design a sign that would be placed at the entrance of all its play areas, to present a message from children to adults to encourage them not to smoke around play areas. The winning sign had been designed by Toby Greenhalgh from Sabden Primary School.

The Council would like to encourage all parishes who have play areas to also erect signs. These would be provided free of charge on the understanding that the Parish bears the cost of installation. Should any Parish wish to participate, then they should contact [chris.hughes@ribblevalley.gov.uk](mailto:chris.hughes@ribblevalley.gov.uk).

777 CORE STRATEGY

The Head of Regeneration and Housing gave the Committee a brief update on the position with regard to the Core Strategy. He informed Committee that it had been submitted last September and had been suspended by the Inspector for evidence to be updated. This information was to be provided by the end of June when the Examination would be re-opened.

778

## PEOPLE POWER PROJECT

Richard Wilson informed Committee of the People Power project which was an energy switching scheme that the community were being encouraged to sign up to in order to save money on energy bills. People were being asked to sign up before 8 April 2013 after which time they would be a reverse option by the utility providers which would hopefully ensure cheaper rates for energy. There was no obligation by signing up but the more people that sign up to the offer, the better chance that utility providers would offer a better rate. The contract would still be with the supplier and it would be for a fixed term period of 12 months.

779

## MATTERS BROUGHT FORWARD BY PARISH COUNCILLORS

- a) Parish Council Precepts – The Chief Executive updated the Parishes with regard to the introduction of Council Tax support and how this would affect them with regard to their Parish precepts. He referred to a letter that the Head of Finance had written to all the parishes asking them to take into consideration when calculating their precept, the grant that they would receive with regard to Council Tax support.
- b) Bulk purchasing of fuel on a community basis – this subject had been covered by the People Power scheme.
- c) Satnav Problems – Sabden Parish Council again referred to problems they were having with heavy vehicles using small country roads when following Satnav instructions. Reference was made to some signage that had appeared but it was requested that a unified approach from the Ribble Valley Borough Council to Lancashire County Council would perhaps be more successful with regard to additional signage. The Head of Engineering Services informed Committee that he would raise the issue at the Ribble Valley Traffic Management meeting that he was attending in April.
- d) Online Planning Application Tracker – IT Problems – the Chief Executive explained how the planning application tracker system works in that it is like a shortcut to be able to follow a particular application but one that the individual must check themselves on a regular basis. He did however acknowledge that there was currently a delay in updating the planning website and that hopefully this would be rectified soon.
- e) State of the roads – the representative for Bowland Forest (Higher) suggested that the Parish Councils' Liaison Committee was a good forum for a joint approach to the Lancashire County Council. He acknowledged that priority was given to A and B roads throughout the county but reminded Committee that the roads in the Bowland area are all C roads but that they are their main roads used by tourists, buses etc. Not only was the state of the roads having a detrimental effect on tourism and local businesses, but they were also a danger to cars and cyclists.

This was a problem throughout the borough and it was felt that the following action should be taken.

1. A robust representation should be made to County Councillor Tim Ashton and Joe Turton at Lancashire County Council and to Nigel Evans MP to recognise the need for remedial works to C roads.
2. The matter be raised at the Three Tier Forum.
3. The Head of Engineering Services would raise it at the Traffic Management meeting he was attending in April.
4. That a representative from Lancashire County Council be invited to attend Parish Councils' Liaison Committee.

780

#### DATE AND TIME OF NEXT MEETING

The next meeting of this Committee would be held on Thursday, 20 June 2013 starting at 6.30pm.

The meeting closed at 8.30pm.

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

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 11 April 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 Yearing

In attendance: Head of Planning Services and Head of Legal and Democratic Services.

Also in attendance: Councillors R Bennett, J Hill, K Hind, A Knox and M Robinson.

### 781 APOLOGIES

There were no apologies for absence from the meeting.

### 782 MINUTES

The minutes of the meeting held on 14 March 2013 were approved as a correct record and signed by the Chairman.

### 783 DECLARATIONS OF INTEREST

Councillors S Carefoot and J White declared an interest in respect of planning application 3/2013/0088/P – proposed new dwelling on land adjacent to 26 Dilworth Lane, Longridge.

### 784 PUBLIC PARTICIPATION

There was no public participation.

### 785 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2013/0079/P (GRID REF: SD 377471 437245)  
APPLICATION TO CHANGE CONDITION NO. 3 OF PLANNING APPLICATION 3/2010/0113/P TO INCORPORATE REVISED DRAWINGS SHOWING TREE REFERENCE T21 REMOVED AND CONDITION NO. 10 (3/2010/0113/P) TO BE CHANGED TO INCORPORATE REVISED PROPOSALS FOR SYCAMORE TREE REFERENCE T21 TO BE REMOVED. LAND ADJACENT TO WHALLEY ROAD, SABDEN

GRANTED to allow the variation of Condition no's 3 and 10 of 3/2010/0113/P to read:

3. The permission shall relate to the development as shown on Plan Drawing No's 8056(0)03 Rev. F, 8056(0)04 Rev. F, 8056(0)06 Rev. D1, 8056(0)20 Rev. G1, 8056(0)23, 8056(0)24, 8056(0)25 Rev. C1 and 412A -12A.

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

10. Prior to the commencement of any site works, an Arboricultural Method Statement and Tree Protection Plan and Monitoring Procedure, including a time scale for site visits and remedial tree works, shall be supplied to and agreed in writing with the local planning authority. 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 and the landscape proposals plan 412A-12A shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing and implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun. The root protection zone 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble. During the building works, no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone. No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor. Following the removal of the Sycamore tree identified T21 in the Tree survey for Arboricultural Constraints Plan dated 3 October 2009 (updated 26 November 2012), a suitable replacement/planting scheme shall be submitted to and approved in writing by the LPA. The tree(s) shall be planted in the first planting season prior to the completion of the development.

REASON: In order to ensure that any trees affected by development and considered to be of visual amenity, historic or botanical value are afforded maximum physical protection

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

2. APPLICATION NO: 3/2013/0088/P (GRID REF: SD 360911 437381)  
PROPOSED NEW DWELLING ON LAND ADJACENT 26 DILWORTH LANE,  
LONGRIDGE, LANCASHIRE, PR3 3ST

(The Head of Planning Services commented on late observations which had been received from United Utilities stating they had no objections and also inserting a condition in relation to soakaways and drainage).

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Plan Drawing No's 2599-001, 2599-002 and 2599-003.

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

3. Notwithstanding the submitted details on the plans, 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.

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

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings", and Policy DME1 of Regulation 22 Submission Draft Core Strategy and guidance to the NPPF.

5. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviers, or other approved materials.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DME1 of Regulation 22 Submission Draft Core Strategy and guidance in the NPPF. To prevent loose surface material from being carried

on to the public highway thus causing a potential source of danger to other road users.

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

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DME1 of Regulation 22 Submission Draft Core Strategy and guidance in the NPPF. To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

7. Notwithstanding the trees highlighted to be removed, all other trees and hedgerows on the site shall remain so in perpetuity. Should the current and/or future development of the site necessitate their removal, the Local Planning Authority, prior to their removal, shall otherwise agree suitable replacements and landscape screening on the boundaries in writing.

REASON: In order to retain a suitable screen between the adjacent neighbouring properties, and in the interests of protecting residential amenity. 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.

8. 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.

9. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees and hedgerows 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.

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

REASON: In the interests of the amenity of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DME1 of Regulation 22 Submission Draft Core Strategy and guidance in the NPPF.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan, the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings” and Policy DME1 of Regulation 22 Submission Draft Core Strategy and guidance in the NPPF.

12. The dwelling hereby approved shall be constructed with its east facing elevation windows obscurely glazed, details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences; and also fitted with restrictors limiting the degree of opening of

each opening light to not more than 45°. Thereafter it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

REASON: In order to protect nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DME1 of Regulation 22 Submission Draft Core Strategy and guidance in the NPPF.

#### INFORMATIVES

1. No building material or rubbish must find its way into the watercourse.
2. The foul drainage from the proposed development shall be discharged to a septic tank and soak away system which meets the requirements of British Standard BS6297:1983, there shall be no connection to any watercourse or land drainage system and no part of the soak away system is situated within 10m of any ditch or watercourse or within 50m of any well, borehole or spring.
3. The applicant should ensure that the land proposed for the soak away has adequate permeability in accordance with BS6297:1983.
4. This consent does not give approval to a connection being made to the County Council's highway drainage system.
5. Ribble Valley Borough Council imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

(Mr Bamber spoke in favour of the above application. Mr Richards spoke against the above application. Councillor Hind was given permission to address the Committee).

(Councillors S Carefoot and J White returned to the meeting)

3. APPLICATION NO: 3/2013/0091/P (GRID REF: SD 377286 449547)  
PROPOSED EXTENDED CAR PARK AREA AT HOLDEN CLOUGH NURSERY,  
HOLDEN, BOLTON-BY-BOWLAND

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing No 7007REVA.

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

3. Whilst indicative landscaping/screening is shown on the submitted plan, the development hereby permitted shall not be commenced until more precise 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 scheme shall include more precise details (ie number of plants, spacing and size on planting) of the screen planting along the western site boundary shown in illustrative form on drawing number 7007REVA.

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 visual amenity and the amenities of nearby residents and to comply with Policies G1 and ENV1 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.

4. Prior to the commencement of any development works including delivery of surfacing materials and any ground clearance/preparation works, all trees identified for retention in the landscaping scheme required by Condition No.3 of this permission shall be protected with a root protection area in accordance with the BS5837 [Trees in Relation to Construction]. Details of a tree protection monitoring schedule shall also be submitted to and agreed in writing by the Local Planning Authority before any site works are begun. The monitoring schedule shall then be implemented in accordance with the agreed details.

The root protection area shall remain in place until all works on the construction of the approved car park extension has been completed and all excess materials have been removed from site including soil/spoil and rubble. During the works no excavations or changes in ground levels shall take place and no materials/spoil/soil/rubble shall be stored or redistributed within the protection zone. In addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented without prior written permission of the Local Planning Authority, which will only be granted when the Authority is satisfied that it is necessary, will be in accordance with

BS3998 for tree work and will be 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

#### NOTE

1. The applicant is advised that this planning permission does not authorise the display of any of the signs, the positions of which are indicated on submitted drawing number 7008. The applicant is therefore further advised that precise details of these signs (ie their size, content and means of illumination – if any) should be submitted to the Local Planning Authority prior to their display on site, so that the Local Planning Authority can advise whether all or any of the signs need to be the subject of a separate application for Advertisement Consent.

4. APPLICATION NO: 3/2012/1092/P (GRID REF: SD 373187 440761)  
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 140UNITS WITH PRIMARY ACCESS OFF HENTHORN ROAD WITH ALL OTHER MATTERS RESERVED. LAND OFF HENTHORN ROAD, CLITHEROE, LANCASHIRE.

(The Head of Planning Services reported that the Highways Authority had withdrawn their objection in relation to highway matters and in relation to air quality, the Environmental Health Officer had some reservations in relation to data submitted).

REFUSED for the following reason(s):

1. 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) could be assessed in association with similar considerations regarding other potential greenfield development sites.

(Mr Smith spoke in favour of the above application. Councillor M Robinson spoke on behalf of Clitheroe Town Council against the proposal. Councillor A Knox was also given permission to speak on this item).

5. APPLICATION NO: 3/2012/1101/P (GRID REF: SD 377133435013)  
PROPOSED DEMOLITION OF THE EXISTING DWELLING AND REDEVELOPMENT OF THE SITE FOR RESIDENTIAL USE INCLUDING 16 HOMES AT THE WHINS, WHINS LANE, READ

(The Head of Planning Services commented in relation to education issues and a request for an alteration to a planning condition relating to sustainability code of the proposed building).

That the application be DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a legal agreement within a period of 6 months from the date of this decision in the terms outlined in the Section 106 Agreement sub-heading within this report and 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 proposal as shown on drawing No's 6388/P04D, P05E, P06B, P07A, P08B and P09B.

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

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

REASON: To ensure that satisfactory access is provided to the site before construction work commences and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed estate road from the continuation of the nearer edge of the carriageway of Whins Lane to points measured 43m in each direction along the nearer edge of the carriageway of Whins Lane, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the street junction or site access and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft.

5. Before the construction work commences facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

REASON: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft.

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

REASON: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft.

7. No part of the development hereby approved shall be occupied or opened for trading until all the off-site highway works have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft.

8. Notwithstanding the submitted plans, all garage doors shall be located at least 5.5m back from the highway boundary at all times and the garages and driveways shall thereafter be kept clear and used only for the parking of private motor vehicles and bicycles.

REASON: to ensure satisfactory off street parking arrangements are preserved at all times and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft.

9. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk and Drainage Assessment – The Whins, Read, (Ref 880302R1 [02] October 2012). The mitigation measures shall be fully implemented prior to occupation and/or in accordance with the timing/phasing

arrangements embodies within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

REASON: To prevent and mitigate the risk of flooding both on and off site by ensuring the satisfactory storage/disposal of surface water from the site in accordance with the requirements of the National Planning Policy Framework.

10. No development shall take place until the surface water drainage scheme for the site (based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development) has been submitted to and approved in writing by the Local Planning Authority.

The drainage strategy shall demonstrate that the surface water un-off generated up to and including the 1:100 year plus climate change critical storm will not exceed the run-off from the developed site following the corresponding rainfall event. The drainage scheme shall subsequently be implemented in accordance with the approved details prior to the buildings being occupied.

REASON: To prevent and mitigate the risk of flooding both on and off site by ensuring the satisfactory storage/disposal of surface water from the site in accordance with the requirements of the National Planning Policy Framework.

11. The development shall be carried out in compliance with all the mitigation and tree protection measures detailed in the submitted Ecological Survey and Evaluation Report by Pennine Ecological dated October 2012 and the Arboricultural Impact Assessment by Bowland Tree Consultancy Ltd (BTC344 dated 31 October 2012).

REASON: In order to reduce the impact of the development on biodiversity, and protect those trees that are to be retained from the potential adverse effects of development, and to safeguard the natural habitats of those species of conservation concern, in accordance with Policies G1, ENV1 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN2 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft.

12. The landscaping of the site and its future maintenance shall be carried out in compliance with submitted drawing No 310/02REVA and the five year landscape maintenance plan by Firewall Landscape Consultants Ltd dated November 2012 that was submitted with the application.

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 to 2028 Regulation 22 Submission Draft.

13. The approved dwellings shall achieve a minimum Level 3 of the Code for sustainable homes. No dwellings shall be occupied until a final code certificate has been issued for it certifying that code Level 3 has been achieved.

REASON: In order to encourage an energy efficiency development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 Regulation 22 Submission Draft.

## NOTES

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Ribble Valley District Highways Office, LCC Highways Area East, Riddings Lane, Whalley BB7 9RW (Tel: 08450 530011) in the first instance to ascertain the details of such an agreement and the information to be provided.
2. Before construction work commences, the developer should contact Eddie Mills, Ribble Valley District Highways Office, LCC Highways Area East, Riddings Lane, Whalley BB7 9RW (tel. 08450 530011) and quote the planning application number, in order to discuss and agree the access for construction traffic and times of working.
3. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Ribble Valley District Highways Office, Lancashire County Council, Riddings Lane, Whalley BB7 9RW (tel. 0845 0530011) and quote the planning application number.

(Mr Carr spoke in favour of the above application. Mr Medlock spoke against the above application. Councillors R Bennett and J Hill were given permission to speak on this item).

6. APPLICATION NO: 3/2013/0035/P (GRID REF: SD 372830 441082)  
PROPOSED RESERVED MATTERS APPLICATION FOR UP TO 270 RESIDENTIAL DWELLINGS, A DOCTORS SURGERY, LANDSCAPE, OPEN SPACE, HIGHWAYS AND ASSOCIATED WORKS AT LAND OFF HENTHORN ROAD, CLITHEROE.

(The Head of Planning Services commented on a late item in relation to changes in house types and changing condition 1 giving a range of alterations. He also reported about six extra letters of objection).

Committee were mindful in relation to the issue contained within the report in relation to the Section 106 Agreement and a requested contribution of £214,334 and Committee agreed that this reference should now be amended to read:

That the application be DEFERRED and DELEGATED to the Director of Community Services for approval following the receipt of satisfactory additional landscaping details and amended House Type floor plans subject to the following condition(s):

1. This permission shall be implemented in accordance with the proposals as detailed on drawings:

- 01: TW/HR/SL/01 Rev M – Composite Site layout - Amended 25<sup>th</sup> March 2013.
- 02: TW/HR/SL/03 Rev a – Storey Height Plan - Amended 22<sup>nd</sup> March 2013.
- 03: TW/HR/SL/04 Rev B – Materials Distribution Plan - Amended 22<sup>nd</sup> March 2013.
- 04: Dwg No.4271.07 – Landscape Structure Plan, Public Open Space (1of 2) - Amended 22<sup>nd</sup> March 2013.
- 05: Dwg No.4271.08 – Landscape Structure Plan, Public Open Space (1of 2) - Amended 22<sup>nd</sup> March 2013.
- 06: TW/HR/FBTP/01 – Front Boundary Treatment Plan - Amended 22<sup>nd</sup> March 2013.
- 07: SD/Heath/001 Rev B – Proposed Slab Levels - Amended 22<sup>nd</sup> March 2013.
- 08: Street Elevations & Site Sections - Amended 22<sup>nd</sup> March 2013.
- 09: Bus Stop Details - Amended 22<sup>nd</sup> March 2013.
- 10: TW/HR/HT/Gar/1 – Single Garage Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 11: TW/HR/HT/Gar/2 – Single Garage Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 12: TW/HR/HT/Gar/3 - Double Garage Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 13: TW/HR/HT/Gar/4 – Double Garage Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 14: TW/HR/HT/Gar/5 – Double Garage Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 15: TW/HR/HT/Gar/6 – Triple garage Plans & Elevations - Amended 22<sup>nd</sup> March 2013.
- 16: TW/HR/HT/A/2B – House Type A Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 17: TW/HR/HT/B/2B – House Type B Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 18: TW/HR/HT/C/2B – House Type C Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 19: TW/HR/HT/D/01B – House Type D Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 20: TW/HR/HT/DWC/01 – House Type D Wren Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 21: TW/HR/HT/E/01B – House Type E Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 22: TW/HR/HT/F/01B – House Type F Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.

- 23: TW/HR/HT/G/01B – House Type G Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 24: TW/HR/HT/H/01B – House Type H Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 25: TW/HR/HT/I/01B – House Type I Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 26: TW/HR/HT/J/01B – House Type J Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 27: TW/HR/HT/HH/0 – House Type Heron House Plans & Elevations Render - Amended 22<sup>nd</sup> March 2013.
- 28: TW/HR/HT/K/01B – House Type K Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 29: TW/HR/HT/BH/01 – House Type Bridge House Plans & Elevations Render - Amended 22<sup>nd</sup> March 2013.
- 30: TW/HR/HT/L/01B – House Type L Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 31: TW/HR/HT/M/01B – House Type M Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 32: TW/HR/HT/NO/01 – House Type N/O Plans - Amended 22<sup>nd</sup> March 2013.
- 33: TW/HR/HT/NO/02 – House Type N/O Elevations Brick/Render - Amended 22<sup>nd</sup> March 2013.
- 34: TW/HR/HT/P/01 – House Type P Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 35: TW/HR/HT/PE/01 – House Type PE Elevations Render - Amended 22<sup>nd</sup> March 2013.
- 36: TW/HR/HT/PE/02 – House Type PE Plans - Amended 22<sup>nd</sup> March 2013.
- 37: TW/HR/HT/Q/01 – House Type Q Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 38: TW/HR/HT/R/01 – House Type R Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 39: TW/HR/HT/S/01 – House Type S Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 40: TW/HR/HT/T/01 – House Type T Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 41: TW/HR/HT/TGH/01 – House Type The Gatehouse Plans & Elevations Render - Amended 22<sup>nd</sup> March 2013.
- 42: TW/HR/HT/U/01 – House Type U Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 43: TW/HR/HT/V/01 – House Type V Plans & Elevations Render - Amended 22<sup>nd</sup> March 2013.
- 44: TW/HR/HT/W/01 – House Type W Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 45: TW/HR/HT/X/01 – House Type X Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 46: TW/HR/HT/Y/01 – House Type Y Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.
- 47: TW/HR/HT/Z/01 – House Type Z Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 48: TW/HR/HT/AA/01 – House Type AA Plans & Elevations Stone/Brick - Amended 22<sup>nd</sup> March 2013.

- 49: TW/HR/HT/BB/01 – House Type BB Plans & Elevations Stone - Amended 22<sup>nd</sup> March 2013.
- 50: TW/HR/HT/CC/01 – House Type CC Plans & Elevations Stone/Brick - Amended 22<sup>nd</sup> March 2013.
- 51: TW/HR/HT/DD/01 – House Type DD Plans & Elevations Brick - Amended 22<sup>nd</sup> March 2013.

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

- 2. The approved landscaping scheme submitted with this application shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those original 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 Regulation 22 Submission Draft.

- 3. 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 for that phase have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site 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. The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

- 4. Notwithstanding the submitted details no development approved by this permission shall be commenced until design details and specifications of the internal streetscape and its associated lighting, street furniture, walls, fencing and boundary treatments has been submitted to and approved in writing by the Local Planning Authority. The works shall then be completed in accordance with approved details.

REASON: In the interests of the visual amenities of the area in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide local Plan and

Policies DMG1 and DMG2 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DME4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location.

6. No development shall take place until details of the children's play area, as indicated on drawing TW/HR/SL/01 (Amended 22<sup>nd</sup> march), shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DME4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location.

6. No development shall take place until detailed plans and elevations of the proposed sub-station and foul water pumping station, as indicated on drawing TW/HR/SL/01 (Amended 22<sup>nd</sup> march), shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DME4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location.

## NOTES

1. The applicant's attention is drawn to conditions attached by planning consent 3/2010/0719/P and the informatives that apply equally to this consent.
2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserved the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Executive Director at PO Box 9, Guild House, and Cross Street, Preston PR1

8RD in the first instance to ascertain the details of such an agreement and the information to be provided.

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

7. APPLICATION NO: 3/2013/0113/P (GRID REF: SD 370946 434979)  
PROPOSAL FOR 25 NO AFFORDABLE HOMES TO LAND OFF PETRE WOOD  
CLOSE INCLUDING ASSOCIATED LANDSCAPING AND PUBLIC FOOTPATH  
DIVERSION AT PETRE WOOD CRESCENT, LANGHO

The Head of Planning Services referred to additional items.

Committee agreed to revise the wording in relation to the Section 106 Agreement where a requested education contribution of not more than £214,334 or such lesser figure as can be agreed should be included.

That the application be DEFERRED and DELEGATED to the Director of Community Services for approval of a legal agreement within a period of six months from the date of this decision and as outlined in the Section 106 Agreement sub heading within the report and 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 proposal as shown on drawing No's 11-1767-P01A, P03B, P04A, P05A, P06A, P07A and P08.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2028 to 2018 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4. No dwellings shall be occupied until all recommendations and mitigation measures contained in Section 7 of the Geo-environmental Investigation and Risk Assessment report dated 15 March 2013 by LK Consult Ltd (Ref LKC 12 1001) have been fully implemented to the satisfaction of the Local Planning

Authority in consultation with the Environment Agency; and the Local Planning Authority has confirmed in writing to the developer that these requirements have been fully satisfied.

REASON: To prevent pollution of the water environment and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2028 to 2018 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

5. The dwellings hereby permitted shall be constructed to the Code for Sustainable Homes Level 3 and the development shall follow the government's preferred hierarchy (first set out in the 2008 Zero Carbon Homes Definition) following an energy efficiency 'fabric first' approach, as detailed in the report by LK Accreditation Ltd (Ref LKACC12 1177) that was submitted with the application.

REASON: In order to encourage renewable energy and to comply with Policies G1 of the Ribble Valley Districtwide Local Plan and Policy EM18 of the North West of England Regional Spatial Strategy to 2021 and Policies EN3, DME5 and DMG1 of the Core Strategy 2008 to 2012 Regulation 22 Submission Draft.

6. The development shall be carried out in compliance with all the mitigation and tree protection measures detailed in section 4 of the submitted Ecological Report by SEP Ltd dated 23 May 2012; section 5 of the Reptile Population Survey by SEP Ltd dated September 2012; and section 5 of the Tree Survey and Implications Assessment Report by SEP Ltd dated September 2012.

REASON: In order to reduce the impact of the development on biodiversity, and protect those trees that are to be retained from the potential adverse effects of development, and to safeguard the natural habitats of those species of conservation concern in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN2 of the Core Strategy 2008 to 2012 Regulation 22 Submission Draft.

7. Prior to the commencement of any construction works on the two storey houses on plots 1 to 5 inclusive, their precise siting and proposed finished floor slab levels 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/privacy 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 2012 Regulation 22 Submission Draft.

8. 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 scheme shall, in particular, include précised details of the treatment of the rear boundary of plots 13 to 15 inclusive.

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. All approved fencing/boundary treatments shall be erected in accordance with the approved details prior to the first occupation of the respective dwellings to which they relate.

REASON: In the interests of visual amenity and the amenities of the future occupiers of the proposed dwellings and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2012 Regulation 22 Submission Draft.

9. The residential units hereby permitted shall only be used for the purposes of providing affordable housing accommodation as defined in the Housing and Regeneration act 2008 to be occupied by households or individual in housing need. This condition shall not be binding upon any of the following:
  - a. A charge or mortgagee of the Registered Provider or any receiver appointed by them in the event of default of the Registered Provider under the terms of the charge or mortgage;
  - b. A tenant of a residential unit who exercise any statutory right to buy or right to acquire such residential unit or any person deriving title through that tenant or any mortgagee or charge;
  - c. A lessee of a residential unity held under a shared ownership lease who acquire 100% of the interest under that lease or any successor or any successor mortgagee or charge of that lessee.

REASON: For the avoidance of doubt as the application is for a development of 100% affordable housing units and to comply with Policy H2 of the Ribble Valley Districtwide Local Plan and Policy DMH3 of the Core Strategy 2008 to 2012 Regulation 22 Submission Draft.

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

786 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:

787 APPLICATIONS APPROVED

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2012/0342/P	Demolition of existing service buildings and erection of two storey extension of 21 bedrooms and covered service yard (579.77m <sup>2</sup> )	Higher Trapp Hotel Trapp Lane Simonstone
3/2012/0705/P	Hydraulic lime roughcast render to west gable elevation	Cosy Cottage Brookside, Downham
3/2012/1077/P	Proposed conversion of restaurant into five residential units, 3 houses and 2 flats	The Longridge Restaurant 104 Higher Road Longridge
3/2012/1099/P	Proposed change of use of domestic garaging to one, one bedroom holiday let and erection of a single storey structure to form one two bedroom holiday and one, one bedroom holiday let to form a total of three holiday lets at the garage adjacent	1 Swindlehurst Cottage Garstang Road Chipping
3/2012/1105/P	Discharge of Section 106 Agreement, relating to agricultural occupancy that is attached to planning permission 3/1997/0641/P by condition no. 7	Clark House Farm Old Hive Lane Chipping
3/2012/1112/P	Application to remove condition no. 7 (reference to S106 agreement within planning permission 3/1997/0641/P) to allow the property, Clark House Farm, to be used as residential dwelling	Clark House Farm Old Hive Lane Chipping
3/2013/0063/P	Demolition of existing single storey outbuilding and erection of new single storey granny annex	2 Pinfold Farm Barn Preston Road Ribchester
3/2013/0064/P	Conversion of former garage premises to form a bungalow (resubmission)	Branch Road Waddington
3/2013/0067/P	Retrospective application for the retention of a polytunnel for lambing purposes and agricultural storage	Capstick Field Burnley Road, Gisburn

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0068/P	To make temporary permission 3/2011/0021 permanent with a personal consent; conversion of detached double garage to dog grooming studio business with single storey extension to front and alterations including new windows and doors	Casa Lago 1 Woodlands Park Whalley
3/2013/0071/P	New access off Settle Road into a parcel of agricultural land and the creation of a stone track to allow access to agricultural operations	Calder Farm Settle Road Bolton-by-Bowland
3/2013/0074/P	New detached 5/6 bedroom property at Plot 6, Cherry Drive, Brockhall Village. Work to include driveway/hard standing and integral garage, and external works to garden areas	Plot 6, Cherry Drive Brockhall Village Old Langho
3/2013/0077/P	Proposed single storey extension	3 Chapel Close Old Langho
3/2013/0080/P	Demolish garage and replace with single storey extension to the South and East elevation, to provide an additional bedroom, garage space and utility space	4 Pinder Close Waddington
3/2013/0081/P	Proposed erection of a 1.5 storey three-bedroom house with a separate garage on the site of the former commercial yard for the garage	Marwin, Clitheroe Road Barrow, Clitheroe
3/2013/0086/P	Application for the approval of details reserved by condition no. 3 (new/replacement windows and doors) of planning permission 3/2010/0632/P	Stocks House Hellifield Road Bolton-By-Bowland
3/2013/0090/P	Conservatory to the rear elevation	Maveril, Ribchester Road, Clayton-le-Dale
3/2013/0092/P	Proposed extension and alteration to existing double garage to enable annex facility including link to house at	47 Lower Lane Longridge
3/2013/0093/P	Resite the blue memorial plaque to Captain James King by lowering it by 800mm to facilitate legibility and make it more visible to the public. The plaque is on the King Lane elevation	Yorkshire Bank 2 Market Place Clitheroe

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0095/P	Proposed alteration of first floor area to garage to form a Granny flat	Stubbins Farm Hothersall Lane Ribchester
3/2013/0101/P	Proposed erection of a conservatory to the rear of the property	84 Hillcrest Road Langho
3/2013/0112/P	Replacement of defective north and south windows of a church with an upgraded like for like appearance window system. Work also includes essential repairs to stone window mullions	United Reform Church Castlegate Clitheroe
3/2013/0127/P	Proposed erection of a double storey extension over existing single storey accommodation and erection of a single storey extension to East and rear of front elevation. Replacement and upgrading of existing roof, windows and doors. Provision of external hard standing parking area. This is an existing residential property which has one room used in the past as the Police Office, but has been solely residential for a long time	Police Rural Beat House Manor Avenue/ Preston Road Ribchester
3/2013/0128/P	Proposed extensions to the side and rear of the property including demolition of conservatory	Glenburn Sawley
3/2013/0131/P	Alterations to dwelling including erection of garden room on the southwest elevation at	Woodside Whalley Old Road Billington
3/2013/0133/P	Application for a minor amendment to planning permission 3/2012/0833/P to change the roof design from 3 pitches to 4 pitches	Vale House Vale House Close Whalley
3/2013/0144/P	Addition of 45m long x 9m wide lean-to extension to existing 60m long x 22m wide free standing agricultural building used for housing cattle. The building is required for use as an Animal Welfare Shelter for sheep during the forthcoming lambing season	Higher Lickhurst Farm Leagram
3/2013/0149/P	Proposed single storey rear extension	Green End Croft Sawley Road Grindleton

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0150/P	Application to remove condition No 3 (occupancy restriction) of planning permission 3/2006/0570/P to allow greater flexibility of use	Moorgill, 4 Wiswell Lane Whalley
3/2013/0151/P	Extension to existing Portakabin on Samlesbury site to provide integral welfare facilities (kitchen area and toilets x 2). Existing welfare facilities to be removed (These are 2 Portakabins separate to the main Portakabin)	BAE Systems Samlesbury Aerodrome Myerscough Road Balderstone
3/2013/0152/P	Proposed replacement of outbuilding to existing house to form studio	17 Cowper Avenue Clitheroe
3/2013/0157/P	Proposed two-storey rear extension. Re-submission of 3/2012/0947P	23 Pendle Street West Sabden
3/2013/0158/P	Proposed first floor bedroom extension at rear	68 Mitton Road Whalley
3/2013/0197/P	Application for a non-material amendment to planning permission 3/2012/0918/P, to allow alterations to window/door openings to west elevation, omission of 2 no. rooflights to south elevation, increase in window height (to full height openings) between garden room and existing house – north elevation	Cross House Broad Lane Whalley

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2012/1066/P	Proposed conversion and extension of existing house to create two dwelling	Bleak House Stonyhurst	NPPF and Policies G5, H2, DMG2 and DMH3 – Creation of an additional residential unit in an inappropriate unsustainable location.
3/2013/0046/P	Demolition of external garage and construction of one residential bungalow	54 Whalley Road Sabden	Policies G1 and - residential amenity.  Policy G1 and DME6 – Flood Zone 3 development and inadequate site

Cont ...

Cont'd	<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
	3/2013/0055/P	Proposed third double bedroom over existing kitchen extension and car parking and turning area	Rose Cottage Main Street Grindleton	<p>specific flood risk assessment to assess the risks and single storey dwelling inappropriate.</p> <p>Policies G1 and H10 of DWLP and the SPG on alterations and extensions to dwellings, and Policies DMG1 and DMH5 of the RVCS (Submission Draft). It would overlook and overshadow neighbouring windows resulting in loss of privacy and a development which would be overbearing and oppressive.</p> <p>Policies G1, ENV16, and H10 of the DWLP and the Council's SPG on alterations and extensions to dwellings, Policies DMG1 and DMH5 of the RVCS (Submission Draft) and Sections 11 and 12 of the NPPF - unsympathetic, dominant and incongruous addition, out of keeping with the character and appearance of the original dwelling to the detriment of the character, appearance and significance of Grindleton Conservation Area and the street scene.</p>

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
3/2013/0075/P	Four illuminated hanging signs above windows on the front elevation	The Tile Co Friendship Mill Whalley Road, Read	Contrary to policy G1 of RVDWLP and policy DMG1 of RVCS.
3/2013/0078/P	Removal of 4no defective timber windows on the north elevation (Church Lane) and replacement with double-glazed uPVC windows of a similar design	De Lacy Arms 61 King Street Whalley	Windows would be conspicuous, incongruous and visually intrusive and of undue harm to the character, appearance and significance of Whalley Conservation Area. Policies ENV16, G1, DME4 and DMG1. NPPF paragraph 17 and 131. Planning (Listed Buildings and Conservation Areas) Act 1990.
3/2013/0094/P	One internally illuminated fascia sign and one canopy	7-9 Parson Lane Clitheroe	Contrary to Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.
3/2013/0105/P	Two storey extensions to side and rear to provide additional living accommodation, new detached garage, new covered courtyard and new driveway	Eatough's Farm Fleet Street Lane Ribchester	DWLP: G1, ENV3, H10 & H12 and CS: DMG1, DME2, DME4 & DMH5 – dominant and incongruous harmful to visual amenity.

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OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2013/0118/P	Construction of area of hard standing, the installation of musical instruments and activity panels and timber bench seating and associated landscaping works at	Longridge C of E Primary School Berry Lane Longridge

790 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0160/P	Application for Lawful Development Certificate for single storey rear extension	27 Kemple View Clitheroe
3/2013/0188/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

791 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0060/P	Replacement dwelling	High Trees Longridge Road Clayton-le-Dale
3/2013/0123/P	Five residential units	Vareys Yard Salthill road Clitheroe

792 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 Miller Homes
3/2012/0497	Strawberry Fields Main Street Gisburn	11/10/12	21	With Agent
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
3/2012/0179	Land at Accrington Road Whalley	6/12/12	77	With Legal & Agent

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0738	Dale View Billington	6/12/12	10	With Legal
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	With Agent
3/2012/0964	Land to the north of Whalley Road Hurst Green	14/3/13	30	With Planning
<b><u>Non Housing</u></b>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures Lancashire County Council to draft Section 106

793 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	-	09/04/13	Waiting for hearing to take place
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	Inquiry held – 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	-	Appeal allowed 13/3/13

<b><u>Application No:</u></b>	<b><u>Date Received:</u></b>	<b><u>Applicant/Proposal/Site:</u></b>	<b><u>Type of Appeal:</u></b>	<b><u>Date of Inquiry/Hearing:</u></b>	<b><u>Progress:</u></b>
3/2012/0096 D	14.11.12	Mr & Mrs D Hancox Proposed dwelling with garages, garden and landscaping Kemple Barn Whalley Road Clitheroe	WR	-	Appeal allowed 13/3/13
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	-	Appeal dismissed 13/3/13
3/2012/0477 D	06/12/12	Heywood Butchers The Abattoir, Clerk Hill Road, Whalley	WR	-	Appeal allowed 08/03/13
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)	Waiting for inquiry to take place
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 sent 15/2/13
3/2012/0630 Undetermined	22/01/13	land SW of Barrow and W of Whalley Road, Barrow	Inquiry	4/6/13 (8 days)	Waiting for inquiry to take place
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 Statement sent.

<b><u>Application No:</u></b>	<b><u>Date Received:</u></b>	<b><u>Applicant/Proposal/Site:</u></b>	<b><u>Type of Appeal:</u></b>	<b><u>Date of Inquiry/Hearing:</u></b>	<b><u>Progress:</u></b>
3/2012/0723 R	25/01/13	site of former stable, Trapp Lane, Simonstone	WR		Notification letter sent 01/02/13 Questionnaire sent 06/02/13 Statement sent 07/03/13
3/2012/0526 R	01/02/13	Laneside Farm, Pendleton	WR		Notification letter sent 11/02/13 Questionnaire sent 11/02/13 Statement sent
3/2012/0089 R	15/02/13	Lanshaw Barn Woodhouse Lane Slaidburn	WR		Notification letter sent 26/2/13 Questionnaire due 01/03/13 Statement due 29/03/13
3/2012/0402 R	18//2/13	Mason House Farm Clitheroe Road Bashall Eaves	WR		Notification letter sent 25/02/13 Questionnaire sent 25/02/13 Statement due 01/04/13
3/2012/0862 R	13/02/13	Fell View Barnacre Road Longridge	WR		Questionnaire and notification sent 22/2/13 Statement letter sent.
3/2012/0327 Application for award of costs against RVBC	27/02/13	land to the east of Clitheroe Road (Lawsonsteads) Whalley	Costs		Applicant's application for costs is successful and a full award of costs is being made against RVBC
3/2012/0938 R	11/03/13	26 Waddow Grove, Waddington	HH		Notification sent 14/3/13 Questionnaire sent 14/3/13

<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>
3/2012/0729 R	Awaiting confirmation from Inspectorate	Dog & Partridge, Tosside			
3/2012/0539 R	Awaiting confirmation from Inspectorate	Carr Hall Home and Garden Centre, Whalley Road, Wilpshire			
3/2012/1088 R	Awaiting confirmation from Inspectorate	8 Church Brow, Clitheroe			
3/2012/0913 R	Awaiting confirmation from Inspectorate	land off Waddington Road, Clitheroe			

The Head of Planning Services updated Members in relation to appeal of 3/2012/0630/P and that the archaeological reason be no longer pursued following receipt of additional information.

#### 794 MINUTES OF CORE STRATEGY WORKING GROUP

Committee received the minutes of four Core Strategy Working Group meetings held on 13 February, 27 February, 13 March and 20 March 2013. The Chairman commented that much good work was being undertaken by this group and felt that progress was being achieved.

RESOLVED: That the minutes be received.

#### 795 CORE STRATEGY – SUMMARY OF RESPONSES TO REGULATION 22 CONSULTATION

Committee received a report from the Head of Regeneration and Housing which provided Members with information on the responses received to the consultation on amendments proposed to the Core Strategy at Submission. A summary of the responses received had been available for reference at the Council offices and copies of the responses would be sent to the Inspector in due course as the Examination in Public commenced.

RESOLVED: That the report be noted.

#### 796 HOUSING LAND AVAILABILITY

Committee received a report for information providing Members with information on the recent results of the Housing Land Availability study. Committee were reminded that the Council regularly monitors its housing land availability and produces a housing land availability report.

The Council continued to monitor against the provision of 2900 homes between 2003 and 2021 to provide for a strategic position of some 161 units per year, although the government was committed to the abolition of the Regional Spatial Strategy. Details of the supply position for dwellings as at December 2012 were given showing that a total of 1628 dwellings had been made available. In addition, a total of 304 units were the subject of planning applications awaiting the completion of Section 106 Agreements.

The tables provided set out a five year statement as at December 2012 taking account of the necessary adjustments and smoothing to reflect activity over the monitoring period.

RESOLVED: That the report be noted.

#### 797 APPEALS

- a) 3/2012/0477/P – Proposed erection of two residential dwellings following the demolition of the existing abattoir at The Abattoir, Clerk Hill Road, Whalley – Appeal allowed with conditions.
- b) 3/2011/0991/P – Erection of three dwellings with associated vehicular access and landscaping at land to the rear of Hazel Mere, Pimlico Road, Clitheroe – Appeal dismissed.
- c) 3/2012/0096/P – Dwelling with garages, garden and landscaping at Kemple Barn, Whalley Road, Pendleton – Appeal allowed with conditions.
- d) 3/2012/0259/P – Proposed new vehicle/pedestrian site access drive. Present access drive forms a dangerous junction with Forty Acre Lane due to very limited sightlines looking towards Longridge centre – Appeal allowed with conditions.

The meeting closed at 8.49pm.

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