



Ribble Valley Borough Council

www.ribblevalley.gov.uk

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, 7 OCTOBER 2014** at **6.30PM**.

CHIEF EXECUTIVE
23 September 2014

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 **15 July 2014**.
5. Mayoral Communications.
6. Leader's Report and Question Time.
7. Notice of Motion – proposed by Councillor Sue Bibby:

“This Council wishes to express absolute opposition to the proposed closure of Clitheroe Jobcentre as stated in the consultation exercise conducted by the Department of Work and Pensions. We view with regret and dismay another example of the withdrawal of central services to rural authorities, and call for the proposal to be cancelled and reconsidered.”

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

COMMITTEE MEETINGS: 15 JULY TO 18 SEPTEMBER 2014			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
COUNCIL	15 JULY	1 – 4	140 – 148
PLANNING & DEVELOPMENT	24 JULY	5 – 23	149 – 162
PLANNING & DEVELOPMENT	21 AUG	24 – 36	163 - 181
ACCOUNTS & AUDIT	27 AUG	37 – 39	182 – 192
COMMUNITY	2 SEPT	40 – 46	193 – 210

COMMITTEE MEETINGS: 15 JULY TO 18 SEPTEMBER 2014			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
PERSONNEL	3 SEPT	47 – 49	211 – 222
HEALTH & HOUSING	4 SEPT	50 – 53	223 – 240
POLICY & FINANCE	9 SEPT	54 – 64	241 – 275
PARISH COUNCIL LIAISON	11 SEPT	65 – 69	276 – 282
LICENSING	16 SEPT	70 – 72	283 – 29
PLANNING & DEVELOPMENT	18 SEPT	73 – 98	293 – 309

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, 15 July 2014, starting at 6.30pm
Present: Councillor EMH Ranson (Chairman)

Councillors:

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

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

140 PRAYERS

The Mayor's Chaplain, the Reverend Roger Wood, opened the meeting with prayers.

141 APOLOGIES

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

Councillors not in attendance were Councillor R Elms.

142 DECLARATIONS OF INTEREST

Councillor K Horkin declared several business interests in Clitheroe.

143 PUBLIC PARTICIPATION

The Mayor welcomed Mr Tedd Walmsley from the Save Longridge Campaign to the meeting who presented a petition containing over 900 signatures. He outlined the objection of the petition which was to:

- maintain and support the new housing numbers proposed in the Ribble Valley Development Plan;
- support and maintain the 200 homes reduction in the number of new homes to be built in Longridge contained in the Ribble Valley Development Plan known as the “Longridge Adjustment”; and
- resist the arguments of Taylor Wimpey, Barratt’s, Miller’s and Gladman’s to increase new home numbers and Longridge and recognise that this is a device by each to build on their chosen sites.

The Leader responded and assured the Save Longridge Campaign that the petition would be put before the Planning and Development Committee and a formal response would follow in due course.

A question was then asked by Ms Clothior regarding fracking in the Ribble Valley. Her statement included facts and figures about the fracking process and culminated in her asking the elected representatives of the Ribble Valley to say no to fracking and yes to keeping East Lancashire frack free.

The Leader responded in that the Council has no view as yet on fracking but that a watching brief was being kept upon the debates discussions and deliberations on fracking both at a Lancashire and national level. He did however inform Ms Clothior that the Ribble Valley Borough Council has no direct responsibilities or duties as the Department of Energy and Climate Change and the Environment Agency would deal with the licensing of operators and the Lancashire County Council would deal with associated planning applications. The Council would of course respond appropriately to any fracking planning applications that were likely to impact upon the borough.

144 COUNCIL MINUTES

The minutes of the meeting of the Council held on 29 April 2014 and of the Annual Meeting held on 13 May 2014 were confirmed as a correct record and signed by the Chairman.

145 MAYORAL COMMUNICATIONS

The Mayor reported on some 50 engagements that he had attended since the Mayor Making in May. He commented upon how rewarding it was and the huge diversity of the engagements. He had attended the Borough Council’s Sport and Arts Excellence Awards evening, 3 Scouts AGM’s the Freedom Parade in Hyndburn, 2 100th birthdays, the opening of a tattoo parlour and art gallery as well as hosting his own charity golf day at Clitheroe Golf Club for which he had received generous sponsorship from Simpsons Skoda.

He went on to encourage as many Councillors as possible to support him at 2 World War I Commemoration events to be held on 3 and 4 August namely a Civic Church Service at St Mary’s, Clitheroe and a tree planting and tea lighting ceremony in the Castle grounds.

LEADER'S REPORT

The Leader gave a brief feedback on the LGA Conference he had recently attended where current Local Authority issues had been discussed. The two main issues he went on to refer to were planning policy and the waste collection service. He reminded the Council that its Core Strategy was a tool for use for local priorities and that the emerging Strategy carries significant weight.

With regard to the waste collection service he informed Council of recent developments with regard to the Lancashire County Council giving notice that they had taken a policy decision to no longer pay recycling credits from April 2015. This would have a major effect on the Council's budget and as such had set the following action in motion:

- A meeting with Senior Officers of the Lancashire County Council scheduled for August.
- Joining with other District Councils to seek legal advice on the withdrawal of the recycling credits.
- He and the Chief Executive and MP had recently met with Brandon Lewis who had agreed to respond to a written question in the House of Commons.

LEADER'S QUESTION TIME

The Leader of the Opposition, Councillor Alan Knox asked if the Leader had any information as yet as to when the report regarding listed building consents referred to at the last Council would be presented to the Planning and Development Committee. The Leader confirmed that this report is expected to be submitted to the September meeting of the Planning and Development Committee.

The next question that Councillor Knox asked was whether the Leader could give comparative figures between what was spent on Public Health in the Ribble Valley between when the NHS were in charge of public health funding and when Lancashire County Council were in charge of public health funding. The Leader responded that this information had not been published by either Public Health of the County Council but that he would ask Councillor Hilton in her position on the Lancashire Health and Wellbeing Partnership if this information could be provided. He added that as a Council we should continue to fight to ensure our residents receive a fair share of the County Council's budget spending whether its public health, education, highways or any of the services provided by the County Council in our area.

Finally Councillor Knox asked if the Leader could give an update on the kerb recycling and waste paper collection services that the Council considered a red risk. The Leader confirmed that kerbside recycling had been identified as a red risk to the Council because of the on-going dispute with the County Council over

the ownership of the waste paper collected and referred to the information he had already given as part of his Leader's report.

148 COMMITTEE MINUTES

(i) Special Planning and Development Committee – 8 May 2014

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

(ii) Community Committee – 27 May 2014

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

(iii) Personnel Committee – 28 May 2014

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

(iv) Planning and Development Committee – 29 May 2014

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

(v) Health and Housing Committee – 5 June 2014

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

(vi) Policy and Finance Committee – 10 June 2014

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

(vii) Parish Council Liaison Committee – 12 June 2014

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

(viii) Accounts and Audit Committee – 25 June 2014

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

(ix) Planning and Development Committee – 26 June 2014

RESOLVED: That the minutes of the above meeting be received.
The meeting closed at 7.20pm.

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

Minutes of Planning and Development Committee

Meeting Date: 24 July 2014 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

S Bibby	I Sayers
I Brown	R Sherras
S Carefoot	R Thompson
S Knox	D Taylor
G Mirfin	

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

Also in attendance: Councillor A Knox.

149 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors B Hilton, J Rogerson and M Thomas, J White and A Yearling.

150 MINUTES

The minutes of the meeting held on 26 June 2014 were approved as a correct record and signed by the Chairman.

151 DECLARATIONS OF INTEREST

There were no declarations of interest.

152 PUBLIC PARTICIPATION

There was no public participation.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2014/0373/P (GRID REF: SD 372728 443884)
REPLACE FLAT ROOF ON THE SIDE OF THE EXISTING BUNGALOW WITH A NEW PITCHED ROOF AND EXTEND EXISTING BUNGALOW AT THE SIDE AND REAR AT MILLHEAD, BEECHTHORPE AVENUE, WADDINGTON, BB7 3HT

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing number KU/003REV.A (showing the retention of the existing timber cladding on the front elevation).

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

3. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the Bat Survey Report dated 28 April 2014 (Job reference 1423) that was submitted with the application. In particular at least one evening emergence survey and one dawn re-entry survey shall be carried out as described in the "Summary" Section of the Report.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed or harmed, and in order to comply with the requirements of Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy Submission Version as proposed to be modified.

2. APPLICATION NO: 3/2014/0451/P (GRID REF: SD 374305 441971)
PROPOSED CHANGE OF USE FROM RETAIL (CLASS A1) TO CAFÉ (CLASS A3) AT UNIT 1, 32 KING STREET, CLITHEROE, BB7 2EP

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Drawing Number: Rai/663/1784/02, received on the 08 July 2014.

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

3. The premises shall be used for milkshake and smoothie bar and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

REASON: To control non A1 retail development within the town centre to ensure the vitality and viability of Clitheroe town centre shopping area is not compromised in the long term and to comply with Policy S1 of the Ribble Valley Districtwide Local Plan and Key Statement EC2 and Policy DMR1 of the Ribble Valley Core Strategy proposed main modifications.

4. The use hereby permitted shall only be conducted between 0900 and 1700 hours on weekdays and 0900 and 1700 hours on Saturdays and Sundays and Public Holidays.

REASON: In order to maintain the amenities of the area and to ensure that the development accords with Policies G1 and S1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMR1 of the Ribble Valley Core Strategy proposed main modifications.

(Kelly Rea spoke in favour of the above application).

3. APPLICATION NO: 3/2014/0430/P (GRID REF: SD374011 440935)
PROPOSED DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 16 HOUSES AND PUMPING STATION WITH ASSOCIATED ACCESS AND SERVICES AT 15 PARKER AVENUE, CLITHEROE

WITHDRAWN

4. APPLICATION NO: 3/2014/0300/P (GRID REF: SD 382571 448871)
OUTLINE APPLICATION WITH SOME MATTERS RESERVED FOR PROPOSED CONSTRUCTION OF 28 NO. RESIDENTIAL PROPERTIES AT LAND OFF MILL LANE, GISBURN BB7 4LN

REFUSED for the following reasons:

1. The application is considered contrary to Para.103 of the National Planning Policy Framework in that the application has failed to demonstrate that the risk of flooding to the site has been assessed or considered and therefore the Local Planning Authority is unable to make an informed decision or assessment in relation to the potential for the risk of flooding.
2. The proposal is considered contrary to Policies G5 and H2 of the Ribble Valley Districtwide Local Plan and key Statement DS1 and policies DMG2 and DMH3 of the Ribble Valley Core Strategy Proposed Main Modifications (May 2014) in that the approval would lead to the creation of new dwellings in the open countryside without sufficient justification which would cause harm to the development strategy for the borough as set out in the emerging core strategy leading to unsustainable development.

3. The proposed development would create a harmful precedent for the acceptance of other similar unjustified proposals without sufficient justification which would have an adverse impact on the implementation of the emerging planning policies of the Council contrary to the interests of the proper planning of the area in accordance with core principles and policies of the NPPF.
4. The proposal by virtue of its location would result in an outward expansion of the village into the Defined Open Countryside beyond the existing settlement limits to the detriment of the character and appearance of the immediate and wider landscape context. As such, the proposal is contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and policy DMG1, EN2 and DME2 of the Ribble Valley Core Strategy Proposed Main Modifications (May 2014).
5. The proposal by virtue of its location and density would result in a significant encroachment of built development into the Defined Open Countryside adjacent the Forest of Bowland Area of Outstanding Natural Beauty resulting in significant harm to the character and setting of the Forest of Bowland AONB. As such, the proposal is contrary to Policies G1 and ENV2 of the Ribble Valley Districtwide Local Plan and policy DMG1, EN2 and DME2 of the Ribble Valley Core Strategy Proposed Main Modifications (May 2014).

5. APPLICATION NO: 3/2013/0665/P (GRID REF: SD 372508 436005)
 OUTLINE APPLICATION FOR A PROPOSED DEVELOPMENT OF 18 DWELLINGS TO INCLUDE 5 AFFORDABLE UNITS AND 13 OPEN MARKET DWELLINGS, TOGETHER WITH ASSOCIATED ACCESS ROADS, GARAGES AND GARDENS AT LAND OFF DALE VIEW, BILLINGTON, BB7 9LL

The Head of Planning Services reported on late information and commented that the Environment Agency were still objecting to this particular application.

REFUSED for the following reason:

1. The Flood Risk Assessment (FRA) does not comply with the requirements set out in Section 10, paragraph 30 of the Flood Risk and Coastal change category of the PPG to the NPPF. It has therefore not been demonstrated that development would not increase flood risk elsewhere and that where possible it would reduce the flood risk overall. Therefore, based on the submitted FRA, the proposal is contrary to the requirements of the NPPF and Policy DME6 of the Ribble Valley Core Strategy submission version as proposed to be modified.

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

6. APPLICATION NO: 3/2013/0771/P (GRID REF: SD 373964 438141)
PROPOSED RESIDENTIAL DEVELOPMENT OF 102 No. DWELLINGS
(INCLUDING 20 No. AFFORDABLE UNITS) ON LAND OFF MIDDLE LODGE
ROAD BARROW, BB7 9WA

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within 3 months from the date of this Committee Meeting 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. Standard amended plans condition. (Full drawing list to be added to decision notice)

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

3. Precise specifications or samples of walling, roofing and window/door framing materials 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 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.

5. 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, boundary treatments and details of any surface materials to be used including their colour and texture 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 Policy G1 of the Ribble Valley Districtwide local Plan and Policies DMG1 and DMG2 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

6. No development shall take place until details of the public open space, woodland track and any associated play equipment/surfacing at the southeast extents of the development site 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.

7. The development hereby permitted shall not be commenced until full details of the proposed landscaping 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, their maturity at the time of planting, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform.

The approved landscaping scheme shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter for a period of not less than 15 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policies G1, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

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 for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing sewerage systems. 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 Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

9. Notwithstanding the details shown on the submitted plans, the proposed driveway/hard surfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.

REASON: In the interests of Highway Safety and to prevent flooding. In accordance with Policies ENV7, ENV9 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies EN2, EN4, DME2 and DME3 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

10. No phase of development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority for that phase. The approved Statement shall be adhered to throughout the construction period and shall provide for:
 - The parking of vehicles of site operatives and visitors;
 - Loading and unloading of plant material;
 - Storage of plant materials used in the construction of development;
 - The erection and maintenance of security hoardings;
 - Wheel washing facilities;
 - A management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
 - Details of the storage of potential ground and water contaminants
 - A scheme for protecting trees;
 - A scheme for recycling/disposing of waste resulting from construction work; and
 - A scheme to control noise during the construction phase.

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 Ribble Valley Core Strategy (Regulation 22 Submission Draft).

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

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

12. Prior to any phase of the development being occupied a Framework Travel Plan for the whole development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, prior to the commencement of development on any phase or portion of the development, a separate Travel Plan (or up-dated information for the Framework Travel Plan) for each phase shall also be submitted to and approved in writing by the Planning Authority. The Travel Plan shall be implemented, audited and updated within the timescale set out in the approved plan.

REASON: To ensure a multi-modal transport provision for the development and reduce the traffic impact on the local road network, 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 Submission Draft.

13. Prior to the commencement of the development, a written scheme of archaeological investigation relating to that phase shall be submitted to and approved in writing by the Local Planning Authority. Each scheme will outline (if required) a programme of archaeological work which is to be implemented within the phase. The development of the phase shall be carried out in accordance with the approved scheme.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan and Policies EN5, DME3 and DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

NOTES

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Ribble Valley District Highways Office, Lancashire County Council, Riddings Lane, Whalley BB7 9RW (tel. 0845 0530011) and quote the planning application number.
2. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning

Authority detailing how this suspected contamination can be dealt with and obtained written approval from the Local planning Authority. The remediation strategy shall be implemented as approved.

(Peter Kilshaw spoke in favour of the above application).

7. APPLICATION NO: 3/2014/0381/P (GRID REF: SD 373169 441067)
PROPOSED REPLAN OF 80 UNITS. AMENDMENTS TO APPROVAL
3/2013/0035 AT LAND AT HENTHORN ROAD, CLITHEROE

The Head of Planning Services reported an additional letter of objections.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within 3 months from the date of this Committee Meeting or delegated to the Director of Community Services in conjunction with Chairman and Vice Chair of Planning & Development Committee should exceptional circumstances exist beyond the period of 3 months 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. 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. Prior to commencement of development on any of the plots, if there is any deviation from the approved slab levels of the original consent relating to individual plots further details of slab levels shall be submitted to the Local Planning Authority and agreed in writing.

REASON: In the interest of visual amenity in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy Submission version as proposed to be modified.

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, Cross Street, Preston PR1 8RD in the first instance to ascertain the details of such an agreement and the information to be provided.

153 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:

154 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0713/P	Proposed conversion of traditional buildings and demolition and partial rebuilding of modern agricultural buildings to form two dwellings, to include partial demolition of single storey barn approved under prior notification 3/2013/0273/P	Dewhurst Farm Longsight Road Langho
3/2014/0139/P	Conversion of barn into unit of holiday accommodation	Dilworth Barn Back Lane Newton in Bowland
3/2014/0178/P	Two storey side extension	28 Maple Close Wilpshire
3/2014/0276/P	Two storey side and rear extension	20 Sunnyside Ave Ribchester
3/2014/0333/P	Replacement of temporary mobile office buildings (two storey) with a permanent two storey lean to extension	Ribble Farm Fare Shays Drive Longridge
3/2014/0352/P	New agricultural livestock building	The Hills Farm Higher Road, Longridge
3/2014/0355/P	Erection of single storey extension to western gable elevation and erection of single storey glazed link between main dwelling and existing outbuilding, and associated works	Giles Farm Four Acre Lane Thornley
3/2014/0356/P	Proposed two storey side extension	24 Longsight Avenue Clitheroe
3/2014/0371/P	Alterations and roof change to existing front porch	1 Fountains Avenue Simonstone

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0374/P	Agricultural storage building to service land	Lower Flass Farm Settle Road Bolton by Bowland
3/2014/0378/P	Change to existing single storey detached building (garage and store). Alteration of roof from single to double pitch (gable end)	Knotts Barn Knotts Farm, Tosside
3/2014/0379/P	Single storey lounge and kitchen extension at the rear	New Hall Farm Blackburn Road Ribchester
3/2014/0384/P	Porch to front of dwelling	Guild House Mitton Road Whalley
3/2014/0388/P	Discharge of conditions 8, 14 and 18 of planning consent 3/2011/0278/P	Clough Farm Carters Lane Paythorne
3/2014/0390/P	Erection of a building for the storage and drying of wood for biomass; tractor storage; a secure workshop and office and welfare facility to be used alongside an existing agricultural contracting business	Moorgate Farm Moorgate Lane Dinckley
3/2014/0399/P	Detached garage at the rear	88 Whalley Road Langho
3/2014/0402/P	Discharge of condition No 4 relating to highway arrangements	Northcote Northcote Road Langho
3/2014/0412/P	New field access	Meadow Top Farm Back Lane, Chipping
3/2014/0414/P	Replace rear window located on second floor. New window to be installed of white painted wood with a single opening and double glazing. Design as close to existing design as possible and installed in the same position as existing	21 Church Street Ribchester
3/2014/0421/P	Conversion of existing workshop to form a granny flat	1 Wheatsheaf Avenue Longridge
3/2014/0449/P	Erection of multi-purpose agricultural building	Chapel House Chaigley
3/2014/0456/P (LBC)	Remedial work to the gable end at the coping stones level. Lead under coping stones and re-bed the copings. To stop the ingress of water from the stone slates under	Coach House 23 Main Street Bolton-by-Bowland
Cont/		

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
Cont...	the copings affecting the inside and outside wall/gable	
3/2014/0480/P	Non-material amendment to planning consent 3/2014/0148 to reduce the height of block work walls to four courses in height (900mm) and increase the cladding elements of the walling and set back the wall of the link corridor and other minor changes including a pedestrian doorway on the front elevation	AJA Smith and Deli Med Salthill Industrial Estate Lincoln Way Clitheroe
3/2014/0510/P	Non-material amendment in respect of planning consent 3/2011/0393 reduction in the scale of the extension, blocking up of the proposed door on the east elevation, installation of a window to the west elevation	129 Whalley Road Sabden

155

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2011/0146/P	Change of use of coach house to dwellinghouse	Coach House 1 Ashcroft Cottages Clitheroe Road West Bradford	G1, DMG1 – Over intensification of use to the detriment of residential amenity.
3/2014/0086/P	Proposed holiday cottage at	Kitchens Farm Bashall Eaves	Policies G1, ENV1, RT1, DMG1, DMG2, DME2, DMB3 and NPPF – unsustainable location of the site contrary to the requirements of NPPF and detriment to visual amenity and the amenities of nearby residents.
3/2014/0143/P	Erection of four 3 bedroom houses at land adjacent	52 Chapel Hill Longridge	G1, ENV5, DMG1, DME4 – detrimental to the character and appearance of the Conservation Area and Buildings of Townscape Merit.
Cont/			G1, DMG1 – incompatible use to the detriment of

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			future occupiers amenities.
3/2014/0175/P	Proposed erection of one new dwelling	20 Brookside Old Langho	Key Statement DS1 and Policy DMG2 of the Core Strategy as proposed to be modified - Creation of a new dwelling in a Tier 2 Settlement without sufficient justification which would cause harm to the Development Strategy for the Borough as set out in the emerging Core Strategy leading to unsustainable development. Policy G1 of the DWLP and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified - unsatisfactory access and parking layout to the detriment of highway safety. Approval of the proposal would create a harmful precedent.
3/2014/0357/P	Conservatory to rear of property	1 Kayfold Lodge Ramsgreave	Policies G1, H10, SPG Extensions and Alterations to Dwellings, DMG1, DMH5, DME4 and NPPF – Inappropriate design and external materials to the detriment of the appearance and character of the converted agricultural building (a non-designated heritage asset).
3/2014/0369/P 3/2014/0370/P	Single storey side extension. Detached garage and alteration	Sands Cottage 34 The Sands Whalley	Harm to character, appearance, setting and significance of listed building and Whalley Conservation Area. Loss of historic fabric;
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			dominance, incongruity and visual intrusiveness of garage and extension. NPPF 17, 131, 132; RVDLP ENV20, ENV19, ENV16, G1; Core Strategy DME4, DMG1; SPG 'Extensions and alterations to dwellings'.
3/2014/0419/P	Outline application for one dwelling within the garden area including access	7 Whins Lane Simonstone	<p>Policies G5 and H2 of the DWLP and Key Statement DS1 and Policies DMG2, and DMH3 of the Core Strategy Proposed Main Modifications (May 2014)</p> <p>- Creation of a new dwelling in the open countryside without sufficient justification which would cause harm to the Development Strategy for the borough as set out in the emerging Core Strategy leading to unsustainable development.</p> <p>Policies G1, T1 and ENV13 of the DWLP and Key Statement EN2 and Policies DMG1, DMG3 and DME2 of the Core Strategy Proposed Main Modifications (May 2014)</p> <p>- Inadequate information submitted regarding impact on highway safety to adequately assess its impacts.</p> <p>Create a harmful precedent.</p>
3/2014/0496/P	Non material amendment to planning consent 3/2012/0908 - position and change of roof	3 Arley Rise Mellor	The proposed amendment to the western gable would result in a development which would potentially affect residential amenity and thus this change cannot
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...	line on West Elevation and colour of window frames changed to black		be classed as a non-material amendment.
3/2014/0497/P	Non-material amendment to planning permission 3/2011/0746/P for external and landscape alterations to the approved scheme	Ribble Valley Remembrance Park Mitton Road Whalley	As the proposed alterations include a considerable increase in the floor area of the building, and would fundamentally change the design of the building, it is not appropriate to determine as a non-material amendment.

156 OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0508/P	Erection of a 85 units (3-5 bedrooms), associated car parking, landscaping and public open space	land at Parsonage Road Ramsgreave

157 PROPOSED LARGER HOME EXTENSION NOTIFICATION WHERE PRIOR APPROVAL **WILL** BE REQUIRED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0393/P	Prior notification of a larger home extension which will extend beyond the rear wall by 4.5 metres, the maximum height of the proposed extension will be 3.5 metres measured externally from the natural ground level and the height at the eaves of the proposed extension measured externally from natural ground level will be 2.3 metres	14 Kingfisher Crescent Clitheroe

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0466/P	Prior notification of a concrete water trough length 18m, height to eaves 1.2m, breadth 3mm	Osbaldeston Hall Farm Osbaldeston Lane Osbaldeston

159

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0135/P	Demolition of redundant outbuilding (with accommodation works to newly exposed gable) and treatment of cleared site to provide an improved public house car park and rear perimeter fence.	Craven Heifer 105 Whalley Road Clitheroe
3/2014/0293/P	Two storey extension to existing dwelling	The Lodge Clitheroe Road Whalley
3/2014/0294/P	Removal of condition 30 (works to plot 48) of planning consent 3/2011/1011	Land at Chapel Hill Longridge
3/2014/0389/P	Change of use of part of a mixed use building currently used for agricultural, office, staff facilities and cider making for use as a holiday cottage	Dove Syke Nursery Eaves Hall Lane West Bradford

160

SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	With Applicants Solicitor
3/2013/0771	Land off Middle Lodge Road, Barrow	13/2/14	102	With Applicants Solicitor for signature
3/2014/0981	Land at Chatburn Road Clitheroe	13/2/14	23	With Agent
<u>Non Housing</u>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures, draft 106 received from Lancashire County Council

<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>
3/2013/0737	Hanson Garden Centre Whalley Road Barrow	13/2/14	19 weeks	43	Decision 24/6/14

3/2013/0440 Land R/O Pendle 10/4/14 9 weeks 17 106 Signed
Street East 8/7/14
Sabden

161 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>
3/2013/0578 R	06/02/14	Wolfen Hall Chipping	LB		Awaiting decision
3/2013/0848 Condition	20/02/14	7 Church Close Mellor	WR		Appeal allowed 12 th June 2014
3/2014/0064 R	16/04/14	14 Green Park Whalley	HH		Appeal allowed 11 th June 2014
3/2013/1060 R	23/04/14	70a Downham Road Chatburn	HH		Appeal allowed 4 th June 2014 Costs application refused.
3/2013/0445 R	29/04/14	Higher Flass Farm	Hearing	30 July 2014	Awaiting hearing
3/2013/1048 R	07/05/14	Holmes Cottage Clitheroe	HH		Appeal dismissed 12 th June 2014
3/2013/0722 Non Det	16/05/14	Englands Head Farm Paythorne	WR		Awaiting decision
3/2013/0448 R	05/06/14	Oakfield Longsight Road Clayton le Dale	WR		Awaiting decision
3/2014/0124 R	06/06/14	5 The Crescent, Dunsop Bridge	HH		Awaiting decision
3/2014/0195 R	02/06/14	98 Durham Road, Wilpshire	HH		Awaiting decision
3/2014/0319 R	23/06/14	Land at Whitehall Lane, Grindleton	WR		Notification sent Questionnaire sent Statement due 28/07/14
3/2014/0116 R	30/06/14	Blue Trees Copster Green	WR		Notification sent Questionnaire sent Statement due August 14

162 APPEALS

- (a) 3/2013/1048/P – demolition of the existing garage and the erection of a new garage with accommodation over and an extension to the existing annex at Holmes Cottage, Woone Lane, Clitheroe – appeal dismissed.
- (b) 3/2013/0848/P – small extension to front of garage, bedroom, en-suite and study extension above garage, small extension to utility room, extension to

lounge to bring in to front of house, replacement of a wooden outbuilding with a brick outbuilding at 7 Church Close, Mellor – appeal allowed with deletion of condition 4.

- (c) 3/2014/0064/P – new single storey rear extension at 14 Green Park, Whalley – appeal allowed.
- (d)(i) 3/2013/1060/P – construction of a part two storey, part single storey side extension at 70A Downham Road, Chatburn – appeal allowed with conditions.
- (d)(ii) 3/2013/1060/P – construction of a part two storey, part single storey side extension at 70A Downham Road, Chatburn – application for costs refused.

The meeting closed at 7.25pm.

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

Minutes of Planning and Development Committee

Meeting Date: 21 August 2014 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

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

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

Also in attendance: Councillors J Holgate, K Hind and D Smith.

163 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor J White.

164 MINUTES

The minutes of the meeting held on 24 July 2014 were approved as a correct record and signed by the Chairman.

165 DECLARATIONS OF INTEREST

There were no declarations of interest.

166 PUBLIC PARTICIPATION

There was no public participation.

167 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2014/0581/P (GRID REF: SD 373394 440674)
TWO STOREY SIDE EXTENSION WITH SINGLE STOREY EXTENSION TO REAR INCLUDING DEMOLITION OF EXISTING GARAGE AT 111 KEMPLE VIEW, CLITHEROE, BB7 2QJ

The Head of Planning Services reported that the Town Council had no objections.

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Plan Reference:

001-PL-02 - Proposed external layout - received 30th June 2014

001-PL-04 - Proposed front elevation - received 30th June 2014

001-PL-06 - Proposed side elevation - received 30th June 2014

001-PL-08 - Proposed rear elevation - received 30th June 2014

001-PL-10 - Proposed floor plans - received 30th June 2014

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

3. The external facing materials, detailed on the approved plans, shall be used and no others substituted.

REASON: To ensure that the materials to be used are appropriate to the locality 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 Policies DMG1 and DMH5 of the Ribble Valley Core Strategy 2008-2028 Regulation 22 Post Submission Version including Proposed Main Modifications (May 2014).

4. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 22nd June 2014. Works must only proceed during April and May, and/or September and October in line with the recommendations of the survey.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed and to ensure that there are no adverse effects on the favourable conservation status of a bat population.

5. Prior to commencement of any works which may affect bats identified during the surveys or their breeding sites or resting places, a detailed mitigation strategy shall be submitted to and approved in writing by the local planning authority. All works shall proceed in accordance with the approved strategy with any amendments agreed in writing.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed and to ensure that there are no adverse effects on the favourable conservation status of a bat population.

6. Site contractors and site project managers shall be made aware of the legal protection afforded all species of bats in the UK. The building contractors

shall be made aware that solitary roosting bats can be disturbed or exposed beneath roof materials such as roofing slates, timber battens and roofing membranes.

Building contractors shall take additional care when removing fascia boards, verge tiles, ridge tiles, lead flashing and roofing felt. In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

REASON: To ensure that in the event that any bats are present there will be no adverse effects on the favourable conservation status of a bat population.

2. APPLICATION NO: 3/2013/0539/P (GRID REF: SD 372986, 436769)
PROPOSED CONSTRUCTION OF NEW OUTDOOR MULTI-USE GAMES AREA WITH FLOOD LIGHTING, GREEN GYM AND YOUTH SHELTER AT QUEEN ELIZABETH II PLAYING FIELDS, MITTON ROAD, WHALLEY.

The Head of Planning Services reported upon additional letters of objection and the need to remove Reason 3 should the application be refused.

Minded to Approve and Deferred and Delegated to the Director of Community Services for appropriate conditions.

(Mr Forbes spoke in favour of the above application. Councillor Holgate was given permission to speak on the above application).

3. APPLICATION NO: 3/2014/0351/P (GRID REF: SD 364763 432731)
THE CONSTRUCTION OF A SINGLE AFFORDABLE ECO DWELLING AND GARAGE NOT FOR MARKET SALE. NO.3 THE GREEN, OSBALDESTON LANE, OSBALDESTON, BB2 7LY

REFUSED for the following reason(s):

1. The proposal is considered contrary to Policies G5 and H2 of the Ribble Valley Districtwide Local Plan and key Statement DS1 and policies DMG2 and DMH3 of the Ribble Valley Core Strategy (submission version as proposed to be modified) in that the approval would lead to the creation of a new dwelling in the open countryside without sufficient justification which would cause harm to the development strategy for the borough as set out in the emerging core strategy, it is further considered that the approval of this application would lead to an unsustainable form of development in an isolated location contrary to the NPPF presumption in favour of sustainable development.

2. The proposal, by virtue of its design, external appearance, scale and elevational language would result in a poorly designed and incongruous form of development that fails to respond positively to or enhance the immediate context, being of detriment to the visual amenity and character of the area contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and policies DMG1, DMG2 and DMH3 of the Ribble Valley Core Strategy (submission version as proposed to be modified).

(Mr Reddy spoke in favour of the above application. Mr Croston spoke against the above application).

4. APPLICATION NO: 3/2014/0438/P (GRID REF: SD 374170 441987)
PROPOSED DEVELOPMENT OF 105 RESIDENTIAL UNITS, INCLUDING AFFORDABLE HOUSING, NEW VEHICULAR AND PEDESTRIAN ACCESSSES, LANDSCAPING, PUBLIC OPEN SPACE AND ECOLOGICAL ENHANCEMENT MEASURES ON LAND TO THE EAST OF CHIPPING LANE, LONGRIDGE

The Head of Planning Services submitted some additional information including three letters of objection and four letters of support and changes needed to the reasons for refusal. He also clarified issues regarding future highway comments and the principle of the development.

REFUSED for the following reason(s):

1. The proposal, by virtue of the proximity of the proposed dwellings to Longridge Cricket Club would prejudice the operation of the cricket club and provide an inadequate level of amenity for future occupants, by virtue of noise disturbance, insufficient outlook and risk of cricket balls causing damage to property and persons. As such the proposal does not comprise sustainable development and is contrary to the National Planning Policy Framework, Policy G1 of the Districtwide Local Plan and Policies DMG1, DMB4 and Key Statement EC2 of the draft Core Strategy (including proposed main modifications).
2. The proposal by virtue of the design, layout, external appearance of the dwellings, the perimeter ball-stop fencing and alterations to Chipping Lane would have a significant adverse effect on the character and appearance of the area. Furthermore, the spatial relationships and proximity between a number of the proposed dwellings would be of detriment to the residential amenities of future occupiers by virtue of lack of privacy and overbearing impact. As such the proposal does not comprise sustainable development and is contrary to National Planning Policy Framework, Policies G1, G5, ENV3 and ENV13 of the Districtwide Local Plan and Policies DMG1, DME2 and Key Statements DS2 and EN2 of the draft Core Strategy (including proposed main modifications).
3. The applicant has failed to demonstrate that the proposal would not have a detrimental impact on European Protected Species. As such the proposal

therefore is contrary to the National Planning Policy Framework, Policies G1 and ENV7 of the Districtwide Local Plan and Policies DMG1, DME3 and Key Statements DS2, EN3 and EN4 of the draft Core Strategy (including proposed main modifications).

4. The applicant has failed to demonstrate the vehicles associated with the development could be adequately and safely accommodated on the highway network to the detriment of highway and pedestrian safety and the safety of other users of the highway. Furthermore, the applicant has failed to demonstrate that opportunities for sustainable transport, including bus, walking and cycling have been maximised. As such the proposal does not comprise sustainable development and would be contrary to Policy D1, T7 and G1 of the Districtwide Local Plan, Policies DS2, DMG1, DMG3, DMI1 and DMI2 of the draft Core Strategy (including proposed main modifications) and the National Planning Policy Framework.

(Mr Artiss spoke in favour of the above application. Mr Seel spoke against the above application. Councillors Hind and Smith were given permission to speak on the above application).

5. APPLICATION NO: 3/2014/0475/P (GRID REF: SD 373371 435924)
 PROPOSED DEMOLITION OF REAR SINGLE STOREY EXTENSION AND CONSTRUCTION OF REPLACEMENT SINGLE STOREY EXTENSION WITH TWO STOREY SIDE EXTENSION TO CREATE IMPROVED FAMILY ACCOMMODATION AT 8 CALDER VALE, WHALLEY, BB7 9SR

MINDED TO APPROVE and deferred and delegated to the Director of Community Services for appropriate conditions.

(Mr Davies spoke in favour of the above application. Councillor Holgate was given permission to speak on the above application).

168 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:

169 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0721/P	Proposed detached welling house with integral garage following demolition of existing including external works and access	Glendene Barker Lane Mellor
3/2014/0367/P	Discharge of condition no 3 (Materials) of planning permission 3/2010/0961/P	land at Greenacres/Tennyson Avenue Read

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0392/P	Discharge of conditions 3 – materials, 4 – boundary treatments, 5 – contamination, 6 – visibility splays, 8 – off-site highway works, 9 – access to be closed off, 10 – traffic management, 12 – drainage proposals	Wilkinsons Haulage Yard and adjacent land Whalley Road Billington
3/2014/0403/P	Discharge of conditions 3 (Materials), 4 (Landscaping) and 5 (Landscaping) of planning permission 3/2010/0807/P	The Knolle 26 Whalley Road Wipshire
3/2014/0405/P	Erection of general purpose building for storage of hay and farm machinery	Paddock House Osbaldeston Lane Osbaldeston
3/2014/0434/P	Discharge of condition 5 (landscaping) of planning permission 3/2014/0137/P	Hammond Field Hammond Drive, Read
3/2014/0448/P	Front porch extension	East Cottage George Lane, Read
3/2014/0453/P	Single storey extension and internal alterations to include the formation of a mezzanine floor and the insertion of roof lights	Sandrock Avenue Road Hurst Green
3/2014/0460/P	Non-material amendment to planning permission APP/T2350/A/12/2186164 as per plans 1732-202D, 1732-203D, 1732-204D, 1732-206B and 1732-213G	Kemple Barn Whalley Road Pendleton
3/2014/0467/P	Raising of wall plate to facilitate attic conversion, demolition of single storey section, roof extension and erection of new build dwelling	128 Whalley Road Langho
3/2014/0478/P	Change of use from private lounge to café including a new entrance (previously granted under reference 3/20109/0796/P)	2 Downham Road Chatburn
3/2014/0483/P	Discharge of conditions 3, 4 and 5 of planning permission APP/T2350/A/12/2186164	Kemple Barn, Whalley Road Pendleton
3/2014/0487/P	Agricultural building adjacent to existing building	Land adjacent to Forest Becks Settle Road Bolton-by-Bowland
3/2014/0490/P	Single storey extension to the farmhouse annex	Englands Head Farm Paythorne, Gisburn

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0492/P	Discharge of conditions 3, 5, and 9 of planning permission 3/2011/0415/P	Sugar Hill Chalet, Cow Ark Clitheroe
3/2014/0500/P	Change of use from sui generis A1 shop use to A3 use shop with flat at first floor	59 King Street Whalley BB7 9SP
3/2014/0509/P	Discharge of conditions 4 (materials) and 5 (tree planting) of planning permission 3/2011/0695/P on land adjacent	Mount Pleasant Padiham Road, Sabden
3/2014/0518/P	Replacement single car garage with attached links door	Plot 5 Garage Colony Whins Lane Simonstone
3/2014/0522/P	Partial removal of existing conservatory and reconstruction of the same with a change to the proposed roofing material	The Lidgett Twiston Lane Downham
3/2014/0533/P (LBC)	Formation of shower room on the second floor with service connections and confirmation of basement alterations to form kitchen/ utility/WC	8 Church Brow Clitheroe

170

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0464/P	Two storey and single storey rear extensions and single rooflights in the front and rear roofslope	60 Taylor Street Clitheroe	Policies G1, H10 and SPG and DMG1 and DMH5 – Over development of the plot and dominant and incongruous addition. Policies G1, H10 and SPG and DMG1 and DMH5 – Loss of light, overbearing and oppressive.
3/2014/0501/P	Change of use to C3 dwelling and construction of two n ^o new two storey four bed dwellings and two n ^o new two storey five bed dwellings on land	Longsight Road (A59) Copster Green	Policies G1; Key Statement DS1, DMG1, DMG2 and DMG3 of the emerging Core Strategy; and NPPF – inappropriate unsustainable development in a Tier 2 settlement causing harm to the
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			development strategy, and detrimental effects upon highway safety and visual amenity
3/2014/0535/P	Residential development	Oaklands Longsight Road Clayton-le-Dale	Policies G1, G5, ENV3, H2; Key Statement DS1, DMG1, DMG2, DME2 and DMH3 of the Core Strategy as proposed to be modified – inappropriate unsustainable development in the open countryside causing harm to the Development Strategy, and detrimental effects upon highway safety and visual amenity.
3/2014/0553/P (LBC)	Cleaning of external stonework	58 Church Street Ribchester	Harm to special architectural and historic interest, setting and significance of listed buildings and the character, appearance and significance of Ribchester Conservation Area. Visual conspicuousness and incongruity of the stonework finish, the loss of the stonework's 'patina of age' and damage to important historic fabric. NPPF paragraph 17, 131 and 132, Local Plan ENV20, ENV19, ENV16 and G1 and Core Strategy DME4 and DMG1.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0564/P	Extension to side and above existing garage to form enlarged snug, utility room, wc and first floor bedroom with en-suite	Beck Top Clough Lane Simonstone	G1, ENV3 and DMG1 and Key Statement EN2 – the proposals would dominate the original bungalow and alters the established hierarchy of the property with the rear balcony appearing as a visually incongruous feature from Whalley Road.

171 OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0577/P	Consultation by South Ribble Borough Council on application 7/2014/0430/FUL for the construction of ground mounted solar photovoltaic array, associated ancillary equipment and access	BAE Samlesbury Aerodrome Whalley Road Samlesbury

172 CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR ACTIVITY IN BREACH OF PLANNING CONDITION

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0477/P	Application for a Certificate of Lawfulness for an existing use of motorcycle repair, servicing and preparation work	Unit 2 Abbey Works Back King Street Whalley

173 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0909/P	Erection of manager's dwelling	Bridge Heywood Caravan Park Whalley Road, Read
3/2014/0069/P	Storage of hazardous substances involved in an industrial process	Johnson Matthey Pimlico Industrial Estate Clitheroe
3/2014/0430/P	Demolition of existing bungalow and erection of 16 houses and pumping station with associated access and services	15 Parker Avenue Clitheroe
3/2014/0452/P	Renovate Georgian entrance doorway	Waddow Hall Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0469/P	Two storey extensions to side and rear to provide additional living accommodation, new detached garage and new driveway	Eatoughs Farm Fleet Street Lane Ribchester
3/2014/0514/P	Hip to gable with dormer side and rear extensions	19 Warwick Drive Clitheroe
3/2014/0520/P	Garage and additional living accommodation to form dining room, breakfast area and sitting room. New roof over to replace existing glazed roof	Angerham Barn Withgill Fold Withgill
3/2014/0541/P	Construction of 19 two bed apartments for the over 55s and a 104 place children's nursery, associated car parking and landscaping	Land off Elker Lane Billington

174 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	With Applicants Solicitor
3/2013/0771	Land off Middle Lodge Road, Barrow	13/2/14 24/7/14	102	With Applicants Solicitor for signature
3/2014/0981	Land at Chatburn Road Clitheroe	13/2/14	23	With Agent
<u>Non Housing</u>				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures, draft 106 received from LCC

175 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>
3/2013/0578 R	06/02/14	Wolfen Hall Chipping	LB		Appeal allowed
3/2013/0445 R	29/04/14	Higher Flass Farm	Hearing	30/7/14	Awaiting decision
3/2013/0722 Non Det	16/05/14	Englands Head Farm Paythorne	WR		Awaiting decision
3/2013/0448 R	05/06/14	Oakfield Longsight Road Clayton le Dale	WR		Awaiting decision

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2014/0124 R	06/06/14	5 The Crescent Dunsop Bridge	HH		Appeal dismissed
3/2014/0195 R	02/06/14	98 Durham Road Wilpshire	HH		Appeal dismissed
3/2014/0319 R	23/06/14	Land at Whitehall Lane, Grindleton	WR		Awaiting decision
3/2014/0116 R	30/06/14	Blue Trees Copster Green	WR		Notification sent Questionnaire sent Statement due August 14
3/2014/0204 R	09/07/14	The Warren Hurst Green	WR		Notification sent Questionnaire sent Statement due August 13
3/2014/0394 R	23/07/14	Stoneroyd Haugh Ave Simonstone	HH		Awaiting decision
3/2014/0175 R	30/07/14	20 Brookside Old Langho	WR		Notification sent Questionnaire sent Statement due
3/2014/0307 R	29/07/14	Land at Albany Drive Salesbury	Hearing	16/09/14	Notification sent Questionnaire sent Statement due
3/2014/0401 R	24/07/14	Boococks Barn	WR		Notification sent Questionnaire sent Statement due 28 th August
3/2014/0235 R	29/07/14	20 Chapel Hill Longridge	HH		Awaiting decision
3/2014/0258 R	01/08/14	1 Main Street Bolton by Bowland	HH		Awaiting decision
3/2014/0298 R	Awaiting validation by PINS	Rose Cottage Main Street Grindleton			

176

PETITION FROM SAVE LONGRIDGE CAMPAIGN

The Chief Executive submitted a report informing Committee of the receipt of a petition at Full Council and providing an opportunity to discuss the issues raised. The Save Longridge campaign petition was seeking to urge the Council to:

- maintain and support the new housing numbers proposed in the Ribble Valley Development Plan;

- support and maintain the 200 homes reduction in the number of new homes to be built in Longridge contained in the Ribble Valley Development Plan known as the Longridge Adjustment; and
- resist the arguments of Taylor Wimpey, Barratt, Millers and Gladmans to increase new home numbers in Longridge and recognise that this is a device by which to build on their chosen sites.

The points raised by the petition support the position being promoted by the Council in the Core Strategy and the Examination. The Inspector would consider all the representations made to the consultations and the issues discussed at the hearings. The Council needs to await the delivery of his report before moving to the formal adoption stage. The petition would be passed to the Inspector for him to consider. Individual planning applications would need to be considered against the relevant policy frameworks and determined through the development management process. Whilst the petition focuses on the Core Strategy, it was important to recognise that decisions taken on applications could have impacts upon the matters raised in the petition such as the overall amount of housing in Longridge. This would be a matter for consideration in the application process.

RESOLVED: That Committee note the contents of the petition together with the points set out in the report and agree that the petition be forwarded to the Inspector with the campaign group being advised accordingly.

177 CONSULTATION ON ENGLISH HERITAGE DRAFT HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING

The Director of Community Services submitted a report seeking Committee's authorisation to respond to an English Heritage consultation on draft historic environment good practice advice notes. The report outlined the background and the issues on which the Council was being consulted. These included advice notes on the historic environment in local plans, decision taking in the historic environment and the setting of heritage assets. Each document introduction states that good practice advice therefore supports the implementation of national policy but does not constitute a statement of government policy itself. The Principal Planning Officer (Design and Conservation) had considered the document and the report outlined his comments to the consultation.

RESOLVED: That Committee authorise the Director of Community Services to respond to the English Heritage consultation with the opinions expressed in the report by the Principal Planning Officer (Design and Conservation).

178 LOCAL ENFORCEMENT PLAN

The Chief Executive submitted a report seeking Committee's approval for the Council's Enforcement Plan. The Council has responsibility for enforcing planning and listed building controls within its area and has one full time enforcement officer dealing with investigating planning (and licensing) enforcement complaints, advice about planning merits is given by the Council's Senior Planning Officer (enforcement). The purpose of the local enforcement

Plan is to explain to both potential complainants and those carrying out unauthorised development how the enforcement process would be managed and aims to describe the Council's current approach rather than setting out new priorities. The plan was set out in four parts:

- Part A sets out the context and legislative framework
- Part B clarifies what constitutes a breach of planning control
- Part C sets out how the Council deals with the alleged breaches
- Part D sets out how functions are delegated

RESOLVED: That Committee approve the local Enforcement Plan with the attached delegation scheme

179 STATISTICAL REPORT ON LISTED BUILDING APPLICATIONS

The Director of Community Services submitted a report for Committee's information on the determination rate of listed building applications in the years 2006-2013. The report also highlighted the complexities that surround the determination of listed building applications.

RESOLVED: That the report be noted.

180 APPEALS

- (a) 3/2014/0124/P – Proposed extension to side of dwelling, conservatory to rear and 2 no roof lights at 5 The Crescent, Dunsop Bridge – appeal dismissed.
- (b) 3/2014/0195/P – Installation of fences at 1800mm high around the side/back garden perimeter next to the public footpath at 98 Durham Road, Wilpshire – appeal dismissed.
- (c) 3/2013/0578/P – New porch to front elevation at Wolfen Hall, Chipping – appeal allowed with conditions.

181 REPORTS FROM REPRESENTATIVE ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 8.28pm.

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

Minutes of Accounts & Audit Committee

Meeting Date: Wednesday, 27 August 2014, starting at 6.30pm
Present: Councillor J Hill (Chairman)

Councillors:

P Ainsworth	J Shervey
I Brown	M Thomas
A Knox	

In attendance: Fiona Blatcher from Grant Thornton.

Also in attendance: Chief Executive and Head of Financial Services.

182 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Bennett, G Mirfin, R Newmark, R Sherras and N C Walsh.

183 MINUTES

The minutes of the meeting held on 25 June 2014 were approved as a correct record and signed by the Chairman.

184 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

185 PUBLIC PARTICIPATION

There was no public participation.

186 THE AUDIT FINDINGS

Fiona Blatcher submitted a report on behalf of Grant Thornton which outlined the audit findings and key matters arising from the audit of the Council's financial statements for the year ended 31 March 2014. She informed Committee that Grant Thornton anticipated providing an unqualified opinion on the financial statements as there were no significant issues and just a small number of amendments which did not affect the Council's reported financial position. The key messages arising from the audit of the Council's financial statements were:

- working papers were of a good standard and received responses to queries on a timely basis;
- few errors were identified in the financial statements. The intention was to issue an unqualified opinion;
- the value for money conclusion based on the review of the Council's arrangements to secure economy, efficiency and effectiveness in its use of resources was again to give an unqualified conclusion.

The report highlighted the audit findings against significant risks, other risks including operating expenses, employee remuneration, welfare expenditure, internal controls, value for money, fees and communication of audit matters.

Three items were identified as part of the action plan:

- Strengthening arrangements for obtaining disclosures in respect of related party transactions.
- Council Members should receive a summary 'Corporate Risk Register' containing the highest strategic risk for scrutiny.
- Quarterly performance monitoring to Corporate Management Team be re-introduced.

The Chairman thanked Grant Thornton for this report and also conveyed thanks to the Director of Resources and her financial team.

RESOLVED: That the report be noted.

187 REVIEW OF THE COUNCIL'S ARRANGEMENTS FOR SECURING FINANCIAL RESILIENCE

Fiona presented a report on behalf of Grant Thornton which included comparisons to Ribble Valley Borough Council's statistical nearest neighbour authorities as a benchmarking group. The report gave an overview of arrangements for key indicators of performance, strategic financial planning, financial governance and financial controls. The key indicators included liquidity, borrowing, workforce, performance against budgets and reserve balances. Graphs were also included showing comparisons with other "like Councils". The assessment in all these areas met or exceeded adequate standards.

RESOLVED: That the report be noted.

188 LETTER OF REPRESENTATION

The Director of Resources submitted a report which included the Letter of Representation that Grant Thornton had required to be signed before they would sign off the accounts. This letter sets out assurances from the Council to Grant Thornton that relevant accounting standards had been complied with, and gave further assurances that the Council had disclosed information where to withhold it would have undermined the accuracy and reliability of the statement of accounts.

RESOLVED: That Committee approve the Director of Resources signing the Letter of Representation for 2013/14 on behalf of the Council.

189 APPROVAL OF AUDITED STATEMENT OF ACCOUNTS FOR 2013/14

The Director of Resources submitted a report asking Committee to formally approve the Statement of Accounts for 2013/14 following the completion of the audit. These had been previously approved subject to audit. The final approved version had to be published by the end of September 2014. The Head of

Financial Services reported that he was pleased that in the main there had only been minor adjustments to the draft accounts recommended by the Auditors which were a change relating to the pensions note and a change to a note relating to monies being received from East Lancs PCT which should now be split between East Lancs CCG and Lancashire County Council. There had also been minor amendments to the Annual Governance Statement. Following receipt of the Auditors opinion the accounts would be published on the website prior to the deadline of 30 September 2014.

RESOLVED: That Committee approve the audited Statement of Accounts for 2013/14 along with the audited Annual Governance Statement for 2013/14.

190 INTERNAL AUDIT PROGRESS REPORT 2014/15

The Director of Resources submitted a report for Committee's information on the internal audit work progress to date for 2014/15. The report included a full audit plan for Committee's information and the Principal Auditor gave a brief update on a follow up audit carried out at the Platform Gallery/VIC.

RESOLVED: That the report be noted.

191 EXCLUSION OF PRESS AND PUBLIC

That by virtue of the next item of business being exempt information under Category 3 of Schedule 12A of the Local Government 1972 the press and public be now excluded from the meeting.

192 RISK MANAGEMENT – UPDATE ON RED RISKS

The Director of Resources submitted a report providing Members with an update on the current areas of high risks for the Council as identified on the risk register. At the present time there were four red risks included on the register:

- Kerbside recycling and waste paper collection.
- Planning appeals – award of costs.
- Core Strategy – Inspector finding the plan unsound due to disagreement with the Council's position.
- Core Strategy – Inspector finding the plan unsound due to conflict with new legislation.

Committee discussed the ongoing discussions with the County Council with regard to kerbside recycling and the waste paper collection and to the fact that the current consultation period on the Core Strategy would be completed on 5 September 2014 which would enable the Inspector to complete his report.

RESOLVED: That the report be noted.

The meeting closed at 6.53pm.

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

Minutes of Community Services Committee

Meeting Date: Tuesday, 2 September 2014 starting at 6.30pm
Present: Councillor R J Thompson (Chairman)

Councillors:

J E Alcock	L Rimmer
R Bennett	M Robinson
S Brunskill	I Sayers
S Carefoot	G Scott
J Hill	R Swarbrick
A M Knox	J White
R Newmark	

In attendance: Director of Community Services, Head of Engineering Services, Head of Cultural and Leisure Services, Head of Financial Services, Head of Environmental Health Services and Senior Accountant.

Also in attendance: Councillor A Yearing.

193 APOLOGIES

There were no apologies for absence from the meeting but Councillor G Mirfin was not in attendance.

194 MINUTES

The minutes of the meeting held on 27 May 2014 were approved as a correct record and signed by the Chairman.

Councillor Robinson asked for an update on Minute 15 regarding the three month trail of Sunday/Bank Holiday opening at the Platform Gallery/Visitor Information Centre during the summer months. Councillor Yearing was also given permission to speak on this item and referred to the same issue.

195 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

196 PUBLIC PARTICIPATION

There was no public participation.

197 EVENTS IN CLITHEROE CASTLE GROUNDS

The Director of Community Services submitted a report outlining a request to hold a large music event in the Castle grounds next year for up to three days. The report also sought Member approval for officers to seek a number of large scale events in the Castle grounds over the summer period each year to complement existing events in the borough. The Director informed Committee that the latest request to stage a music festival for up to three consecutive days

in the summer of 2015 would be based around original artists from the 1980s and 1990s and could attract up to 7000 people per day. If Committee agreed in principle to allow this, the Council would need to work with the promoter to ensure access issues were addressed as well as the dispersal of such a large number of people. The lessons learned from the Food Festival and bonfire would be useful background. The promoter would also need to provide a comprehensive operational plan for the event taking into account the health and safety of those attending. The event itself would be ticket only and the promoter was planning to sell all available tickets in advance of the event. Clearly, an event of this size would have a significant economic impact for the town and wider area, as well as an impact on local residents. There would also need to be some traffic management arrangements. The promoter envisaged this becoming an annual event if the first year is a success.

Councillor A Yearling was given permission to speak on this item and although recognising that 7000 people could be a major health and safety issue, gave support to an event in the Castle grounds.

Members discussed various aspects of the event and felt that perhaps three days may be too long but that we should be supporting events on the Castle grounds, as this would provide an opportunity to bring many people into the borough.

RESOLVED: That Committee

1. approves in principle the staging of a music festival next year subject to the normal licence approvals and confirmation by the Ribble Valley Safety Advisory Group of the promoter's arrangements; and
2. delegates authority to the Director of Community Services to work with other event operators to provide a range of annual events in the borough, to achieve a positive economic impact and help to promote the area from a tourism perspective, as well as providing local residents the opportunity to see these events within their borough without having to travel significant distances.

198

ROEFIELD ACTIVITY CENTRE ROOM FUNDING REQUEST

The Director of Community Services submitted a report informing committee of an application for funding from Roefield Leisure Centre to the Council for £15,445 to enable a new activity space to be built within the existing footprint of the centre. The centre is a busy site providing activities for traditional sports and health and fitness facilities for both adults and children. The space utilisation within the centre could be improved within the existing footprint, thereby increasing the amount of usable space for a range of fitness activities. This was the purpose of the request for funding.

Given the loan that the Council has made in the past and other financial commitments the Trust has, they do not believe another loan would be viable at this stage to help fund the project, hence the reason they are seeking a grant towards the project. The capital cost of the scheme is £30,445 of which the Trust has secured cash contributions of £15,000 from other sources. The Trust itself would contribute £3,798 of in-kind support towards discounted rates and free

sessions to encourage more people to become active in the area following construction of the space. Roefield had considered a bid for Sport England funding to help make up the shortfall instead of the Council, however they believe at this time that they would like to consider making such an application for a larger scheme to try and extend the centre in the future and making an application at this stage for a relatively small sum from Sport England would not be a sensible strategic use of that funding option.

RESOLVED: That Committee were minded to support this request and as resources were not available within existing budgets, ask that the issue be referred to Policy and Finance Committee for them to consider various options.

199 PETITION FOR DOG EXERCISE AREA IN EDISFORD

The Director of Community Services submitted a report including a petition that had been submitted to the Council on behalf of dog owners in the Edisford area of Clitheroe, asking for a space to exercise their dogs on the green space the Council owns around the sports pitches at Edisford or Roefield. He reminded Committee that the principle behind the exclusion order recently implemented was to keep dogs off the sports pitches and play areas the Council operates, because although many owners pick up after their dogs, some owners are not so responsible and do not. Where owners pick up their own dogs mess, it is not practical to remove all vestiges of the mess from the ground and a residual amount remains. This then poses potential health concerns for the children and adults who use the pitches including our own workforce. Where owners do not pick up, this makes the issue even worse for pitch users. The petitioners were seeking an area to one or both sides of Edisford Road where dogs may be let to run without a lead and this would not currently be possible under the exclusion order.

If an area were created, it would need to be fenced in order that it was clearly separated from the sports pitches and the requirement to pick up (the Fouling of Land by Dogs (Ribble Valley Order) 2014) would still apply. However, it would give owners the opportunity to exercise their dogs without impacting on the sports pitches.

It was also worth noting that although a petition had not been received, similar arrangement for the Mardale playing pitches in Longridge had been requested.

Councillor A Yearling was given permission to speak on this item and although was in support of the exclusion order, was sympathetic with the residents. Committee discussed this request.

RESOLVED: That officers report back to a future Committee on the suitability and associated implications of dog exercise areas at Roefield and Mardale.

200 STAN THE VAN

The Director of Community Services submitted a report updating Committee on the status of the mobile resource unit (STAN) and to consider future participation in the scheme after the current funding concludes at the end of this month. He reminded committee that the project was originally funded for a period of three

years and the Council decided to continue funding STAN for a further year to September 2014. The funding for this extension was made possible due to a shortfall in expenditure from the original amount earmarked for its delivery and it was sourced from the performance reward grant. As the funding concludes at the end of the month, a review of the shortfall figures, nature of referrals and customer satisfaction levels over the past year had been provided to help evaluate the impact that the service had had across the borough. Efforts to increase the number of people visiting STAN had included more focused use of locations and increased awareness through various avenues of advertising.

A variety of partners had supported the service that had served to enhance the provision of information available to visitors. However, the possibility of the Citizens Advice Bureau becoming involved in helping to sustain the project across the borough in some way, had been explored but with no success and the availability of any funding source remained the main obstacle to any further continuation of the scheme. It was understood that Help Direct would continue to provide staff support to the STAN Co-ordinator in taking the van out into the communities and it was believed that Rossendale would continue as the sole provider if Ribble Valley withdrew as a partner. There was also the possibility of continuing to utilise the van if there was a specific need on providing an outreach session at a daily rate.

RESOLVED: That Committee

1. concludes the Council's involvement in the service and informs Rossendale Borough Council that STAN will not be provided in Ribble Valley as from the end of September 2014; and
2. requests that officers contact all parishes and partners involved in delivering the service over the last four years to notify them and express appreciation for their contribution toward delivery of the service.

201 CONFIRMATION OF AUTHORISED OFFICERS AND EARLY PAYMENT FIXED PENALTY PROVISIONS, CLEAN NEIGHBOURHOODS AND ENVIRONMENT ACT 2005

The Chief Executive submitted a report asking Committee to reconfirm authorised officers of the Council to enforce requirements of the Clean Neighbourhoods and Environment Act 2005 and confirm early payment provisions. A number of officers were identified and authorised in July 2005 to enforce relevant provisions of the Act. However, since that time, the Council had undergone several restructures with associated changes to job titles. There was also the recent adoption and introduction of the new dog control orders for which the authorisations had been extended to include members of staff who oversee the Council's parks and playing fields.

In order to enforce the provisions of this Act, associated regulations and orders, the Council needs to identify appropriate officers, duly authorise them and provide them with the appropriate advice and training to carry out their associated duties. It was therefore recommended that the following officers be given delegated powers and be authorised for the purposes of this Act, associated regulations and orders:

- Head of Environmental Health Services
- Head of Cultural and Leisure Services
- Head of Engineering Services
- Head of Legal and Democratic Services
- Head of Planning Services
- Principal and Senior Planning Officers
- Countryside Officer
- Leisure and Sports Development Manager
- Sports Development Officer
- Engineering Services Manager
- Senior and District Environmental Health Officers
- Environmental Health Technicians/Pollution Control Officer
- Dog Wardens
- Pest Control Officers
- Senior Civil Enforcement Officer and Civil Enforcement Officers
- Market Officer
- Enforcement Officer (Licensing and Planning)
- Taxi Enforcement Officer
- Waste Management Officer
- Cleansing Manager
- Amenity Cleansing Manager
- Amenity Cleansing Operatives
- Head Gardener and Grounds Maintenance staff
- Any other officer duly authorised by the Chief Executive or Director of Community Services

It was also appropriate to reconfirm the authorisation of Police Officers and Police Community Support Officers to act on our behalf in relation to these provisions.

At the last meeting of this Committee, it had also been agreed to set the fixed penalty charge at £80 in relation to dog control orders. Committee set a lesser sum of £50 if the fixed penalty was paid within 14 days. As stated, all fixed penalties under the Act must be paid within 14 days so a shorter period requires to be set within which the reduced penalty will be payable. Historically, a reduced early payment of 10 days had been allowed in relation to a fixed penalty issued in relation to the Clean Neighbourhoods and Environment Act 2005. It was now proposed as preferable for this to be reduced to 7 days to encourage and better reflect early repayment.

RESOLVED: That Committee

1. authorise the officers as listed in the report for the purposes of this Act and any regulations made thereunder or amending or replacing the same; and
2. approve a 7 day timescale as being the early repayment period in relation to a fixed penalty issued in relation to dog control order offences and similarly in relation to other fixed penalty offences under the Clean Neighbourhoods and Environment Act 2005.

202 CAPITAL MONITORING 2014/2015

The Director of Resources submitted a report for Committee's information relating to the progress of the approved capital programme for the period April to July 2014 with regard to schemes which fall under the responsibility of this Committee. To date, 30% of the annual capital programme for this Committee had been spent; however this was largely due to delays experienced on the securing of funding for the 3G artificial pitch surface scheme at Edisford.

RESOLVED: That the report be noted.

203 REVENUE OUTTURN 2013/2014

The Director of Resources submitted a report for Committee's information on the outturn for the financial year 2013/2014 in respect of the revenue budget for this Committee. There had been a considerable number of variations in both income and expenditure during the year which had given rise to an overall underspending of £330,771 on the net cost of services. After transfers to and from earmarked reserves, the overall underspend was £114,800. This had been added to general fund balances.

RESOLVED: That the report be noted.

204 REVENUE MONITORING 2014/2015

The Director of Resources submitted a report informing committee of the position for the period April to July 2014 of this year's revenue budget as far as this Committee was concerned. The variations between budget and actuals had been split into groups of red, amber and green variance with the budget holders comments and agreed action plans highlighted for Committee's information. The comparison between actual and budgeted expenditure shows an underspend of £80,110 for the first four months of the financial year 2014/2015.

RESOLVED: That the report be noted.

205 2013/2014 YEAR END PERFORMANCE INFORMATION

The Director of Resources submitted a report that detailed performance against our local performance indicators for the year end 2013/2014. Regular performance monitoring was essential to ensure that the Council was delivering effectively against its agreed priorities, both in terms of the national agenda and local needs.

RESOLVED: That the report be noted.

206 UPDATE ON DISPOSAL OF FORMER TOILET FACILITIES

The Director of Community Services submitted a report updating Committee on the progress with the disposal of the former toilet facilities at Waddington, Newton and Mellor. The sites at Waddington and Newton had been disposed of

generating £47,033 (gross income less 1.5% fee) and the sale of the site at Mellor was progressing.

RESOLVED: That the report be noted.

207 GENERAL REPORT OF DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report informing Committee on recent developments in the waste management section. He gave a specific update with regard to the waste paper and cardboard collection service and a recent meeting that had taken place with Lancashire County Council.

RESOLVED: That the report be noted.

208 REPORTS OF REPRESENTATIVES ON OUTSIE BODIES

There were no reports of Representatives on Outside Bodies.

209 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following item of business be exempt information under Category 4 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

210 INDUSTRIAL ACTION – 10 JULY 2014

The Director of Community Services submitted a report for Committee's information, apprising them of the effects of the refuse and recycling services following industrial action by Council staff on 10 July 2014 and of measures that could help to reduce the disruption of future actions. It was concluded that in future advance warning would be given to householders of possible disruption to the refuse collection service as a result of intended strike action, together with the alternative arrangements for the collection of their waste if their collection was not completed on the day. Members and the appropriate Parish Councils would also be separately advised by timely emails on the level of refuse and recycling services being operated on any future strike day.

RESOLVED: That the report be noted.

The meeting closed at 7.40pm.

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

Minutes of Personnel Committee

Meeting Date: Wednesday, 3 September 2014, starting at 6.30pm
Present: Councillor R J Elms (Chairman)

Councillors:

S Bibby	D Taylor
S Brunskill	N C Walsh
P Dowson	A Yearing

In attendance: Chief Executive, Head of HR, Personnel Officer x2.

211 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors P Ainsworth and D T Smith.

Prior to commencement of the meeting proper a biannual meeting took place with UNISON.

212 MINUTES

The minutes of the meeting held on 28 May 2014 were approved as a correct record and signed by the Chairman.

213 DECLARATIONS OF INTEREST

There were no declarations of interest.

214 PUBLIC PARTICIPATION

There were no items of public participation.

215 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

216 LOCAL GOVERNMENT PENSION SCHEME

The Chief Executive explained recent changes to the Local Government Pension Scheme and the requirement for each scheme employer to review and revise their policies covering mandatory and discretionary elements of the scheme and publish a Statement of Policy.

The Chief Executive guided Members through each element of the Statement of Policy, providing specific examples to aid understanding of the more complex elements.

Members agreed that some areas were particularly complex and asked that guidance notes be created to assist payroll staff in the correct application of the discretionary functions.

RESOLVED: That the Statement of Policy on Pension Discretions be approved and that guidance notes be created for payroll staff in line with the Statement of Policy.

217 REVIEW OF RECRUITMENT ADVERTISING

Consideration was given to the written report of the Personnel Officer informing Members of recruitment advertising undertaken for the period 1 April 2013 to 31 March 2014.

She explained the breakdown of costs in relation to advertising and the rationale behind the choice of advertising media. It was noted that the cost of press advertising had been controlled by signpost advertising, and that on-line recruitment had been utilized in a focussed manner, with free advertising used wherever possible.

RESOLVED: That the report be noted.

218 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.

219 UPDATE ON PAY NEGOTIATIONS

The Head of HR reminded Members of the negotiations to date, and reported back industrial action had that had taken place on 10 July 2014. It was noted that the industrial action had caused disruption to the refuse collection service but all other services had operated as normal. Information had been posted on the Council's website and the Contact Centre had been briefed in order to keep the public informed. A further strike was expected in October and a reminder would be emailed to Members nearer the time.

RESOLVED: That the report be noted.

220 STAFF ESTABLISHMENT UPDATE

The Head of HR provided an annual update on the Council's Establishment. It was noted that the Establishment had remained relatively static over the past 5 years. The Head of HR explained that all vacancies were closely examined to identify whether a post was necessary and options explored regarding alternative ways of working prior to submitting a request to reappoint to a vacant post to the Corporate Management Team. The Establishment was the number of posts budgeted for, for the year.

RESOLVED: That the report be noted.

221 MEMBER AND STAFF TRAINING

Consideration was given to the written report of the Personnel Officer informing Members of training courses approved since the last meeting. She guided Members through the training initiatives contained within the Appendix, highlighting some of the issues that had triggered them.

RESOLVED: That the report be noted.

222 APPOINTMENTS AND RESIGNATIONS

Consideration was given to the written report of the Personnel Officer informing Members of appointments and resignations that had taken place since the last meeting. She highlighted some of the main staff movements, in particular the retirement of a member of the Amenity Cleansing team at the end of September.

RESOLVED: That a letter of thanks be sent to the Amenity Cleaning Operative with best wishes for his retirement.

The meeting closed at 7.25pm.

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

Minutes of Health & Housing Committee

Meeting Date: Thursday, 4 September 2014 starting at 6.30pm
Present: Councillor B Hilton (Chairman)

Councillors:

S Bibby	L Rimmer
S Brunskill	M Robinson
R Hargreaves	C Ross
J Holgate	I Sayers
S Hore	J Shervey
R Newmark	

In attendance: Chief Executive, Head of Environmental Health Services, Head of Financial Services, Head of Regeneration and Housing and Senior Accountant.

223 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Hill and R Sherras.

Councillor K Hind was not in attendance.

224 MINUTES

The minutes of the meeting held on 5 June 2014 were approved as a correct record and signed by the Chairman.

225 DECLARATIONS OF INTERESTS

There were no declarations of interest.

226 PUBLIC PARTICIPATION

There was no public participation.

227 FOOD HYGIENE INTERVENTION PLAN 2014/2015

The Chief Executive submitted a report asking Committee to consider and approve the Ribble Valley's Food Hygiene Intervention Plan 2014/2015. Guidance issued by the Food Standards Agency continues to require local authorities to produce a food hygiene intervention programme relating to food law enforcement and to set out how they would meet their statutory obligations. Particular attention was drawn to the contents of Part 7 of the programme which reviewed the performance of the service against last year's performance plan and also set out proposed areas for improvement for the forthcoming year. It was reported that later this year, enforcement responsibility for allergens in food was to transfer from Trading Standards to Environmental Health.

The exact resource implications of this were still to be determined with relevant staff needing appropriate training to achieve and ensure relevant competency. Several areas were highlighted within the programme, with particular reference to the borough's food premises and the fact that 97.5% of the borough's food premises were generally compliant.

RESOLVED: That Committee

1. approve the Ribble Valley Borough Council Food Hygiene Intervention Plan 2014/2015 for implementation in the current financial year;
2. note the satisfactory performance in relation to the identified areas for improvement in the previous year's Food Safety Plan; and
3. reconfirm the continuing priority of food premises inspection for environmental health provision.

228 REVIEW OF ENVIRONMENTAL HEALTH SERVICE 2013/2014

The Chief Executive submitted a report for Committee's information on a review of the service delivery key local performance indicators within the environmental health service for 2013/2014. The key issues included food hygiene, health and safety, pollution control, caravan sites, private water supplies, pest control and dog warden service, general complaints and emergency planning.

Ongoing high performance had been achieved throughout the past 12 months in most areas and especially in relation to response times to service requests. However, it had again not been possible to achieve the programme for health and safety premise inspection targets and caravan site relicensing, due to a variety of operational reasons. However, the service continued to receive significant levels of complaints and every effort would continue to be made to achieve all service targets.

RESOLVED: That the report be noted.

229 AFFORDABLE WARMTH BID

The Chief Executive submitted a report informing Committee of the availability of grant for vulnerable households in Ribble Valley at risk from cold and damp houses. Lancashire County Council was making funding available to district councils to deliver high impact affordable warmth interventions to individuals who are the most vulnerable to harm from cold or damp homes. The funding was subject to LCC approving applications. The report included the bid as submitted.

RESOLVED: That the report be noted.

230 DFG FUNDING UPDATE

The Chief Executive submitted a report informing Committee of the Lancashire County Council consultation and proposed changes to the disabled facilities grant process. This had been prompted by the introduction of better care fund and NHS England planning guidance to allocate DFG funding to upper tier (LCC)

rather than directly to local authorities. A copy of a presentation attended by the Chairman and Housing Strategy Officer was included for Committee's information.

RESOLVED: That a letter be written to the Lancashire County Council informing them that in the opinion of Ribble Valley Borough Council, the DFG process should not be changed.

231 AFFORDABLE HOUSING NEEDS DATA ACROSS THE BOROUGH

The Chief Executive submitted a report informing Committee of the current affordable housing needs data across the borough. The housing needs surveys are a key source of evidence when supporting affordable housing development and take place on a rotation basis, although pressure from developers with proposals in parishes often decides the border of priority of new surveys to be undertaken. The importance of maintaining an up to date affordable housing needs data on a Parish basis was acknowledged.

RESOLVED: That the report be noted.

232 CAPITAL MONITORING 2014/2015

The Director of Resources submitted a report providing Committee with information relating to the progress of the approved capital programme for this year. Slippage from the previous year was also reported. To date just over 34% of the annual capital programme for this Committee had been spent or committed and it was noted that the majority of the capital programme for this Committee was grant related. Expenditure was driven by the applications that are received for this funding and currently they are at a low level of applications for a number of the grants that are available. This would be likely to change as the year progressed.

RESOLVED: That the report be noted.

233 REVENUE OUTTURN 2013/2014

The Director of Resources submitted a report on the outturn for the financial year 2013/2014 in respect of the revenue budget for this Committee. There was an overall underspend of £137,585 for this Committee and after allowing for transfers to and from earmarked reserves, this decreased to £88,002. The main variations for this underspend were highlighted.

RESOLVED: That the report be noted.

234 REVENUE MONITORING 2014/2015

The Director of Resources submitted a report for Committee's information on the position for the first four months of this year's revenue budget as far as this Committee was concerned. The variations between budget and actuals had been split into groups of red, amber and green variance. These were highlighted for Committee's information. At this stage, the comparison between actual and budgeted expenditure shows an overspend of £14,211 for the first four months of

the financial year 2014/2015. After allowing for transfers to and from earmarked reserves, the overspend is reduced to £4,389.

RESOLVED: That the report be noted.

235 2013/2014 YEAR END PERFORMANCE INFORMATION

The Director of Resources submitted a report for Committee's information outlining details of performance against our local performance indicators. Regular performance monitoring was essential to ensure that the Council is delivering effectively against its agreed priorities both in terms of the national agenda and local needs.

RESOLVED: That the report be noted.

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

Committee considered the general report of the Chief Executive which had been submitted to Committee for information and included private water supplies risk assessment progress, dog control orders, local government declaration on tobacco control and north west energy task force – local benefits of shale gas extraction.

RESOLVED: That the report be noted

237 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

238 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.

239 GENERAL REPORT – GRANTS

The Chief Executive submitted details of 8 disabled facilities grants and 4 boiler replacement grants.

RESOLVED: That the report be noted.

240 AFFORDABLE HOUSING UPDATE

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

RESOLVED: That the report be noted.

The meeting closed at 8.15pm.

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

Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 9 September 2014, starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

J Alcock	G Mirfin
B Hilton	J Rogerson
K Hind	D T Smith
S Hore	R J Thompson
K Horkin	A Yearling
A Knox	

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

241 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Elms, J Hill and T Hill.

242 MINUTES

The minutes of the meeting held on 10 June 2014 were approved as a correct record and signed by the Chairman.

243 DECLARATIONS OF INTEREST

Councillors K Hind and A Yearling declared an interest in the request for financial help for Clitheroe Bonfire.

244 PUBLIC PARTICIPATION

There was no public participation.

245 POLLING STATION REVIEW

Committee considered the recommendations arising from the Council's Polling District and Polling Place Review 2014.

Members were reminded that under Section 16 of the Electoral Administration Act 2006 there were a number of changes to the Representation of the People Act 1983 including a requirement for the Council to review UK parliament polling districts at least every 4 years. The Electoral Registration and Administration Act 2013 introduced a change to the timing of these compulsory reviews so that the next compulsory review must be started and completed between 1 October 2013 and 31 January 2015.

The guidance recommended that an evidence base was assembled to include information such as electorate figures, proposed area of new development, record of comments or complaints or any other relevant information from polling

station managers, premises managers etc. There were four main points to be considered when looking at such a review:

- Location.
- Size.
- Availability.
- Accessibility.

The consultation period had run from 31 March to 30 June 2014. 9 responses had been received during the consultation period and the recommendations were as follows in respect of 6 polling places:

- Billington – the polling station would revert back to Hodgefield either the Community Centre or a portakabin on the car park.
- Littlemoor – where the polling station was either St James' Church or Ribblesdale School.
- St Mary's – recommended St Mary's Church.
- Dilworth – recommended Longridge Civic Hall.
- Wiswell – in relation to the suitability of a portakabin for disabled access.
- Grindleton – to the continued use of Harrop Fold as separate polling place.

*** RESOLVED: That the Committee considered the various proposals and it was recommended that the polling districts and polling places and polling stations as set out in Appendix 2 to the report be accepted. ***

246 LOCAL TAXATION WRITE-OFFS

Committee were asked to approve a write-off of National Non-Domestic Debts relating to 3 companies; one company had gone into liquidation and two others had been dissolved. Therefore we needed to write-off the associated NNDR debts.

RESOLVED: That Committee approve the writing off of £11,157.29 of NNDR debts where it had not been possible to collect the amounts due.

247 COMMUNITY TRIGGER

Committee considered a report explaining some of the provisions of the new Antisocial Behaviour, Crime and Policing Act 2014 with particular reference to the Community Trigger. They were also asked to agree to publish details of how the trigger would operate in the Ribble Valley on the Council's website and also to agree the appropriate threshold levels for that trigger.

Members were informed that under the Community Trigger provisions Councils had a legal requirement to provide a mechanism whereby members of the public who felt they had been the victim of antisocial behaviour could trigger a review of how different agencies had dealt with a particular case of antisocial behaviour. All Lancashire Districts had agreed on the relevant trigger mechanisms which were:

- a) behavioural threshold “harassment alarm and distress” rather than nuisance and annoyance; and
- b) proposed trigger thresholds:
 - i. three or more complaints in the past 6 months from one individual about the same problem where that person thinks no action has been taken;
 - ii. five individuals complaining about the same or similar incidents in the 6 months where it was felt no action had been taken; and
 - iii. one incident motivated by hate in the past 6 months where it was felt that no action had been taken.

Other relevant bodies involved in Community Trigger reviews were the Police, registered social landlords and clinical commissioning groups; all of whom had signalled their agreement to these threshold levels.

Members then discussed the report and its possible workload implications including the role of the former Quality of Life position.

RESOLVED: That

- 1. Committee note the contents of the report;
- 2. agree to adopt the Community Trigger as set out in paragraph 3 in line with other Lancashire districts and other relevant agencies;
- 3. delegate the wording of the website and online forms to the Chief Executive in consultation with the Chair and Vice Chair of this Committee;
- 4. monitor the progress of the Community Trigger and consider an update report to be submitted in March 2015; and
- 5. consider any staffing implications as part of the budget setting process for 2015/16.

248 BUDGET FORECAST 2014/15 TO 2017/18

Committee considered the report of the Director of Resources in relation to the latest budget forecast and were asked to decide what action needed to be considered to meet the financial challenges that lay ahead. The report went through a number of key considerations:

- Public Sector Pay and Price Inflation – the Director of Resources reported that there had been a 1% national offer which had been rejected by the Unions. Her forecast included 1% for 2014/15 then 2% for each year from 2015/16. She also noted that the rate of Consumer Price Index had slowed to 1.6% in the year from 1.9%. At the same time the Retail Price Index had gone down slightly from 2.6% to 2.5%. The forecast allowed 2% price inflation for each of the years from 2015/16.

- Local Government Grant Funding – exemplification showed that for 2015/16 our grant funding would increase slightly from the original consultation figure as a result of the rolling in of the Council Tax freeze grant. Our funding for 2015/16 was expected to be £2.239m, a reduction of £385,000 on our grant for the current year.

At this stage we had assumed our grant funding would fall by 10% in 2016/17 and by a further 5% in 2017/18.

- New Homes Bonus – the New Homes Bonus scheme had commenced in April 2011 and will match fund the additional Council Tax raised for new homes and properties brought back into use with an additional amount for affordable homes for a 6 year period.

We expect to be notified of our allocation for New Homes Bonus Grant at the time of confirmation of the Local Government Finance Settlement. Based on the movement in our Council Tax Base up to the end of July we will receive at least £836,760 in 2015/16.

Members would be aware following the setting of this year’s budget we had now committed £333,780 of our New Homes Bonus each year to support our revenue budget.

- Council Tax – last year’s spending round announced a continuation of the freeze in Council Tax levels and also a 2% referendum limit for the 2 years 2014/15 and 2015/16. The support to be paid for the freeze in Council Tax is equivalent to a 1% increase forgone. Our Council Tax was currently at £140.69 at Band D which had been frozen since 2010/11. Based on our current tax base a 1% increase in Council Tax raises approximately £30,000 a year.
- Interest Rates – the Director of Resources also made reference to the continuation of the low level of interest earned on investments and the slight increase in receipts she predicted in 2016/17 and 2017/18.
- Business Rate Growth – the Council would retain our share of any growth above our business rates baseline. The growth we originally estimated to retain in 2013/14 was £47,000. At year end this materialised to £189,000. The Business Rates Retention Scheme continues to be very complex and difficult to estimate with any certainty. Further complications include Section 31 Grant reimbursements from the Government to pay for measures introduced to assist ratepayers. The amount relied upon in our budget forecast is £263,000 each year.

RESOLVED: That Committee note the report of the Director of Resources and agree with the report as a basis for preparing the Council’s budget for 2015/16 to 2017/18.

249 UNIVERSAL CREDIT ROLLOUT

Members considered a report on the rollout of universal credit in the north west during 2014/2015. Authorisation was sought to enter into a delivery partnership

agreement with the Department of Work and Pensions to provide services to universal credit claimants. The Department of Work and Pensions had notified us that the go live date for universal credit claimants was 24 November 2014. The DWP would

- Provide reasonable support to the Council in the development and implementation of local service provision
- Provide timely and relevant guidance and products to inform delivery of local service provision
- Provide timely data to support the local council tax support scheme

The DWP required the Council to carry out the following services:

- providing support to UC service centre staff around housing issues
- support for claimants to get on line and stay on line
- manual processing of local council tax support scheme
- support for claimants with complex needs particular personal budgeting support
- work with universal credit programme in preparing landlords

The DWP estimated the cost of carry out these services would be £38,512.86 for the period to 31 March 2015 and have committed to compensating the Council for any additional costs incurred. The Director of Resources informed Members there would be some impact on staffing within the Benefits Section as a result of these requirements but it was anticipated that the grant offered would cover any additional costs. She informed Members that a further report detailing the staffing implications would be submitted to the next Policy and Finance Committee meeting.

RESOLVED: That Committee

1. note the rollout of universal credit to commence in the Ribble Valley on 24 November 2014; and
2. agree to enter into the delivery partnership agreement with DWP to provide services to UC claimants.

250 CONCURRENT FUNCTION GRANTS

The Director of Resources sought approval of the allocation of concurrent function grants for 2014/2015.

The report outlined the type of functions which were eligible, these included:

- burial grounds
- footpaths
- litter collection
- dog waste bins
- parks and play areas

Support was set at a rate of 25% of eligible net revenue expenditure in the previous year subject to the overall cost to the Borough Council not exceeding £20,000.

18 applications had been received, revenue expenditure to be supported totalled £47,062 which based on a grant rate of 25% equated to £11,766 which was well within budget.

The report pointed out that with regard to Longridge Town Council there had been no approval of a concurrent grant shown for the current year due to delays which had been experienced because of changeover in staffing at the Town Council.

RESOLVED: That Committee

1. approve the allocation of grants as proposed in Annex 1 to the report totalling £11,766 for 18 Parish and town Councils;
2. agree the payment of approved grants in a single instalment rather than two instalments as outlined in the grant scheme; and
3. in future ask all applicants to submit supporting documentation for all claims for grant support.

(Councillor K Hind and A Yearing declared an interest in the next item of business and left the meeting)

251 CLITHEROE BONFIRE – REQUEST FOR FUNDING

The Director of Resources submitted a request from Clitheroe Rotary Club for financial help towards the fire display at Clitheroe Community Bonfire.

RESOLVED: That the request for a donation of £500 towards the cost of fireworks at Clitheroe Community Bonfire be agreed.

(Councillors Hind and Yearing returned to the meeting)

252 REFERENCES FROM COMMITTEE – ROEFIELD CENTRE ACTIVITY ROOM

Committee were asked to consider a request referred to them by Community Services Committee to agree the provision of funding to Roefield Leisure Centre of £15,445 to enable a new activity space to be built within the existing footprint of the centre. Community Committee had considered this report at their last meeting and had resolved:

‘that Committee were minded to support this request and as resources were not available within existing budgets ask that the issue be referred to Policy and Finance Committee for them to consider various options’.

The Director of Resources then highlighted three ways in which such a request could be funded:

- changes to existing loan arrangements
- use of general fund balances
- use of earmarked reserves

RESOLVED: That Committee

1. agree to the provision of funding to Roefield Leisure Centre of £15,445 to enable a new activity space to be built within the existing footprint of the centre with the inclusion of this as a scheme on the Council's capital programme for 2014/2015;
2. agree to the use of earmarked reserves to finance this new capital grant for Roefield Leisure Centre;
3. make it clear to Roefield Leisure Centre that this grant is being considered in exceptional circumstances; and
4. contact Roefield Leisure Centre requesting that the Head of Cultural and Leisure Services be allocated a place on the Board of the Trust.

253 MEALS ON WHEELS/LUNCHEON CLUBS

Committee considered an update report on the provision of meals on wheels service and other luncheon clubs in the Ribble Valley. Members were reminded that there had been an ongoing review of the provision of meals on wheels service and luncheon clubs which had previously been reported in both March and June to this Committee. Five luncheon clubs were currently supported and new luncheon clubs and drop-in events were currently being developed within the villages that had expressed an interest in setting up a scheme in their community. Match funding from the LCC was in place for 2014/2015 but it was unclear about whether this would continue into 2015/2016.

RESOLVED: That the report be noted.

254 CLITHEROE TOWN CENTRE UPDATE

Committee received a report for information on Clitheroe Town Centre. The report highlighted a number of initiatives which were currently taking place within the Clitheroe Town Centre in consultation with Lancashire County Council aimed at improving the general environment and making Clitheroe more attractive for visitors and local people.

RESOLVED: That the report be noted.

255 CAPITAL MONITORING 2014/2015

Committee considered a report on the progress of the approved Capital Programme for the period April to July 2014 with regards to schemes which fall under the remit of this Committee.

RESOLVED: That the report be noted.

256 OVERALL CAPITAL MONITORING 2014/2015

Committee received an update report on the progress of the approved Capital Programme for the period April to July 2014.

RESOLVED: That the report be noted.

257 2013/2014 YEAR END PERFORMANCE INFORMATION

Committee received a yearend report of 2013/2014 that detailed performance against our local performance indicators. The report included

- outturn figures from all local performance indicators
- performance information for previous years for comparison purposes
- targets for performance for service performance for the year 2013/2014
- targets that had been provided for Members to scrutinise for the following three years

RESOLVED: That the report be noted.

258 REVENUE OUTTURN 2013/2014

Members considered a detailed report for the revenue budget year end 31 March 2014 for this Committee.

RESOLVED: That the report be noted.

259 OVERALL REVENUE OUTTURN 2013/2014

Members received a report on the revenue outturn for the year ending 31 March 2014.

RESOLVED: That the report be noted.

260 ELECTORAL REVIEW PROGRAMME 2014/2016

The Chief Executive reported that the Local Government Boundary Commission for England (LGBCE) had written to the Council recently seeking its views on the work programme for 2014/2016 and raising the possibility of an electoral review being conducted for the Ribble Valley.

His report outlined the purpose of such a review and issues which would be considered including:

- council size (number of Councillors)
- electoral variations by ward
- electoral forecasts (population trends)

The Chief Executive commented that he had been contacted by the Boundary Commission who had indicated work would commence on the review in November 2016 and be completed by August 2017. He further commented both he and the Leader of the Council were due to meet with LGBCE to discuss how

the review would operate. The likelihood was that a working group would be formed soon after May 2015 to look at the process and how it would impact on the Ribble Valley for the future.

RESOLVED: That the report be noted.

261 REVENUE MONITORING 2014/15

Committee received a report showing the position for the first four months April to July 2014 of this year's revenue budget so far as this Committee was concerned.

RESOLVED: That the report be noted.

262 OVERALL REVENUE MONITORING 2014/15

Committee received a report detailing the position on the revenue budget for the current financial year.

RESOLVED: That the report be noted.

263 TREASURY MANAGEMENT ACTIVITIES 2013/14

Members received a report from the Director of Resources on Treasury Management Activities 2013/14 which highlighted the following areas of activity:

- Borrowing requirements.
- Investments.
- Prudential indicators.

RESOLVED: That the report be noted.

264 TREASURY MANAGEMENT MONITORING 2014/15

Members considered a report from the Director of Resources on Treasury Management Monitoring for 2014/15 covering such areas as:

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

RESOLVED: That the report be noted.

265 OMBUDSMAN'S ANNUAL REVIEW REPORT 2012/13

Committee received a report from the Head of Legal and Democratic Services on the Local Government Ombudsman's review of 2013/14. The Local Government Ombudsman had confirmed that there were only 4 complaints in 2012/13 about authority as compared with the average of districts/borough councils of 10 per annum.

RESOLVED: That the report be noted.

266 TIMETABLE FOR BUDGET SETTING

Committee received a report on the timetable for the setting of the budget for 2015/16.

RESOLVED: That the report be noted.

267 INSURANCE RENEWALS 2014/15

Committee considered a report informing them of the insurance renewals for the period 20 June 2014 to 19 June 2015.

RESOLVED: That the report be noted.

268 REVENUES AND BENEFITS GENERAL REPORT

Committee considered a report which covered the following areas:

- National Non-Domestic Rates (NDR).
- Council Tax.
- Sundry Debtors.
- Housing Benefit Performance.
- Housing Benefit Fraud.
- Housing Benefit Overpayments.

RESOLVED: That the report be noted.

269 BUDGET WORKING GROUP

Committee received minutes of the Budget Working Group held on 23 January and 17 June 2014.

270 ARMED FORCES COMMUNITY COVENANT REPORT

Members received a comprehensive report from Councillor White, the Council's Armed Forces Champion in relation to Armed Forces Community Covenant Report 2014.

RESOLVED: That the report be noted.

271 EXCLUSION OF PRESS AND PUBLIC

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

272 MARKET REDEVELOPMENT, CLITHEROE

Members received an update report from the Chief Executive in relation to the market development site and asking that actions be confirmed in relation to next steps including timetable for the whole process.

RESOLVED: That Committee

1. note the position set out above and the project timeframe set out in table 1 and endorse the revised approach taken to the preparation of the brief and expression of interest stage; and
2. endorse the appointment as appropriate of specialist advisors to support the delivery of the schemes and that the Chief Executive be asked to keep Committee informed of progress.

273 ECONOMIC DEVELOPMENT WORKING GROUP

Committee received the minutes of the Economic Development Group for its meetings dated 12 May and 24 June 2014.

274 LOCAL TAXATION WRITE-OFFS

The Director of Resources sought Committee's approval to write-off Council Tax debts relating to individuals. She commented that there was one case where a debtor had been declared bankrupt and one case where the debtor had been made an individual voluntary agreement and therefore we needed to write-off the Council Tax debt.

RESOLVED: That Committee approve the writing-off of £5,730.67 debt where it had not been possible to collect the amount due.

275 SUNDRY DEBTOR WRITE-OFF

The Director of Resources sought Committee's approval to partial write-off of a sundry debtor invoice relating to the overpayment of housing benefit. The Director of Resources gave Members background information regarding the history and this overpayment.

RESOLVED: That Committee approve the writing-off of an outstanding balance of £1,958.56 relating to the overpayment of housing benefit.

The meeting closed at 8.12pm.

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

Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 11 September 2014 starting at 6.30pm
Present: P Young (Chairman)

Councillors:

P Ainsworth	L Rimmer
P Dowson	M Robinson
R Hargreaves	R Swarbrick
R Newmark	N C Walsh

Parish Representatives:

P Tyson	Aighton Bailey & Chaigley
F Havard	Billington & Langho
J Porter	Bolton-by-Bowland
J Blackett	Bowland Forest (Higher)
H Douglas	Chatburn
B Redhead	Clayton-le-Dale
A Schofield	Clayton-le-Dale
A Yearling	Clitheroe
S Hopwood	Dutton
P Entwistle	Grindleton
S Rosthron	Paythorne & Newsholme
A Davies	Read
R Whittaker	Rimington & Middop
J Shorter	Sabden
A Haworth	Sabden
R K Jackson	Waddington
H D Parker	Waddington
A Bristol	West Bradford
M J Highton	Whalley
J Bremner	Wilpshire
J Brown	Wiswell

In attendance: Chief Executive and Head of Regeneration and Housing.

Also in attendance: County Councillor Cynthia Dereli.

276

APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Borough Councillors I Brown, C Ross, G Scott and D Taylor and from the following Parish Representatives:

T Hoyle	Dinckley
R Assheton	Downham
K Hutton	Grindleton

A Hutchinson	Hothersall
B Dixon	Newton-in-Bowland
A Steer	Osbaldeston
A Ormond	Ribchester
E Law-Riding	Ribchester
D Peat	Simonstone
I R Hirst	Simonstone
J Brown	Whalley

277 MINUTES

The minutes of the meeting held on 12 June 2014 were approved as a correct record with the following names being added to the attendance list:

Councillors:

I Brown

Parish Representatives:

A Davies	Read
S Bridge	Read
A Ormond	Ribchester
E Law-Riding	Ribchester

The corrected minutes were then signed by the Chairman.

278 MATTERS ARISING

A) Minute 104(c) – Community Strategy

A Parish Representative asked for an update on this issue. The Head of Regeneration and Housing stated that a number of discussions had taken place with Parish Councils and individual communities around the Ribble Valley. The intention was to produce a draft document which would then be circulated for comments. A final document would then be agreed and launched.

279 OPEN AND ACCESSIBLE LOCAL GOVERNMENT

The Community Development Officer presented a report on a recently published guide for the press and public about attending and reporting local government meetings. In particular, Parish Councils' attention was drawn to section 4 of the guide which related specifically to Parish Councils and their meetings.

The guide was split into five parts each with a different focus. Part 1 was about the use of different communication tools for reporting the proceedings of any meetings. Part 2 explained how the public could gain access to meetings of a Council Executive, its committees and sub-committees and records of executive decisions taken by Members and officers. Part 3 explained how the public could

access all other meetings of a local government body other than Parish and Town Councils. Part 4 specifically explains how the public could access meetings of Parish and Town Council and their records and Part 5 focused on other rights that the public had to access to information.

These new national regulations had increased the right to film, audio record, take photographs and use media such as Tweeting and blogging to report meetings. Prior permission for all these activities was no longer required but members of the public were advised that they should contact their local council where filming was being proposed.

Members then discussed elements of this report.

RESOLVED: That the report be noted.

280 CONCURRENT FUNCTIONS

The Chief Executive circulated details of a report which had been discussed at Policy and Finance Committee which indicated those Parish Councils which had currently applied for a grant under the Council's concurrent functions grant scheme. The scheme allowed Parish Councils to claim 25% for a number of functions such as burial grounds, footpaths, litter collection and dog waste bins.

He urged those Parish Councils which had not already applied to do so.

RESOLVED: That the report be noted.

281 COUNTY COUNCILLOR CYNTHIA DERELI – PARISH COUNCIL CHAMPION

The Chairman introduced County Councillor Dereli, the Lancashire County Council Parish Council Champion. She spoke about her role which she had taken up in 2013. As the Parish Council Champion, she had a budget of £10,000 which she invited Parish Councils to apply for, for small projects. Her primary focus was health and wellbeing and improving people's lives.

She produced a newsletter which have more information about her role and the funding that came with it. She commented that whilst it was very much central government policy to ensure people applied on line for any number of issues, many people simply could not do this because they did not have their own computer. Help was available from LCC officers and there was another County Council fund, the digital inclusion fund, which would also be applied for.

She also commented on the County Council's annual meeting with Parish Councils which this year would not be held in October but would be held next March and would be held in Burnley to enable east Lancashire districts to access the event.

Discussion then focused on rural broadband and the slow rollout in Ribble Valley. Many Members commented on their particular experience and it was felt that someone from British Telecom should be invited to a future meeting of this

Committee to explain how the process was going and what the current problems were. The representative from Rimington and Gisburn informed Committee that they had a public meeting arranged to which all Members would be invited on Thursday, 25 September 2014 at 7pm.

RESOLVED: That

1. County Councillor Dereli be thanked for her informative presentation;
2. the Chief Executive invite Hannah Wignall from British Telecom to attend the next meeting of this Committee to explain the problems with rural broadband rollout; and
3. County Councillor Dereli's details and newsletter be circulated to all Parish Council clerks.

282

MATTERS BROUGHT FORWARD BY PARISH COUNCILS

- a) Sabden – lack of telephone lines

A Parish representative from Sabden informed Committee that there were no more telephone lines available in the Sabden area. This matter would be taken up with the representative from British Telecom.

- b) Potholes in Grindleton

A Parish representative from Grindleton commented on the state of roads in his Parish which had deteriorated over recent years, mainly due to through traffic to Bowland High School, construction traffic at that site and large farm vehicles.

The Chief Executive commented that he had raised this matter with the Council's Head of Engineering Services who was meeting with the Public Realm Manager for Lancashire County Council next Monday in Grindleton to show him what the problem was.

Other Parish representatives commented on the state of roads in their particular villages.

RESOLVED: That

1. the comments of Grindleton Parish Council and others be passed on to the Lancashire County Council's Public Realm Manager at the site meeting; and
2. the Chief Executive invite the Public Realm Manager to attend the next meeting of this Committee to explain how his budget was being spent and would be spent in the future.

c) Solar Panels on roof Tops

A Parish representative raised this issue and sought guidance on the Borough Council's policy. The Head of Regeneration and Housing commented that whilst there was no specific policy it did rather depend on where the application was located, whether permitted development rights applied and other factors.

The meeting closed at 7.52pm.

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

Minutes of Licensing Committee

Meeting Date: Tuesday, 16 September 2014, starting at 6.30pm
Present: Councillor J Alcock (Chairman)

Councillors:

P Ainsworth	J Holgate
I Brown	K Horkin
S Brunskill	S Knox
P Dowson	C Ross
R Hargreaves	R Swarbrick
K Hind	M Thomas
S Hirst	

In attendance: Solicitor.

283 APOLOGIES

An apology for absence from the meeting was submitted on behalf of Councillor G Scott.

284 MINUTES

The minutes of the meeting held on 18 March 2014 were approved as a correct record and signed by the Chairman.

285 LICENSING SUB-COMMITTEE HEARINGS

Committee received the minutes of three Licensing Sub-Committees, two held on 23 June 2014 and one on 7 July 2014. These hearings relate to the Derby Arms, Longridge; Bolton-by-Bowland Village Hall and Rendezvous, Whalley.

286 DECLARATIONS OF INTEREST

There were no declarations of interest at the meeting.

287 PUBLIC PARTICIPATION

There was no public participation.

288 SMOKING OF ELECTRONIC CIGARETTES IN PRIVATE HIRE AND HACKNEY CARRIAGE VEHICLES

The Solicitor asked Committee to consider its response to the consultation upon the amendment of the standard conditions of licence so that the smoking of electronic cigarettes or any other vapour producing smoking device was prohibited when private hire and hackney carriage vehicles were operating.

At Minute 644 of this Committee dated 18 March 2014, Committee had resolved in principle that the standard conditions should be so amended. On 8 April 2014, the Head of Legal and Democratic Services head written to all private hire operators, private hire and hackney carriage drivers and vehicle licence holders to consult them upon these proposed changes. The Council had three responses to this consultation and Committee was therefore being asked to approve the proposed amendment to the standard conditions.

RESOLVED: That Committee authorise the Head of Legal and Democratic Services to amend the standard conditions for private hire and hackney carriage vehicles so that conditions 20E and 19E respectively read “the driver shall (e) not smoke in the vehicle or permit any passenger to smoke in the vehicles (which for the avoidance of doubt shall include smoking or using an electronic cigarette or any other vapour producing smoking device)”.

289 REVISION OF STATEMENT OF LICENSING POLICY

The Solicitor sought Committee’s approval to the revision of the Council’s Statement of Licensing Policy to form the basis of consultation.

She reminded Members that under the Police Reform and Social Responsibility Act 2012 a number of amendments had been made including:

- a licensing authority must now determine and publish its Statement of Licensing Policy every 5 years rather than three;
- the introduction of late temporary event notices; and
- provision for a licensing authority to instigate the review of a premises licence.

Members considered a revised Statement of Licensing Policy but before determining this Policy the Council was required to consult the parties specified in Section 5 of the Act. Committee was asked to consider the draft Policy included as an Appendix to this report and authorise the Head of Legal and Democratic Services to consult upon it as required under Section 5.

RESOLVED: That Committee

1. approve the draft Statement of Licensing at Appendix 1 to this report; and
2. authorise the Head of Legal and Democratic Services to consult upon the draft Statement of Licensing Policy.

290 SCRAP METAL DEALERS POLICY

The Solicitor sought Committee’s approval of the draft Scrap Metal Dealers Policy and to authorise the Head of Legal and Democratic Services to consult upon it. The Scrap Metal Dealers Act 2013 had come into force on 1 October last year. On 17 September 2013, in preparation for this Committee, had approved the fees application form and delegate scheme for the regime and had also authorised the Council’s Solicitor to draft a Policy once that regime had been in place for 3 months.

A draft Policy had now been produced and was included as an appendix to this report. The purpose of the Policy was to provide guidance on the way in which the Council would administer and enforce the requirements of the Act. It was therefore important to consult upon its content before it is implemented and to have arrangements in place for the Policy to be kept up to date. The Council would review the Policy every 5 years.

Committee was therefore asked to consider the contents of the draft Policy and authorise the Head of Legal and Democratic Services to consult upon it with those parties listed in the draft Policy. The results of those consultations would be referred back to this Committee for consideration before they finally considered the draft Policy.

A Member raised an issue of an alleged unlicensed scrap metal dealer operating in Clitheroe. It was agreed that this would be investigated and reported to Committee.

RESOLVED: That Committee

1. approve the draft Scrap Metal Dealers Licence Policy;
2. authorise the Head of Legal and Democratic Services to consult upon that draft Policy.

291 TAXI ENFORCEMENT OPERATION

The Solicitor reported on the results of an inspection of licensed private hire and hackney carriage vehicles held on 19 July 2014.

She reported that of the 22 vehicles inspected 17 had been found to be of the required standard, the driver of one vehicle had been served with a Prohibition Notice requiring him to withdraw his vehicle from operation immediately and four had been served with delayed Prohibition Notices requiring work to be carried out on their vehicles within the next 7 days. All of these notices had been complied with. The results of the inspection and other advice to users of private hire and hackney carriage vehicles had been issued to the press. A copy of the press release was enclosed as an Appendix to this report.

RESOLVED: That the report be noted.

292 MINUTES OF RIBBLE VALLEY SAFETY ADVISORY GROUP

Committee received minutes from the Ribble Valley Safety Advisory Group which had met on Wednesday, 9 July 2014.

The meeting closed at 6.50pm

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 18 September 2014 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

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

In attendance: Director of Community Services, Head of Planning Services, Solicitor, Assistant Planning Officer.

Also in attendance: Councillors A Knox, M Robinson and D Smith.

293 APOLOGIES

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

294 MINUTES

The minutes of the meeting held on 21 August 2014 were approved as a correct record and signed by the Chairman.

295 DECLARATIONS OF INTEREST

There were no declarations of interest.

296 PUBLIC PARTICIPATION

There was no public participation.

297 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2014/0583/P (GRID REF: SD 380534 445807)
PROPOSED CHANGE OF USE TO RESIDENTIAL; DEMOLITION OF EXISTING TIMBER FRAME REAR EXTENSION; NEW SINGLE STOREY REAR EXTENSION IN MATERIALS MATCHING EXISTING BUILDING; AND NEW FIRST FLOOR SIDE EXTENSION IN MATERIALS MATCHING EXISTING BUILDING AT THE BLACK BULL HOTEL, RIMINGTON LANE, RIMINGTON BB7 4DS

GRANTED subject to the following condition(s):

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

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

2. The development hereby permitted shall be carried out in accordance with submitted drawing numbers AL(00)102 REV.D and 103 REV.C.

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

3. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the mitigation measures contained in the Protected Species Survey Report dated 30 May 2013 (Job reference 1319) that was submitted with the application.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed, or harmed, and in order to comply with the requirements of Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Core Strategy Submission Version as proposed to be modified.

4. Prior to the first occupation of any of the flats hereby permitted, the existing gate at the entrance into the site from Rimington Lane, shall be altered so that it opens inwards away from Rimington Lane. Thereafter the gate shall be retained in this manner in perpetuity.

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 submission version as proposed to be modified.

5. 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 that is in excess of 1m. high above adjoining carriageway level.

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

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy submission version as proposed to be modified.

6. The car park shall be surfaced or paved and marked out in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. The car parking spaces and manoeuvring areas shall be marked out in accordance with the approved scheme and shall be available for use, prior to the first occupation of any of the flats hereby permitted. Thereafter the access drive, parking and manoeuvring areas shall all be kept clear in perpetuity of any obstructions to their designated purpose.

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 submission version as proposed to be modified.

(Mr Hodgson spoke in favour of the above application. Mr Whittaker spoke against the above application).

2. APPLICATION NO: 3/2014/0624/P (GRID REF: SD 364806 435134)
PROPOSED ERECTION OF 15 AFFORDABLE DWELLINGS TO MEET LOCAL NEEDS
LAND OFF PARSONAGE AVENUE, RIBCHESTER

GRANTED subject to the following conditions:-

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

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

2. The development shall be carried out in accordance with the amended plans received on 5th September 2014, unless otherwise required by condition of this permission, drawing references:

A 003 Proposed Site Plan Rev H
808_A017_Indicative 85mm Window and Door Reveal Detail
A 004 Rev C
A 005 Rev C
A 006 Rev C
A 009 Rev B
A 010 Rev B
A 011 Rev B
A 012 Rev B
A 013 Rev B
A 014 Rev B
A 015 Rev B
A 016 Rev B

REASON: To clarify the permission.

3. Notwithstanding the submitted plans, samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall be submitted to and approved in writing by the Local Planning Authority prior to their use in the development. The development shall be carried out in accordance with the approved details prior to the first occupation of each dwelling.

REASON: To ensure the materials to be used are appropriate to the locality adjacent to Ribchester conservation area, in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan, Key Statement EN5 and Policy DME4 of the emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

4. The development shall not begin until a scheme for the provision of affordable housing has been submitted to and approved in writing by the Local Planning Authority. The residential units hereby permitted shall only be occupied by households or individuals in housing need used for the purposes of providing affordable housing accommodation as defined in Annex 2 of the National Planning Policy Framework (March 2012) or such replacement guidance.

- (i) The type and tenure of affordable housing provision.
- (ii) The arrangements for the transfer of affordable housing to an affordable housing provider. (or the management of the affordable housing) (if no RSL involved).
- (ii) The arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of affordable housing.
- (iv) The occupancy criteria to be used for determining the identity of the occupiers of affordable housing and the means by which such occupancy criteria shall be enforced.

This condition shall not be binding upon any of the following:

- (i) A mortgagee or chargee (or any receiver appointed by such mortgagee or chargee) of the development or any part thereof (including any individual residential unit or group of residential units) together with the successors in title to such mortgagee, chargee or receiver;
- (ii) A tenant of a residential unit who exercises any statutory right to buy or right to acquire (or equivalent right) such residential unit together with the mortgagee or chargee (or any receiver appointed by such mortgagee or chargee) of such tenant and successors in title;
- (iii) A lessee of a residential unit held under a shared ownership lease who acquires 100% of the interest held under that lease together with the mortgagee or chargee (or any receiver appointed by such mortgagee or chargee) of such lessee and successors in title.

REASON: For the avoidance of doubt as the development is for affordable housing units in accordance with Policy H20 of the Ribble Valley Districtwide Local Plan and Policy DMH3 of the emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

5. No site works shall take place until a scheme of investigation to secure the implementation of a programme of archaeological work has been submitted

to and approved in writing by the local planning authority. Site works shall proceed in complete accordance with the approved scheme and the final report shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site in accordance with Policy ENV14 of the Ribble Valley Districtwide Local Plan and Policy DME4 and Key Statement EN5 of the emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

6. 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 during the actual construction of those individual dwellings identified on the submitted plan before each such dwelling 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 to 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 emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

7. Notwithstanding the submitted details and prior to the commencement of the development, a scheme for the hard and soft landscaping of the site, including boundary treatment, shall be submitted to and approved in writing by the local planning authority. The scheme shall incorporate the recommendations of the Bat Survey (report reference R-1684-02 July 2014) and the Ecology Appraisal (report reference R-1684-01.3) and 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 specifications of all fencing.

The approved soft landscaping scheme shall be implemented in the first planting season following occupation or use of the development unless otherwise required by the reports above, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted. The hard landscaping and boundary treatment shall

be implemented in accordance with the approved details prior to the first occupation of the development and retained thereafter at all times.

REASON: In the interests of visual amenity, habitats and species in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME1, DME2 and DME3 and Key Statement EN4 of the emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

8. The development shall be carried out in complete accordance with the recommendations and precautions in parts 1 and 2 of the Ecology Appraisal (report reference R-1684-01.3) and the Bat Survey (report reference R-1684-02 July 2014). For the avoidance of doubt, any works affecting vegetation, including trees and hedges, shall be undertaken outside the nesting bird season [March - August inclusive] unless preceded by a nesting bird survey, the results of which shall be submitted to and approved in writing by the local planning authority immediately prior to vegetation works taking place and works shall thereafter be carried out in accordance with the survey.

REASON: In the interests of protected species and to mitigate impacts on biodiversity in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 and Key Statement EN5 of the emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

9. The development shall be carried out in complete accordance with the Flood Risk Assessment (Reference: 3957/FRA1C: updated 9 July 2014). Prior to the commencement of the development, a scheme of finished ground and floor levels and flood resilience measures shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt, finished floor levels should be no lower than 27.5 metres above Ordnance Datum (AOD) and must be at least 300mm above developed ground level and existing ground levels must not be raised. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the local planning authority.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in accordance with Policies G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

10. Prior to the commencement of the development, a surface water drainage scheme based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by

the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. Surface water run-off shall be limited to a maximum of 5 litres per second so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. The drainage strategy shall demonstrate the surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The development shall be completed in accordance with the approved scheme prior to first occupation and shall be maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage to prevent the increased risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

11. Prior to the commencement of the development, a foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system, no building shall be occupied until the approved scheme has been completed to serve that building, and the development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

12. Prior to the commencement of site works, the following information shall be submitted to and approved in writing by the local planning authority:
 - (a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.
 - (b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under Part IIA of the Environmental Protection Act 1990, focusing primarily on risks to human health and controlled waters. The investigation shall address implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and approved in writing by the local planning authority prior to the site investigation survey.
 - (c) If the site investigation indicates remediation is necessary, a Remediation Statement detailing the recommendations and remedial measures to be implemented within the site shall be submitted to and approved in writing

by the LPA. The remediation shall be carried out in accordance with the agreed statement and on completion of the development/remedial works, the developer shall submit a Verification Report to the local planning authority for approval in writing that certifies that all works were completed in accordance with the agreed Remediation Statement prior to the first occupation of the development.

REASON: To prevent pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use in accordance with Policies G1, ENV7 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DME3 of the emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

13. Site works shall be carried out in complete accordance with the Arboricultural Impact Assessment and Arboricultural Methods Statement dated 16th September 2013. 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.

REASON: In order to ensure that any trees are afforded maximum physical protection from the potential adverse impacts of development in order to comply with planning policies G1 and ENV13 of the District Wide Local Plan and Policies DMG1 and DME3 and Key Statement EN5 of the emerging Ribble Valley Core Strategy (Including Proposed Main Modifications).

14. Prior to commencement of development a Construction Method Statement/Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out otherwise than in accordance with the approved Construction Management Plan which shall include the following matters:
 - a) The parking and turning for vehicles of site personnel, operatives and visitors;
 - b) programme of works (including measures for traffic management and operating hours including times for deliveries or vehicles involved in construction);
 - c) loading and unloading of plant and materials;
 - d) storage of plant and materials used in constructing the development;
 - e) erection and maintenance of security hoarding and lighting;
 - f) wheel washing facilities and a programme for cleaning;
 - g) a Management Plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
 - h) a scheme for recycling/disposing of waste resulting from construction works (there shall be no burning on site;)
 - i) a Management Plan to control noise and vibration during the construction phase (in accordance with BS: 5228 2009 code of Practice titled 'Noise and Vibration Control on Construction and Open Sites'). The Noise Management Plan for the development shall include details of

- acoustic heavy duty fencing and locations; location of site offices, compounds and storage and operation of the wheel wash;
- j) details of lighting to be used during the construction period which should be directional and screened wherever possible
 - k) the new estate road/access between the site and Church Street 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: In the interests of protecting the residential amenities of the locality and highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

15. Prior to commencement of development a scheme (including a timetable for implementation) to secure at least 10% of the energy supply of the development hereby permitted from renewable or low carbon energy sources shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and retained as operational thereafter.

REASON: In order to encourage renewable energy and to comply with Key Statement EN3 and Policy DME5 of the Core Strategy Submission Version as proposed to be modified.

16. The dwellings hereby permitted shall achieve a 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 reduce carbon emissions and to comply with Key Statement EN3 and Policies DMG1 and DME5 of the Core Strategy Submission Version as proposed to be modified.

17. Prior to the installation of any external lighting including during construction works, a scheme for the external lighting of the site shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development. External lighting associated with the development shall be directed downwards and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities including trees and hedgerows within or adjacent to the site.

REASON: In the interests of protected species, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME1 and DME3 of the emerging Ribble Valley Core Strategy as proposed to be modified.

18. Prior to the commencement of any site works, a repeat survey for the presence of badgers on the site and surrounding suitable habitat, with associated mitigation/compensation measures, shall be submitted to and approved in writing by the local planning authority in consultation with

specialist advisors. Site works shall be carried out in complete accordance with the survey unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of badgers and in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMI1, DME1 and DME3 of the emerging Ribble Valley Core Strategy as proposed to be modified.

19. The development hereby permitted shall not be commenced unless and until a scheme for the on and off site highway works has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development hereby permitted.

REASON: In the interests of highway and pedestrian safety and the visual amenities of the area, having regard to Policies G1, ENV10 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME1 and Key Statement DS2 of the emerging Ribble Valley Core Strategy as proposed to be modified and the National Planning Policy Framework.

20. No works shall commence until a detailed mitigation method statement to demonstrate impacts on protected and priority species (including amphibians and hedgehog) will be avoided has been submitted and approved in writing by Ribble Valley Borough Council in consultation with their ecological advisors. If the presence of great crested newts is detected or suspected at any stage before or during development works, then works must not proceed until advice has been sought from Natural England regarding the need for a licence. The approved method statement shall be implemented in full.

REASON: In the interests of protected species and species of principal importance, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME1 and DME3 of the emerging Ribble Valley Core Strategy as proposed to be modified.

21. A landscaping (habitat creation and management) scheme shall be submitted to Ribble Valley Borough Council for approval in writing, subsequent implementation in full and maintenance thereafter. The scheme shall demonstrate compensation for losses of wildlife habitat, and shall include retention and/ or replacement of native hedgerows (to be managed for the benefit of biodiversity), sufficient provision of replacement bat habitat (including replacement foraging habitat and roosting opportunities), the provision of replacement bird nesting habitat and details of the translocation of great burnet.

REASON: In the interests of biodiversity, fauna and flora, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME1, DME4 and DME3 of the emerging Ribble Valley Core Strategy as proposed to be modified.

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

(Mr Armstrong spoke in favour of the above application. Mr Ormand spoke against the above application).

3. APPLICATION NO: 3/2014/0660/P (GRID REF: SD 373419 436516)
DEMOLITION OF EXISTING SUN ROOM AND REAR PORCH TO CREATE A SINGLE STOREY REAR EXTENSION. FIRST FLOOR EXTENSION TO THE EXISTING BATHROOM AND ALTERATIONS TO THE ROOF AT THE REAR. LOFT CONVERSION WITH REAR DORMER CONSTRUCTION AT 14 CLITHEROE ROAD, WHALLEY

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Plan Reference PHD/MB/200A – Proposed plans and elevations/sections - received 4th September 2014

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

3. The external facing materials, detailed on the approved plans, shall be used and no others substituted.

REASON: To ensure that the materials to be used are appropriate to the locality 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 Policies DMG1 and DMH5 of the Ribble Valley Core Strategy 2008-2028 Regulation 22 Post Submission Version including Proposed Main Modifications (May 2014).

4. APPLICATION NO: 3/2014/0666/P (GRID REF: SD374011 440935)
PROPOSED DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 15 HOUSES AND PUMPING STATION WITH ASSOCIATED ACCESS AND SERVICES AT 15 PARKER AVENUE, CLITHEROE

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within 3 months from the date of this Committee meeting or delegated to the Director of Community Services in conjunction with the Chairman and Vice Chairman of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months 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 County Planning Act 1990

2. This permission shall relate to the development as detailed on drawings:
806/A/000 Location Plan
806/A/001 Proposed Site Plan RevO Amended plan received 1 September 2014
806/A/011 Site Sections RevC received 1 September 2014
806/A/A003 Blocks 1-4,7,8,9 RevB
806/A/A007 Block 11 RevB
806/A/A008 Block 12 RevB
806/A/A009 Block 5,6,10 RevB
806/A/A030 Tree Constraints Plan

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy submission version as proposed to be modified.

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, boundary treatments (to be used throughout the entire development site) and details of any surface materials to be used including their colour and texture 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 Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

5. Notwithstanding the provisions of Class A Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking and re-enacting that Order, no gates, walls, fences or other means of enclosure shall be erected within the curtilage of Block 4 on the approved Proposed Site Plan (ref: 806/A/001 RevO received on 1 September 2014) unless planning permission has first been granted by the Local Planning Authority.

REASON: To ensure that the 8m easement for the Environment Agency aligning Mearley Brook is not compromised in the interests of flood management in accordance with Policy G1 of the Ribble Valley Districtwide

Local Plan and Policies DMG1 and DME6 of the Core Strategy Submission Version as proposed to be modified.

6. Prior to commencement of development a scheme (including a timetable for implementation) to secure at least 10% of the energy supply of the development hereby permitted from renewable or low carbon energy sources shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and retained as operational thereafter.

REASON: In order to encourage renewable energy and to comply with Key Statement EN3 and Policy DME5 of the Core Strategy Submission Version as proposed to be modified.

7. The dwellings hereby permitted shall achieve a 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 reduce carbon emissions and to comply with Key Statement EN3 and Policies DMG1 and DME5 of the Core Strategy Submission Version as proposed to be modified.

8. 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 the development hereby permitted becomes operative in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

9. 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 road from the continuation of the nearer edge of the carriageway of Parker Avenue to points measured 25m in each direction along the nearer edge of the carriageway of Parker Avenue, 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 in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

10. Prior to commencement of development a Construction Method Statement/Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out otherwise than in accordance with the approved Construction Management Plan which shall include the following matters:
- a) The parking and turning for vehicles of site personnel, operatives and visitors;
 - b) programme of works (including measures for traffic management and operating hours including times for deliveries or vehicles involved in construction);
 - c) loading and unloading of plant and materials;
 - d) storage of plant and materials used in constructing the development;
 - e) erection and maintenance of security hoarding and lighting;
 - f) wheel washing facilities and a programme for cleaning;
 - g) a Management Plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
 - h) a scheme for recycling/disposing of waste resulting from construction works (there shall be no burning on site;)
 - i) a Management Plan to control noise and vibration during the construction phase (in accordance with BS: 5228 : 2009 code of Practice titled 'Noise and Vibration Control on Construction and Open Sites') The Noise Management Plan for the development shall include details of acoustic heavy duty fencing and locations; location of site offices, compounds and storage and operation of the wheel wash;
 - j) details of lighting to be used during the construction period which should be directional and screened wherever possible

REASON: In the interests of protecting the residential amenities of the locality and highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

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

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

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy submission version as proposed to be modified.

12. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural constraints appraisal and plan dated April 2013 and 16 April 2014 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 Countryside/Tree Officer. A tree protection monitoring schedule shall be agreed and tree protection measures inspected by the Local Planning Authority before any site works are begun.

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

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

No tree surgery or pruning shall be implemented without 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 are afforded maximum physical protection from the potential adverse effects of development. In order to comply with planning policies G1, ENV13 of the Districtwide Local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

13. No part of the development hereby permitted shall commence until all the mitigation measures detailed in the Ecological and Assessment, dated July 2014 [including a licenced bat survey] have been fully implemented strictly in accordance with the Recommendations and Ecological Enhancement details [sections 5.1.1 to 5.8.10 inclusive]

The details of further pre-commencement surveys and assessments shall be submitted together with a copy of the Natural England Protected Species

Licence as determined by Natural England. The mitigation measures as detailed in the Ecological and Assessment reports July 2014 shall be implemented in accordance with any specified time table and completed in full prior to the substantial completion or the first bringing into use of the development hereby approved, whichever is sooner.

REASON: In order to ensure that no species protected by the Conservation of Habitats and Species Regulations 2010 [as amended] and the Wildlife and Countryside Act 1981 [as amended] are protected against the adverse effects of development and in order to enhance the biodiversity value of the site in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy Submission Version as proposed to be modified.

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

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

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

REASON: To ensure that bird and bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 and with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy Submission Version as proposed to be modified.

15. Prior to the commencement of development a method statement outlining the works involved in the land re-profiling on the site, including details of the removal/redistribution/storage of any excavated materials, measures to protect the trees as identified in condition 12 above, and precise specifications of any retaining structures necessary shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the details so approved.

REASON: In the interests of the amenities of the area in accordance with Policy G1 of the Ribble Valley Districtwide local Plan and Policy DMG1 of the Core Strategy Submission Version as proposed to be modified.

16. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the

approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

REASON: To ensure the development does not pose a risk of pollution to controlled waters in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy Submission Version as proposed to be modified.

17. Prior to the commencement of any development, details of the foul drainage scheme (including specifications of the proposed pumping station) shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. This development shall be completed, maintained and managed in accordance with the approved details.

REASON: To promote sustainable development, secure proper drainage and to reduce the risk of flooding & pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy Submission Version as proposed to be modified.

18. Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To promote sustainable development, secure proper drainage and to reduce the risk of flooding & pollution to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Core Strategy Submission Version as proposed to be modified.

19. No development shall commence unless and until a scheme for the offsetting of biodiversity impacts at the site has been submitted to and approved in writing by the local planning authority and until the developer has purchased the requisite conservation credits (for example as provided by Environment Bank) as evidenced through submission of the issued Conservation Credit certificates. The offsetting scheme shall include:
 - i. The identification of receptor site(s);

- ii. Details of the offset requirements of the development (in accordance with the recognised offsetting metrics standard outlined in the Defra Metrics Guidance dated March 2012);
- iii. The provision of arrangements to secure the delivery of the offsetting measures (including a timetable for their delivery); and
- iv. A management and monitoring plan (to include for the provision and maintenance of the offsetting measures for not less than 25 years).

The offsetting shall be implemented in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority.

REASON: In order to offset impacts on biodiversity and to compensate for residual harm of development, having regard to Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan, Policies DMI1, DME1 and DME3 of the draft Ribble Valley Core Strategy (Post submission version including proposed main changes) and the National Planning Policy Framework.

INFORMATIVES

1. This permission shall be read in conjunction with the accompanying Section 106 Agreement which details provisions for affordable housing and a commuted sum for education provision.
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 Customer Services at highways@lancashire.gov.uk and on 0300 1236780 and quote the planning application number.
3. A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.
4. A water main crosses the site and would be located beneath two of the proposed properties and will require to be abandoned to permit the development.
5. The existing nearby water mains have inadequate capacity to supply the development and United Utilities network will need extending to serve this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991.
6. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning authority has worked proactively and positively at formal app stage in order to secure amendments to the proposal that, subject

to the imposition of appropriate conditions, will deliver a sustainable form of development.

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

(Mr Kelly spoke in favour of the above application. Mr Ashton spoke against the above application).

298 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:

299 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0512/P	Proposed single storey rear extensions and replacement garages	5 & 7 Kestor Lane Longridge
3/2014/0515/P	Alterations/extensions to currently approved dwelling	Plot 1 Whins Lane, Read
3/2014/0534/P	Detached annex within rear garden area	77 Mitton Road Whalley
3/2014/0548/P	Discharge of conditions 4 (Tree Protection Measures) and 5 (bat survey) of planning permission 3/2013/0910/P	14 The Hawthorns Wilpshire
3/2014/0557/P	Proposed new two bedroom dwelling within the curtilage of St James House with shared access	St James House St James Street Clitheroe
3/2014/0563/P	Two storey extension	The Lodge Clitheroe Road Whalley
3/2014/0664/P	Two no. roof lights. Resubmission of application 3/2014/0275/P	14 Goose Lane Cottages, Chipping
3/2014/0681/P	Change of use from public house to retail outlet	Victoria, 1 Market Place Clitheroe
3/2014/0682/P	Advertisement consent for two illuminated fascia signs and one projecting sign	Victoria 1 Market Place Clitheroe
3/2014/0683/P	Change of use from public house to retail outlet	Victoria, 1 Market Place Clitheroe
3/2014/0699/P 3/2014/0700/P	Planning permission and listed building consent to involve new entrance to car park to the rear of the building and relocation of existing fire escape staircase and various internal alterations	The White Bull Hotel Main Street Gisburn

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0395/P	Erection of a new build house within the garden curtilage	58 Bushburn Drive Langho	G1/ DMG1 – Harmful to both residential amenity and visual amenity.
3/2014/0602/P	Demolition of a range of farm buildings and the erection of 8 dwellings associated garages and creation of garden areas	Broadhead Farm Ramsgreave	ENV4, EN1 – Inappropriate development in the Green Belt G5, H2, DS1, DMG2, DMH3 – Unjustified dwellings in the open countryside leading to unsustainable development G1, ENV3, ENV4, EN1, DMG1, DME2 – Design detrimental to visual amenities of the area G1,RT19, DMG1, DMB5 - Inadequate provisions for protection of the PROW through the site and unsuitable access provisions H20, H21, H3, DMG2, DMH1 – Inadequate information on affordable housing Create a harmful precedent
3/2014/0605/P	Outline application including access for one dwelling	Land at Pendle East Sabden Street	Policy G4 DWLP not infill development and Key Statement DS1 and Policy DMG2 of the Core Strategy Submission Version as proposed to be modified - Creation of a new

Cont/

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont'd			dwelling in a Tier 2 village without sufficient justification which would cause harm to the Development Strategy for the borough as set out in the emerging Core Strategy leading to unsustainable development. Create a harmful precedent for the acceptance of other similar schemes.
3/2014/0632/P	Change of use from Sui Generis (Nail and Beauty Salon) to Class A3 (Café and Restaurant)	1 Victoria Street Clitheroe	Policy G1 and policy DMG1 – Insufficient information to establish whether the proposed café use would adversely affect adjoining and nearby residents.
3/2014/0634/P	Rear extension including raising of rear eaves to create loft bedroom with en-suite	11 Lower Lane Longridge	Policies G1, H10/DMG1, DMH5 and SPG – Dominant extension detrimental to the host dwelling and street scene. Policies G1, H10/DMG1, DMH5 and SPG – Detrimental to neighbours residential amenity due to first floor window overlooking rear garden areas.
3/2014/0692/P	Erection of single storey extension to the rear	11 The Old Stables Mitton Road Whalley	Policies G1, ENV3 and H17 of the Districtwide Local Plan and Policy DMG1, Key
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont'd			Statement EN2 and Policy DMH4 of the Core Strategy Submission version as proposed to be modified – detrimental visual impact upon the traditional character of the property to the visual detriment of the open countryside.

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0523/P	Two single span portal frame buildings for cattle handling, storage of straw and storage of machinery	Scridbles Farm Smalden Lane Grindleton

302 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0485/P	Detached double garage on front of dwelling	High Head Farm Tosside
3/2014/0586/P	Spiral stair to allow access to first floor of property	22 Wellgate Clitheroe
3/2014/0564/P	Extension to side and above garage to form enlarged utility room, WC and first floor bedroom and en-suite	Beck Top Simonstone

303 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0785	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	With Applicants Solicitor
3/2013/0771	Land off Middle Lodge Road Barrow	13/2/14 24/7/14	102	With Applicants Solicitor for signature
3/2014/0981	Land at Chatburn Road Clitheroe	13/2/14	23	With Agent

Non Housing

3/2011/0649P Calder Vale Park 15/3/12 Subject to departure
Simonstone procedures, draft 106
received from
Lancashire County
Council

304 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>
3/2013/0445 R	29/04/14	Higher Flass Farm	Hearing	30 th July 2014	Awaiting decision
3/2013/0722 Non Det	16/05/14	Englands Head Farm Paythorne	WR		Awaiting decision
3/2013/0448 R	05/06/14	Oakfield Longsight Road Clayton le Dale	WR		Awaiting decision
3/2014/0319 R	23/06/14	Land at Whitehall Lane Grindleton	WR		Awaiting decision
3/2014/0116 R	30/06/14	Blue Trees Copster Green	WR		Awaiting decision
3/2014/0204 R	09/07/14	The Warren Hurst Green	WR		Awaiting decision
3/2014/0394 R	23/07/14	Stoneroyd Haugh Ave Simonstone	HH		Awaiting decision
3/2014/0175 R	30/07/14	20 Brookside Old Langho	WR		Awaiting decision
3/2014/0307 R	29/07/14	Land at Albany Drive, Salesbury	Hearing	16/09/14	Awaiting hearing
3/2014/0401 R	24/07/14	Boococks Barn	WR		Awaiting decision
3/2014/0235 R	29/07/14	20 Chapel Hill Longridge	HH		Awaiting decision
3/2014/0258 R	01/08/14	1 Main Street Bolton by Bowland	HH		Awaiting decision
3/2014/0298 R	11/08/14	Rose Cottage Main Street Grindleton	HH		Awaiting decision
3/2014/0146 R	21/08/14	The Coach House 1 Ashcroft Cottages Clitheroe Road West Bradford	WR		Awaiting decision
3/2014/0342 R	27/08/14	11 Primrose Road Clitheroe	HH		Awaiting decision

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2013/1023 U	29/08/14	Land off Kingsmill Avenue, Whalley	WR		Awaiting decision

305 PROPOSED CRITERIA FOR REVISED SETTLEMENT BOUNDARIES

Members received a report which described the proposed methodology to be used in the forthcoming revision of the boundaries of the 'defined settlements' of the Core Strategy as part of the evidence base that will inform the forthcoming housing and economic development DPO, which will contain future land allocations and more immediately to assist in relation to the determination of planning applications.

The Assistant Planning Officer explained that this process would sit alongside the current work on the Core Strategy. A fundamental part of the above approach would be to define the exact geographic terms where these defined settlements begin and end by placing a settlement boundary around them.

The need for settlement boundaries was recognised in the current Districtwide Local Plan (DWLP) and a methodology was developed to define them.

The criteria was needed for two purposes, the first and most immediate was to bring boundaries up to date for instance by plotting around developments since 1988. This would help development management staff in making day to day decisions in relation to planning applications. In the slightly longer term, it would also help in the definition of future land allocations as part of the former local plan allocations document referred to in the earlier paragraph.

The topic paper first outlines the relevant national planning background to boundary setting and Core Strategy policies, to which boundaries immediately relate.

Section 3 then described how a defined settlement was derived in Ribble Valley terms whilst chapter 3 went on to describe how the areas various 'defined settlements' were subject to a series of sustainability tests to distinguish that they were most appropriate to host future development.

The core of the paper lay in Section 4 which considered how to deal with boundaries defined around each of the defined settlements in DS1. It proposed a set of criteria, some of which were used in the DWLP and were considered to remain robust and others that reflected issues that had developed since 1988 such as the definition of mineral safeguarding areas and revised flood zone guidance. Sections 5 and 6 considered the implications of boundary setting of the greenbelt and the AONB.

Members then discussed the document in some details.

RESOLVED: That Committee

1. adopt the methodology outlined in the topic paper in relation to ongoing work relating to settlement boundaries; and
2. agree to continue to use settlement boundaries within the Districtwide Local Plan where appropriate for development management purposes.

306 HOUSING LAND AVAILABILITY

Members considered a report which gave information on the results of the most recent housing land availability survey which had a base date of 30 June 2014. The report outlined the position as at 30 June 2014 which was as follows.

• Units with full planning permission not started	360
• Units with outline planning permission not started	1889
• Sites commenced units remaining but not started	291
• Units under construction	290
• Conversions not started	91
• Conversions under construction	51
• Affordable housing sites not started	939
Total	3911

The Head of Planning Services gave his comments on this report.

RESOLVED: That the report be noted.

307 REPORT RELATING TO AN APPEAL IN RESPECT OF THE NON DETERMINATION OF PLANNING APPLICATION 3/2013/0123 FOR THE ERECTION OF 4 SEMI DETACHED THREE BEDROOM DWELLINGS (TWO OPEN MARKET, TWO AFFORDABLE DWELLINGS) WITH ASSOCIATED GARDEN AREAS AND PARKING – RESUBMISSION OF APPLICATION 3/2012/0702/P ON LAND AT KINGSMILL AVENUE, WHALLEY

Committee were advised of a recently received appeal against the non-determination of the planning application described above. Committee were informed of the decision that would have been taken on the application under delegated powers in the event that the appeal had not been submitted. That decision was as follows:

The application would have been refused under delegated powers for a reason similar to that given in respect of the previous application but updated to reflect the current version of the Core Strategy. In order to protect the Core Strategy a reason relating to the setting of a harmful precedent was also now considered to be necessary and justified. The two reasons for refusal are therefore as follows:

1. The proposed development is contrary to Key Statement DS1 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy submission version as proposed to be modified as it would involve the construction of dwellings in an open countryside location that do not meet an identified local need. As such, the proposal would cause harm to the development

strategy for the borough as set out in the emerging Core Strategy leading to unsustainable development.

2. Permission for the proposed development would create a harmful precedent for the acceptance of other similar proposals without sufficient justification which would have an adverse impact on the implementation of the emerging planning policies of the Council contrary to the interests of the proper planning of the area in accordance with the core principles and policies of the NPPF.

RESOLVED: That the report be noted.

308 REVENUE OUTTURN 2013/2014

Committee were informed of the revenue outturn for this Committee for the year ending 31 March 2014.

RESOLVED: That the report be noted.

309 REVENUE MONITORING 2014/2015

Committee considered a report which outlined the position for the first four months of this year's revenue budget as far as this Committee was concerned.

RESOLVED: That the report be noted.

The meeting closed at 8.19pm.

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