

RIBBLE VALLEY BOROUGH COUNCIL

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Dear Councillor

The next meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** is at **6.30pm** on **THURSDAY, 4 JUNE 2015** at the **TOWN HALL, CHURCH STREET, CLITHEROE.**

I do hope you can be there.

Yours sincerely

CHIEF EXECUTIVE

To: Committee Members (copy for information to all other members of the Council)
Directors
Press
Parish Councils (copy for information)

AGENDA

Part I – items of business to be discussed in public

1. Apologies for absence.
- ✓ 2. To approve the minutes of the last meeting held on 16 April 2015 – copy enclosed.
3. Declarations of Pecuniary and Non-Pecuniary Interests (if any).
4. Public Participation (if any).

DECISION ITEMS

- ✓ 5. Planning Applications – report of Director of Community Services – copy enclosed.
6. Appointment of Working Groups – to confirm arrangements/membership of any working groups that belong to this Committee:
 - a) Core Strategy Working Group (7 Members)?
(Part II Local Plan)

- ✓ 7. Neighbourhood Plan Update including designation of Whalley Neighbourhood Plan Boundary – report of Chief Executive – copy enclosed.

INFORMATION ITEMS

- ✓ 8. Housing Land Availability – report of Chief Executive – copy enclosed.
- ✓ 9. Report on Representatives on Outside Bodies – report of Chief Executive – copy enclosed.
- 10. Reports from Representatives on Outside Bodies (if any).

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

DECISION ITEMS

- ✓ 11. Familiarisation of Planning Procedures – report of Director of Community Services – copy enclosed.

INDEX OF APPLICATIONS BEING CONSIDERED MEETING DATE 4 JUNE 2015					
<u>Application No:</u>	<u>Page:</u>	<u>Officer:</u>	<u>Recommendation:</u>	<u>Site:</u>	
A APPLICATIONS REFERRED BACK TO COMMITTEE FOR APPROPRIATE CONDITIONS:					
3/2015/0296/P	1	SK	AC	Land at Riddings Lane Whalley	
B APPLICATIONS WHICH THE DIRECTOR OF COMMUNITY SERVICES RECOMMENDS FOR APPROVAL:					
			NONE		
C APPLICATIONS WHICH THE DIRECTOR OF COMMUNITY SERVICES RECOMMENDS FOR REFUSAL:					
			NONE		
D APPLICATIONS UPON WHICH COMMITTEE DEFER THEIR APPROVAL SUBJECT TO WORK DELEGATED TO DIRECTOR OF COMMUNITY SERVICES BEING SATISFACTORILY COMPLETED					
			NONE		
E APPLICATIONS IN 'OTHER' CATEGORIES:					
			NONE		

LEGEND

AC Approved Conditionally
R Refused
M/A Minded to Approve

AB Adam Birkett
AD Adrian Dowd
CB Claire Booth

CS Colin Sharpe
JM John Macholc
SK Stephen Kilmartin

Access is provided off Riddings lane with the provision of a turning head being accommodated within the site to facilitate vehicular movement which will allow vehicles to exit the site in forward-gear.

Site Location

The site is located at the northern extents of Riddings Lane, Whalley, off Station Road. Riddings Lane is a residential cul-de-sac comprising predominantly of a mixture of terrace and bungalow properties. The site is located directly to the east of the LCC Whalley Depot.

Members will note that the site directly to the north benefits from an extant planning consent for the erection of 71 dwelling houses and all associated works as approved under consent ref: 3/2014/0815 (Reserved Matters).

Relevant History

The site has no planning history that is directly relevant to the determination of the current application.

Relevant Policies

Ribble Valley Core Strategy (Adopted Version):

Key Statement DS1 – Development Strategy
Key Statement DS2 – Sustainable Development
Key Statement EN4 – Biodiversity & Geodiversity
Key Statement H2 – Housing Balance
Key Statement H3 – Affordable Housing
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport & Mobility

National Planning Policy Framework

Environmental, AONB, Human Rights and Other Issues

Principle of Development

The planning policy context for the appeal site is set out at a national level by the National Planning Policy Framework (NPPF) and at a local level by the adopted Ribble Valley Core Strategy (Adopted 16th December 2014).

The Inspector's final report into the examination of the Core Strategy is dated 25th November 2014 and was made public at 9.00am on Tuesday 2nd December 2014. The Inspector (Simon Berkeley) concluded that, with the recommended main modifications set out in the Appendix to the Inspector's report, the Ribble Valley Core Strategy satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework. The formal adoption of the Core Strategy (including the Inspector's modifications) was considered and adopted at a Meeting of Full Council on Tuesday 16th December 2014.

In view of the Inspector's conclusions and the subsequent formal adoption of the Core Strategy the local planning authority considers that full weight can now be given to the Core Strategy which fully supersedes the Districtwide Local Plan (1998) and is therefore the starting point for decision making within the Borough.

Policy DMG2 sets out the strategic considerations in relation to housing and states that development should be in accordance with the Core Strategy Development Strategy and should support the spatial vision. It further stipulates that development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

Key Statement DS1 aims to promote development in the most suitable locations in the borough, and has been informed by evidence base work which classifies settlements into Principal Tier 1 and Tier 2 settlements largely based on an evidence based assessment regarding the sustainability of settlements within the Borough.

Key Statement DS1 is clear in its approach in that it states that; *"the majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59; and the principal settlements of Clitheroe, Longridge and Whalley...In addition to the identified strategic site at Standen and the borough's principal settlements, development will be focused towards the tier 1 villages, which are the more sustainable of the 32 defined settlements"*.

This establishes that in principle the majority of housing will be directed towards one of the Principal Settlements such as Whalley. Given the site is located wholly within the defined settlement boundary, is closely related to the built up area and is appropriate to the scale of the settlement it is considered, in principle, that the proposed development is broadly in accordance Key Statement DS1 and Policy DMG2 of the adopted Core Strategy.

Residential Amenity

The proposed terrace benefits from a separation distance of approximately 4.8m from number 31 to the south and is orientated gable-to gable, no windows are proposed to be located on the side elevations of the proposed dwellings and therefore consider there will be no loss of privacy resultant to the aforementioned property.

It is noted that the proposed terrace is setback from the inherent building line of the properties to the south and therefore as a result the rear elevations are also set back further than that of the existing, projecting further rearward by approximately 4.7m. Given the proposed dwellings are located wholly to the north of number 31 I do not consider that the proposal, by virtue of its solar orientation, would result in a loss of light or overbearing impact upon the neighbouring properties to the south.

The primary (east) elevations of the proposed dwellings face directly onto the rear private amenity space associated with number 33 Riddings Lane with an off-set distance of approximately 20.5m measured from first floor of the proposed dwellings to the side boundary of the existing property. I consider this distance adequate to protect the amenities of existing occupiers and do not consider that the proposal would result in a detrimental impact upon the privacy of existing occupiers by virtue of direct over-looking or perceived over-looking.

Design & Layout

The proposed dwellings are of a similar scale and overall arrangement to that of existing properties in the vicinity albeit adopting a differing architectural language and material palette which is considered acceptable.

I do have concerns in relation to the provision of private amenity space that is afforded to the two most southern dwellings with provision shown for gardens possessing depths ranging between approximately 5m to 5.3m and widths of approximately 5.1 to 5.3m, refuse storage is also contained within this area further reducing the extent of 'usable' amenity space. Given the dwellings are 3-bedroom in nature it is reasonable to assume that they may accommodate families which does raise concerns in relation to the limited private amenity space.

A further concern is the proximity of the dwellings to the adjacent palisade boundary fencing to the west of the site with an off-set distances ranging between 6.2m and 6.7m measured from the rear elevations of the proposed dwellings.

However in the absence of the Local Authority having any adopted technical/spatial standards in relation to private amenity space for family homes (other than general principles embodied within Policy DMG1 of the Core Strategy) I do not consider that it would be reasonable for the Local Planning Authority to withhold the granting of permission on the grounds of a poor standards of amenity or outlook.

Highways

A number of representations have been received in respect of the potential highways impact of the proposal upon the immediate area and the effect it will have upon parking provision for existing residents. It is noted that vehicles currently park at the entry point of the site to the east of number 31 Riddings Lane and that continued parking in this area may cause conflict with vehicles entering and leaving the proposed development by virtue of the narrow nature of the access point into the development.

However I am mindful that Riddings lane benefits from the presence of a central communal car-parking court around which the existing housing is arranged. I therefore consider that there is adequate provision for parking in the immediate vicinity that could accommodate those vehicles that park on-street so as not to cause undue conflict with vehicles associated with the proposed development.

Lancashire County Council Highways have raised no objection to the development. Following officer concerns regarding the usability and practicalities of an element of the parking provision proposed the applicant has submitted amended plans which mitigate these concerns.

I therefore consider that the proposal would not be of significant detriment to the safe operation of the immediate or wider highways network.

Therefore, having carefully assessed the proposal as submitted and having regard to all matters raised that I recommend accordingly.

RECOMMENDATION: That planning permission be granted subject to the following condition(s):

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

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

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in strict accordance with the proposals as detailed on drawings:

Proposed Site Plan 2126.P.001 Rev: D
Proposed Floor Plans 2126.P002 Rev: B
Proposed Elevations 2126.P.003 Rev: C

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

3. Precise specifications or samples of all external surfaces, including surfacing materials of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

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 DMG1 of the Ribble Valley Core Strategy (Adopted Version).

4. Notwithstanding the submitted details, prior to the commencement of the development, elevational details of the proposed boundary treatments/fencing, walling including any coping details shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

5. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

1. The parking of vehicles of site operatives and visitors
2. The loading and unloading of plant and materials
3. The storage of plant and materials used in constructing the development
4. The erection and maintenance of security hoarding
5. Wheel washing facilities
6. Measures to control the emission of dust and dirt during construction
7. The highway routeing of plant and material deliveries to and from the site.

REASON: In the interests of protecting residential amenity from noise and disturbance during the construction phase in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

6. The residential units hereby permitted shall only be used for the purposes of providing affordable housing accommodation as defined in Annex 2 of the National Planning Policy

Framework (March 2012) issued by the Department for Communities and Local Government (or such replacement guidance as issued from time to time) to be occupied by households or individual in housing need with a local connection to Whalley or surrounding parishes. This condition shall not be binding upon any of the following:

- a. 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;
- b. 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;
- c. 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 application is for a development of 100% affordable housing units and to comply with Key Statement H3 and Policy DMH1 of the Ribble Valley Core Strategy (Adoption Version).

7. Unless otherwise agreed in writing and in line with the surface water manage hierarchy, 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 public sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy (Adoption Version).

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:

APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0937/P	Discharge of conditions 3 (material), 4 (visibility splay), 6 (access), 13 (treatment plant) and 17 (drainage) of planning consent 3/2010/0283	Mill Lane Depot Mill Lane/Hesketh Lane Chipping
3/2014/0189/P	Ground excavation works and erection of agricultural livestock building (southeast shed) at land formerly part of	Standridge Farm Estate Tosside Road Slaidburn
3/2014/0190/P	Ground excavation works and erection of agricultural livestock building (northwest shed) at land formerly part of	Standridge Farm Estate Tosside Road Slaidburn
3/2014/0450/P	Change of use of agricultural plot to create an extension over the garage forecourt including the repositioning of the site entrance, car wash enclosure, canopy extension and ancillary fixtures for vehicle maintenance	Pennine Service Station Longsight Road Osbaldeston
3/2014/0693/P	Change of use Class A2 (Bookmakers) to a sui generis use (solarium)	34 – 36 Whalley Road Clitheroe
3/2014/0703/P	Replacement of 10 garages by three 3 bed houses with gardens - Site of 10 garages	Hambledon View Simonstone
3/2014/0713/P	Application to discharge condition 4 (archaeological record) of application 3/2012/0778 for proposed conversion of barn to two residential units, including demolition of three agricultural buildings and one stone building.	Billingtons Farm Mile Farm Longridge
3/2014/0738/P	Outline application for the erection of a new dwelling and associated garage	Tan Yard Lane Longridge
3/2014/0763/P	Engineering operations to form earth bank slurry lagoon at field no 8623	Gregson's Farm Settle Road Newsholme, Gisburn
3/2014/0914/P	Part retrospective application for re-roofing of existing stable block with increase in roof pitch and small tractor shed to side	Oak Barn Old Nab Road Langho
3/2014/1040/P	Single storey side and rear extension	1 Pinfold Cottage Preston Road, Ribchester
3/2014/1043/P	Construction of a detached single garage	53 Kenilworth Drive Clitheroe
3/2014/1047/P	Conversion of redundant agricultural building and construction of weather porch to provide enlarged residential accommodation	Flass Farm Settle Road Bolton-by-Bowland

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/1063/P	Extension of existing office into vacant garage/storage building	15 Whalley Road Wilpshire
3/2014/1082/P	Proposed extension of dormer dwelling at first floor level (resubmission)	12 Nowell Grove Read
3/2014/1088/P	Conversion of restaurant into two residential units	Longridge Restaurant 104 Higher Road, Longridge
3/2014/1119/P	Proposed demolition of the Moorcock Inn and the erection of one dwelling-house including associated drive, garden and external landscaping works	The Moorcock Inn Slaidburn Road Waddington
3/2015/0003/P	Erection of proposed general purpose building for storing vehicles, equipment and materials for use at the house and grounds	Holden Clough Barrett Hill Brow Bolton-by-Bowland
3/2015/0037/P	Alterations and extension of existing double garage to create a large garage with storage space and home office above and new rear entrance and extension to create boot room	Witton Lodge School Lane Simonstone
3/2015/0042/P	Erection of replacement dwelling and attached garage, construction of new access to the highway and extension of residential curtilage	Seven Acre Cottage Forty Acre Lane, Longridge
3/2015/0045/P	Extension to form garage at ground floor and bedroom at first floor level	Woodville, Rimington Lane Rimington
3/2015/0046/P	Extension into attached barn	Shippon House Horton
3/2015/0075/P	Two storey side extension and single storey rear extension	21 Darkwood Crescent Chatburn
3/2015/0084/P	Discharge of condition 3 (Materials), 4 (Landscaping), 5 (Boundary Treatment), 6 (Make Good Domestic Garage), 8 (Contaminated Land Survey), and 9 (Finished Floor Levels) of planning permission 3/2012/0185/P	Inside Track Ltd Victoria Street Garage Victoria Street Clitheroe
3/2015/0104/P	Single storey rear extension	22 Moorland Road Langho
3/2015/0109/P	Detached granny flat	Lyndon, Northcote Road Langho
3/2015/0114/P	Proposed alterations to dwelling - rear dormer and replacement of flat roof to attached garage with tiled pitched roof. Installation of 2 no. rooflights to front roof pitch	15 Grindleton Road West Bradford
3/2015/0116/P	Replacement garage, alterations/new roof to sun lounge, new vehicle crossing	Highfield Ribblesdale Avenue Clitheroe
3/2015/0117/P	Single storey extension to existing conservatory at front elevation	Beck Top, Clough Lane Simonstone
3/2015/0130/P	Two side extensions, replacement of existing windows, internal alterations.	21 Avenue Road Hurst Green

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0139/P	Proposed extension to side, over existing garage, to form bedroom and bathroom.	20 Vicarage Lane Wilpshire
3/2015/0158/P	Barn conversion to single dwelling in lieu of 2 dwellings under extant planning permission 3/2012/0639	Windy Hills Twin Brooks Road Chipping
3/2015/0160/P	Variation of condition 2 of planning permission 3/2014/0635/P to reflect the amended plans	Horrocks Barn Horrocks Farm, Stonyhurst
3/2015/0161/P	Removal of conditions 6 – Access Construction and 7 – Location of Access of planning permission 3/2014/0635/P	Horrocks Barn Horrocks Farm Stonyhurst
3/2015/0163/P	Single storey side/rear extension to form new ancillary accommodation	Langton House 32 Dilworth Lane, Longridge
3/2015/0170/P	Erection of garage	Fell View, Blackburn Road Ribchester
3/2015/0177/P	Reserved matters application for appearance, landscaping, layout and scale in respect of outline planning consent 3/2014/0622/P for one dwelling at land adjacent	Elker Mews Whalley Road Billington
3/2015/0182/P	Single storey extension to rear 4.0m long, 3.3m (max) high, 2.4m high to eaves	15 Howe Croft Clitheroe
3/2015/0184/P	Loft conversion with dormers to east and west elevations and porch to front.	5 Moor Edge Whalley
3/2015/0186/P	Single storey rear extension (in place of existing conservatory), 4m long, 3.6m (max) high, 2.5m high to eaves	37 St Peters Close Clayton-le-Dale
3/2015/0187/P	Erection of new build house within garden curtilage	58 Bushburn Drive Langho
3/2015/0189/P	Change of use from Class C3 (residential) to Class A1 (retail) to be incorporated into existing hair salon (Use Class Sui Generis) at Flat above (first floor)	15 Bridge Road Chatburn
3/2015/0193/P	New garage	Orchard Hey, Ribchester Rd Clayton-le-Dale
3/2015/0199/P	Demolition of existing extensions to side of bungalow and replacement with one extension with double pitched roof	57 Hillcrest Road Langho
3/2015/0201/P	Proposed extension of existing dormer to front elevation and new dormer to rear elevation.	4 Homeacre Avenue Sabden
3/2015/0209/P	Demolition of existing conservatory and erection of replacement dining room extension	Wood Nook, Moor Lane Billington
3/2015/0214/P	Proposed replacement garage workshop in same position as existing	Seven Acre Garage Barker Lane, Mellor
3/2015/0218/P	Proposed revised scheme relating to works begun under planning permission 3/2008/0408, involving alterations to the rear elevation	Hollins Farm Barn Clerk Hill Road Sabden

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0222/P	Single storey extension to rear 3.6m long, 3.85m high (max) 2.55m high to eaves	40 Kenilworth Drive Clitheroe
3/2015/0224/P	Single storey rear extension	91 Peel Street Clitheroe
3/2015/0225/P	Lean-to extension to existing agricultural building (part retrospective)	Grange Farm Parsonage Road, Wilpshire
3/2015/0226/P	Single storey extension to side	49 Ramsgreave Road Ramsgreave
3/2015/0230/P	Single storey extension to rear	16 Garnett Road Clitheroe
3/2015/0231/P	Rear single storey extension	1 Higher Standen Hey Farm Whalley Road, Pendleton
3/2015/0232/P & 3/2015/0233/P	Planning permission and listed building consent part retrospective for rebuild of single storey attached outbuilding, removal of existing internal lime plaster finish, structural repairs, alterations to floor plan to incorporate en-suite accommodation, removal of solid floor at ground level with stone flags and other minor repair work	Higher Lickhurst Farm Twin Brooks Road Chipping
3/2015/0236/P	Two fascia signs	Land at Holm Road Barrow Brook Business Park Barrow
3/2015/0237/P	Single storey extension	Burnside, Snodworth Road Langho
3/2015/0240/P	Discharge of condition 1 (approved plans), 2 (stone details), 3 (landscaping), 4 (compliance with tree surveys), 5 (compliance with protected species survey) and 6 (lighting) of planning permission 3/2014/0053	The Eaves Pendleton Road Wiswell
3/2015/0246/P	Detached single garage	20 Humber Street Longridge
3/2015/0253/P	Proposed dormer extension and alterations	5 Byland Close Simonstone
3/2015/0257/P	Extension into adjoining barn to form bedroom and en-suite	Calder Farm, Settle Road, Bolton-by-Bowland
3/2015/0269/P	Replacement of shop front with aluminium double glazed frames and provision of new disabled access ramp	1a Portland Road Langho
3/2015/0271/P	One non-illuminated folded aluminium fascia sign, one internally illuminated folded aluminium projecting sign.	40 King Street Whalley
3/2015/0287/P	Discharge of condition 3 (Materials) and 9 (Foul Water Discharge) of planning permission 3/2012/0272/P	Standen Hey Farm Whalley Road Clitheroe
3/2015/0290/P	Demolition of existing garage, erection of two storey extension to side and rear, roof repairs and alterations to existing rear dormer, internal alterations and levelling of ground at rear.	17 Brungerley Avenue Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0292/P	Proposed discharge of conditions on planning application 3/2014/0725 – condition 3 (materials), 7 (access), 9 and 10 (surface and foul water drainage), 11 (ground gas risk assessment), 13 (construction method statement) and 15 (acoustic barrier)	Land off Clitheroe Road Barrow
3/2015/0293/P	Rear and side extensions	19 Warwick Drive Clitheroe
3/2015/0297/P	Balcony	Longridge Golf Club Forty Acre Lane, Longridge
3/2015/0298/P	Discharge of conditions 3 (specifications of walling, roofing materials, windows and doors and any surface materials), 4 (sections showing depth of window and door reveals) and 5 (details of finished floor levels and flood proofing measures) from planning permission 3/2014/0475	8 Calder Vale Whalley
3/2015/0300/P	Non-material amendment to planning permission 3/2012/0519. Realignment of new external wall to the utility room to line through with the external wall of the hall. Omission of the window in the east elevation of the kitchen. New door opening to north elevation of the utility room. New window at first floor level in the existing north facing gable	Wheatley Cottage Four Acre Lane Thornley
3/2015/0301/P	Modification of Section 106 Agreement to reduce the references of minimum percentage to 25% and alter the wording of the Deed of Variation	RVBC and St Vincent's Housing Association
3/2015/0307/P	Discharge of condition 4 of planning consent 3/2014/1124 - Precise specifications or samples of new and replacement UPVC doors and windows	3 Westfield Drive West Bradford
3/2015/0308/P	Single Storey extension to the rear of the property	5 West View Terrace Billington
3/2015/0315/P	Proposed single storey extension to rear of existing dwelling	Crabtree Cottage Back Lane, Wiswell
3/2015/0363/P	Discharge of conditions 5 (roofing materials with window and door surrounds) and 10 (velux windows) of planning permission 3/2012/0778 for conversion of a barn to a residential dwelling	Billingtons Farm Mile Lane Longridge
3/2015/0375/P	Variation of Section 106 Agreement relating to Agreement dated 16 March 2012 for application 3/2010/0719	Henthorn Road Clitheroe

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2014/0654/P	Construction of steel portal framed sheep housing and stone built agricultural workers dwelling	Little Middop Farm Burnley Road Gisburn	EN2, DMG2, DME2 – disproportionate large dwelling in relation to the scale of the farming operations to the detriment of visual amenity.
3/2014/1128/P	Proposed 2 storey side/rear extension	6 Woodcrest Wilpshire	Contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.
3/2015/0216/P	Pitch roof dormer to front elevation to match the existing roof material and four low profile velux windows to the rear elevation	4 Court Grove Clayton-leDale Blackburn	DMG1/ DMH5 – incongruous and prominent – harmful to visual amenity and poor relationship with dwelling.
3/2015/0043/P	Proposed single storey extension to the rear.	30 Blackburn Road Ribchester	Contrary to policy DMG1 of the Ribble Valley Core Strategy.
3/2015/0112/P	Roof lift to create a two storey dwelling	Lynwood Neddy Lane Billington	Contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy
3/2015/0127/P	Side and rear extensions to property including demolition of garage and single storey kitchen/coal shed	26 Clitheroe Road Whalley	DMG1 – Proposal by virtue of its scale, design and massing leading to an over dominant extension to the detriment of visual amenities and highway safety.
3/2015/0198/P	Side extension at second floor level to form en-suite to bedroom 2	3 Grove Square Malt Kiln Brow Chipping	Contrary to Policies EN5, DMG1, DME2, DME3, DME4 and DMH5 of the Ribble Valley Core Strategy
3/2015/0245/P	Proposed side extension	Wolfen Lodge Fish House Lane Chipping	Contrary to Core Strategy policies DMG1, EN2, DME4 and DMH5.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0364/P	Non-material amendment to planning permission 3/2014/0421 - larger window opening on north west elevation, increased roof height to extension.	1 Wheatsheaf Ave Longridge	The proposed amendment to the extension on the north-western end would result in a development which would potentially affect residential amenity, and thus this change cannot be classed as a non-material amendment.

NOTIFICATION OF PROPOSED LARGER HOME

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0270/P	Single storey rear extension 6m long, 4m (max) high, 2.8m height at eaves	9 Berkeley Drive Read

FINALLY DISPOSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0886/P	Scheme for pedestrian/cycle link of planning application 3/2010/0719	Land at Henthorn Road Clitheroe

LOCAL DEVELOPMENT ORDERS

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0196/P	New training facility, car parking, associated drainage and lighting	Samlesbury Aerodrome Balderstone (Local Development Order application)

OBSERVATIONS TO ANOTHER LOCAL AUTHORITY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0314/P	Reserved matters application for building	Samlesbury Aerodrome Mysercough Smithy Road Balderstone

CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/0880/P	Application for a Certificate of Lawfulness for a proposed development – single storey side extension	Coal Pit Barn Stonelands Farm Ribchester Road, Hothersall
3/2015/0166/P	Proposed new bedroom window to rear elevation at first floor level	31 Ribblesdale Road Ribchester

3/2015/0217/P	Certificate of Lawfulness to allow wedding ceremonies	Whalley Golf Club Long Lease Barn Clerk Hill Road, Whalley
3/2015/0258/P	Lawful Development Certificate for a proposed use in respect of ground floor rear extension and replacement garage	11 Lower Lane Longridge

REFUSAL OF CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0259/P	Certification of Lawfulness for a proposed porch the width of the existing storm porch with a hipped roof attached to existing roof. The same angle as the garage at a height of 3392mm	9 Pagefield Crescent Clitheroe

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL REQUIRED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0072/P	Prior notification of agricultural track measuring 395m long x 3.5m wide	Dockber Farm, Dockber Sawley

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>
3/2015/0356/P	Prior notification of a new road length 166.0metres x width 3.5 metres	Chadswell Hall Chipping Road, Chaigley
3/2015/0357/P	Prior notification for a hard track for cattle to walk on reducing damage to grass land in wet weather	Wheatley Farm Four Acre Lane Thornley with Wheatley Longridge
3/2015/0379/P	Agricultural building for storing machinery and equipment required for the maintenance of woodlands and farmland	Sawley Lodge Sawley

SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2013/0981	Land at Chatburn Road Clitheroe	13/2/14 18/12/14	23	With Agent for Signature
3/2014/0779	Land off Dale View Billington	16/10/14	18	With Agent

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2014/0188	Victoria Mill Watt Street Sabden	13/11/14	40	With Planning applicant seeking to renegotiate contributions so may need to go back to Committee
3/2014/0742	Land off Pimlico Road Clitheroe	15/1/15	19	With LCC & Housing
3/2015/0010	Land off Longsight Road Langho	12/3/15	18	With Agent & Housing
3/2014/0616	Land off Chatburn Old Road Chatburn	16/4/15	10	With Agent for Signature

<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>
3/2014/0666	15 Parker Avenue Clitheroe	18/9/14 2/4/15	28 Weeks	15	Decision 2/4/15

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>
3/2014/0298 R	11/08/14	Rose Cottage Main Street Grindleton	HH		Appeal Allowed 07/05/15
3/2013/1023 U	29/08/14	Land off Kingsmill Avenue, Whalley	WR		Awaiting decision
3/2014/0550	01/10/14	Bradyll House Franklin Hill Old Langho	WR		Awaiting decision
3/2014/0793 R	21/01/15	Talbot Fold Barn Talbot Bridge Bashall Eaves	WR		Appeal Dismissed 07/05/15
3/2014/0592 R	14/01/15	The Moorcock Inn Slaidburn Road Waddington	WR		Appeal Dismissed 13/05/15
3/2014/0438 R	16/01/15 but extension given until 6/02/15	Land east of Chipping Lane Longridge	Inquiry	20/10/15 6 days	Awaiting Inquiry
3/2014/0517 R	09/02/15	Land to the north of Dilworth Lane Longridge	Inquiry		Withdrawn
3/2014/0827 R	12/02/15	39 Clitheroe Road Whalley	WR		Awaiting decision
3/2014/0312 R	03/03/15	Time House Knowle Green	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>
3/2014/0679 R	13/03/15	Mill Cottage Victoria Terrace Mellor Brook	WR		Awaiting decision
3/2014/0887 R	12/03/15	Bent House Tosside	WR		Awaiting decision
3/2014/0684 R	12/03/15	Meadcroft Clitheroe Road Whalley	Hearing	30/06/15 1 day	Awaiting Hearing
3/2014/0409 R	12/03/15	Eatoughs Farm	WR		Awaiting decision
3/2014/0942 R	28/04/15	Land off New Lane	WR		Notification sent Questionnaire sent Statement due 02/06/15

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: 4 JUNE 2015
 title: NEIGHBOURHOOD PLAN UPDATE
 submitted by: MARSHAL SCOTT – CHIEF EXECUTIVE
 principal author: PAULA FITZGERALD – SENIOR PLANNER

1 PURPOSE

- 1.1 To agree the designation of the area and relevant body to prepare a Neighbourhood Plan for Whalley.
- 1.2 To provide an update on the position of other Neighbourhood Plan activity within the borough.
- 1.3 Relevance to the Council's ambitions and priorities:
- Council Ambitions – To be a well managed Council providing efficient services based on identified customer need.
 - Community Objectives – As above.
 - Corporate Priorities – As above.
 - Other Considerations – None.

2. BACKGROUND

- 2.1 Whalley Parish Council submitted an application to the council on 8 April 2015, for a designation of a Neighbourhood Plan Area under Part 2 of the Neighbourhood Planning (General) Regulations 2012. This is the 3rd designation which the Council has received.

The Parish Council submitted the following documents in support of their application:

The Area

A boundary has been submitted which consists of the whole of Whalley Parish Council, see Appendix 1.

Letter

Stating that Whalley Parish are a 'relevant body', for the purposes of section 61G of the Town and Country Planning Act 1990, see Appendix 2.

2.2 Consultation

A 4 week public consultation was held from 23 April – 21 May. Copies of the area (map) and request from the Parish Council were placed on the council website, a press release was made and adverts were posted at public places in the Parish of Whalley. The following is a summary of the comments which were received:

Organisation	Response
United Utilities	No comments at this stage but wish to be included in further consultations
Gladman	No comments at this stage but wish to be included in further consultations

Organisation	Response
Lancashire County Council (Property Services)	Would welcome the opportunity to actively and positively engage with the Neighbourhood Plan process as it develops.
Whalley Resident	The preparation of the NP has come too late
Whalley Resident	Support the idea of the NP

2.3 Next Steps for Whalley

After designation has been agreed by the Council, Whalley Parish Council can start to prepare a plan. The plan needs to be compatible with national policies (NPPF) and the policies in the adopted Core Strategy. It should be focused on guiding development rather than stopping it. If adopted it will become a statutory plan and be used in the determination of plan.

2.4 The Council's Role

The Council has a statutory duty to provide 'technical advice and support' to communities preparing neighbourhood development plans. The council will need to be satisfied that the necessary stages have been followed however it remains the responsibility of the body preparing the plan to undertake the correct steps in particular ensuring transparent and credible community engagement and that the necessary evidence is available to justify the proposals of the plan. A summary of the key stages is included at Appendix 3. Further information about neighbourhood plans can be found on the following website: <http://locality.org.uk/>

3 NEIGHBOURHOOD PLANNING UPDATE FOR THE REST OF THE BOROUGH

3.1 Bolton by Bowland and Gisburn Forest Neighbourhood Plan

Bolton by Bowland and Gisburn Forest were formally designated on the 29 May 2014. They have made good progress with the NP and have submitted a consultation draft neighbourhood plan under Regulation 14. A 6 week consultation ran from 12 January 2015 – 22 February 2015.

The Parish Council were successful in securing locality funding and have used this to employ consultants Kirkwells to help prepare the plan. There is currently no date for submission.

3.2 Longridge Neighbourhood Plan

Longridge were formally designated on 26 September 2013. The group have undertaken local consultations and are currently progressing with a draft plan.

4 FINANCE

4.1 Funding for Neighbourhood Plans is available from DCLG and is currently £5,000 to the Local Planning Authority on designation of the plan, £5,000 for pre-examination and £20,000 following a successful examination. This funding is intended to help authorities deliver neighbourhood planning initiatives.

4.2 Neighbourhood groups are able to apply for grant funding from Locality and this is an application made by the town or parish council. Grants of up to £8,000 can be applied for but the funds must be spent within 6 months or before the end of the current financial year, whichever is the earliest. It is also possible for Parish Councils to include for neighbourhood planning as part of the precept.

4.3 Areas in which the grant funding can be spent include; developing a website, training sessions for members of the steering group, undertaking household surveys, help with developing the evidence base, engaging planning experts to help move plans forward and venue hire, publicity and general consultation associated with the development of the plan.

5 RISK ASSESSMENT

5.1 The approval of this report may have the following implications:

- Resources – Funding support will be applied for and requests for additional support to assist with the preparation of the plan will be considered as appropriate. Budget provision for this process is currently held as part of a reserve. Given that there is now a need to incur specific expenditure, a cost centre will be established to enable costs to be monitored. Additional costs to the Council will include statutory consultation, Examination (including Inspector costs) and the Referendum. Most of this cost is anticipated to be met by the DGLG funding, however this will be closely monitored.
- Technical, Environmental and Legal – There is a statutory duty on the authority to deliver specified elements of the process.
- Political – Neighbourhood Planning initiatives support community empowerment.
- Reputation – No implications identified.
- Equality & Diversity – No implications identified.

6 RECOMMENDED THAT COMMITTEE

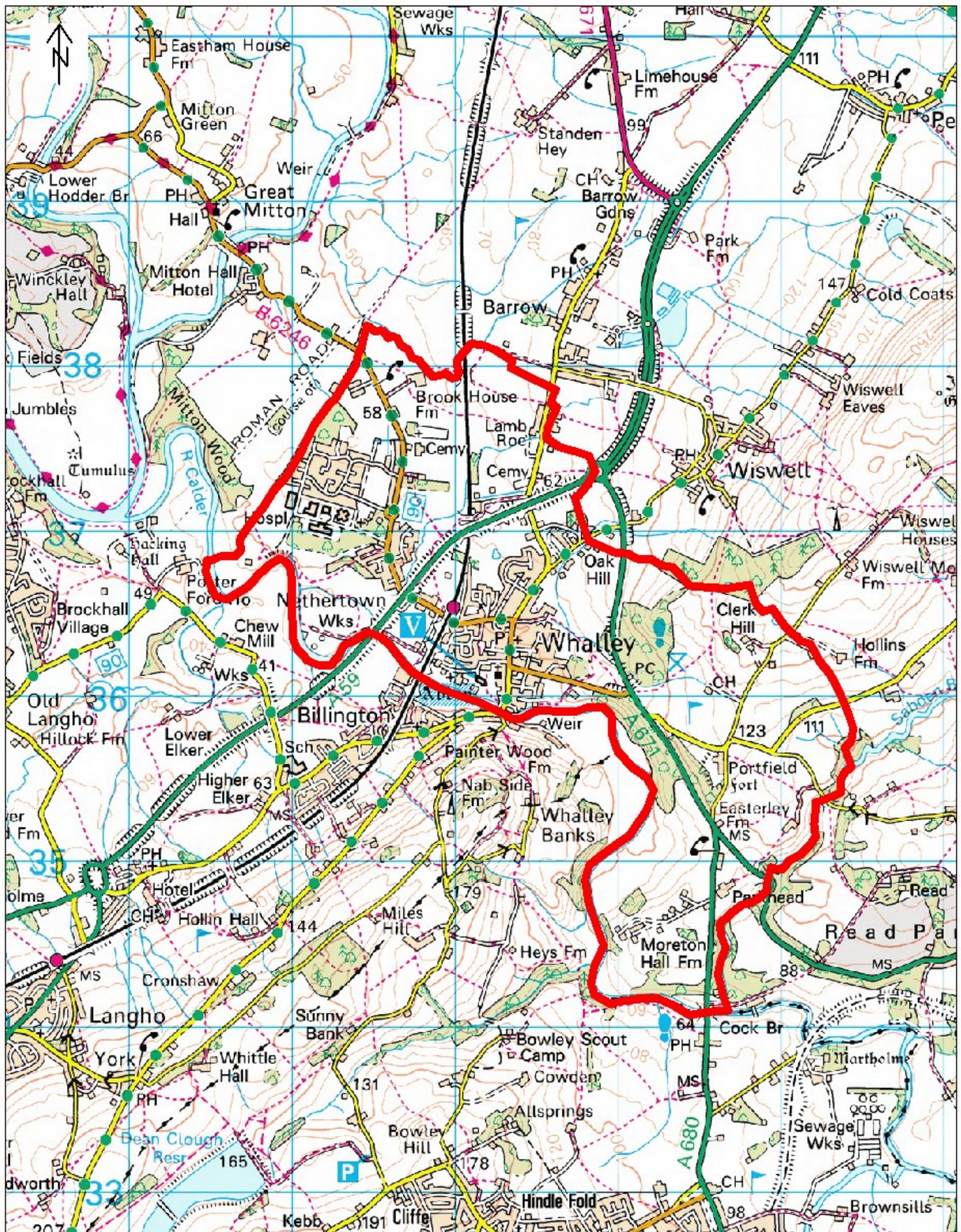
6.1 Approve Whalley Parish Council as the appropriate body to prepare a Neighbourhood Plan and agree to designate the proposed area set out in the application for the purposes of preparing a Neighbourhood plan.

6.2 To note the updates from Longridge and Bolton by Bowland Neighbourhood Plans.

PAULA FITZGERALD
SENIOR PLANNER

MARSHAL SCOTT
CHIEF EXECUTIVE

For further information please ask for Paula Fitzgerald, extension 3200 or Colin Hirst extension 4503.



WHALLEY PROPOSED NEIGHBOURHOOD PLAN AREA

Scale 1:30000

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Proposal For The Designation Of A Neighbourhood Plan

Town and Country Planning Act 1990, Neighbourhood Planning (General) Regulations 2012

Background

Whalley Parish Council began this process when two councillors attended a Neighbourhood Planning seminar in April 2013. An initial proposal was developed that envisaged working in partnership with the adjacent Parish Councils. By the Summer of 2014 it became clear that the other Parishes were more concerned with issues directly affecting them and it became necessary to reconsider options. A revised scheme was put to the Council at the end of 2014. The revised scheme intends to focus only on Whalley Civil Parish and will seek to build on the foundations of the 2004 Parish Plan, itself the outcome of extensive consultation and the key features of which were:

- Traffic through the village
- Parking, parking, parking
- Affordable housing
- Local school places
- Youth provision
- Environmental pressures

On the basis of consultations thus far it seems likely that these broad areas will figure in the plan though the actual weighting and emphases are likely to have changed in the interim. Whalley Parish Council resolved to proceed on this basis at the Council meeting on 15 January 2015 (Item 790/15, Minutes of Whalley Parish Council Meeting of 15 Jan 2015).

Consultation

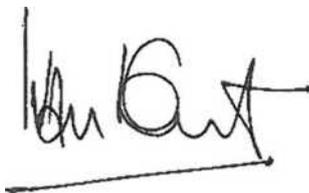
There has already been one public meeting as well discussions with the CPRE adviser, Save Whalley Village, RVBC Officers and Councillors and neighbouring Parish Councils. The outline project plan envisages an initial public meeting followed by extensive consultation leading to a draft plan to be submitted to referendum. At present we are putting together contact lists to engage with local organisations and businesses as well as having a draft website (<http://www.synergesis.com/wnp>) The next step is to form a working group of interested local people to develop the consultation and then steer the plan forward.

Proposed Area

Attached is a boundary map of the proposed Neighbourhood Plan area which corresponds to the Whalley Parish Boundary. The area is chosen in such a way that the issues to be included in the Neighbourhood Plan relate to the entire Parish Boundary.

Appropriate Body

Whalley Parish Council forms a relevant body for the purposes of section 61G of the Town and Country Planning Act 1990, as amended by the Localism Act 2011.



I S A Kent
Councillor
Whalley Parish Council

5th April 2015

NP KEY STAGES

Key Stage	Requirements	Responsibility
Designation	<ul style="list-style-type: none"> • Consultation for 4/6 weeks to those living, working doing business within the area 	RVBC
Preparation of a draft plan	<ul style="list-style-type: none"> • Consider issues for the NP area, develop a 'vision' • look at what evidence document need to be considered or new evidence documents which need to be carried out 	Parish or Town Council
Pre-submission publicity and consultation	<ul style="list-style-type: none"> • Publicise the draft plan • Consult with consultation bodies 	Parish or Town Council Suggestion for consultation methods; place on website, hold 'drop in' events, identify groups within the town to send flyer (with a summary of the document) It is not necessary to consult with the statutory consultees at this stage although you may wish to do so if you feel they are key stakeholders who need to contribute to the plan.
Review	Revise the draft document in view of comments from the informal consultation.	Parish or Town Council
SEA Screening Statement	Carry out statement and send to statutory consultees	RVBC
Reg 14 – Pre-submission Consultation	Formal part of the NP process 6 week Public Consultation (Refer to the copy of the regulations provided)	Inform consultees of the draft plan for 6 weeks and submit a copy of the draft to RVBC RVBC will supply a list of statutory consultees which need to be informed (e-mail or letter) as well as other key stakeholders within the town which the group feel would be appropriate
Reg 15 – Plan Proposals	Prepare a 'consultation statement' and 'basic conditions' statement	Parish or Town Council These documents need to accompany the NP when being submitted to RVBC
Reg 16 – Publicising Plan	Formal Process 6 week Public Consultation	RVBC – publicise the submitted plan for 6 weeks
Reg 17 – Submission for Examination		RVBC
Independent Examination		RVBC
Referendum		RVBC

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 4 JUNE 2015
title: HOUSING LAND AVAILABILITY
submitted by: CHIEF EXECUTIVE
principal author: JOANNE MACHOLC, SENIOR PLANNING OFFICER

1 PURPOSE

- 1.1 To provide Members with key information on the results of the most recent Housing Land Availability Survey April 2015, which has a base date of 31 March 2015.
- 1.2 Relevance to the Council's ambitions and priorities:
- Community Objectives - The information in this report relates to the delivery of housing which is a key theme of the recently adopted Core Strategy.
 - Corporate Priorities - This information is relevant to the adopted Core Strategy which is a spatial expression of corporate priorities.
 - Other Considerations - Councils have a duty to update housing supply annually.

2 INFORMATION

- 2.1 The Council has a duty to ensure a 5 year supply of deliverable housing land (NPPF paragraph 47). The issue of five year supply continues to be a key matter in the determination of planning applications and appeals.
- 2.2 Housing land surveys are conducted on a six monthly basis. The latest survey was undertaken at 31 March 2015. The resulting full *Housing Land Availability Schedule April 2015 (HLAS)* can be viewed on the Council's website¹ and a copy has been placed in the Members' Room for reference. On occasion updates are produced in the interim to inform major appeals. It is noted that NPPF envisages annual updates.
- 2.3 The report provides information on the number of dwellings completed, information on sites with planning permission and their development status. It enables the Council to create a picture of construction trends and activity rates together with base line evidence on the amount of land that is available to be brought forward from which the latest supply position in relation to the current strategic requirement is calculated.
- 2.4 The relevant strategic housing requirement is set out in H1 of the adopted Core Strategy. This requires 5600 dwellings for the plan period 2008 to 2028, equivalent to an annual average completion rate of at least 280 per year. The figure of 280 is used for monitoring purposes.

¹ Available at:
https://www.ribblevalley.gov.uk/downloads/download/7171/housing_land_availability_surveys_and_reports

2.5 Outputs from the survey show that 1080 dwellings have been constructed since April 2008 (ie a 7.0 year period). In the monitoring year 2014-2015, 345 dwellings were built. This represents a significant increase on previous years and exceeds the annualised requirement of 280 dwellings per year set out in the Core Strategy.

2.6 The supply position at 31 March 2015 can be summarised as:

	<u>No. dwellings</u>
• Units with full planning permission – not started	285
• Units with outline planning permission – not started	2069
• Sites commenced, units remaining but not started	371
• Units under construction	255
• Conversions - not started	77
• Conversions –under construction	53
• Affordable Housing Sites (not started)	983
TOTAL	4093

(note: planning permissions granted since 31 March 2015 are not included)

2.7 In addition, at 31 March, 132 dwellings were the subject of planning applications awaiting the completion of Section 106 Agreements. They are not included in the table above as the sites do not yet have planning permission. However given that development of these sites has been agreed in principle they are generally included in the supply. The Council has put in place measures to monitor progress on the completion of Agreements and their inclusion in the supply is regularly reviewed.

2.8 Sites with planning permission are normally considered deliverable in terms of the NPPF and therefore are included in the five year supply. Adjustments are made to the calculation of the five year supply relating to: sites which are not considered deliverable in the five year period; the contribution specific large sites may make in the five year period; and the sites which have commenced but where there is no current activity. Details of these are set out in the HLAS. Such sites are kept under review in successive surveys. A 10% allowance for slippage is also included.

2.9 Following the Inspector's Report, the calculation of five year supply now includes a windfall allowance based on definitions and advice in NPPF, as endorsed by Planning and Development Committee at its meeting on 12 February 2015 (Minute 600).

2.10 The HLAS sets out the calculation of the five year supply position using an annualised requirement of 280 dwellings. The summary at Appendix 1 shows a five year requirement for 2560 dwellings (equivalent to 512 per year). The identified five year supply is 2826 dwellings. On this basis the Council can demonstrate a 5.59 year supply.

3 CONCLUSION

3.1 The Council will continue to monitor the housing land situation.

JOANNE MACHOLC
SENIOR PLANNING OFFICER

MARSHAL SCOTT
CHIEF EXECUTIVE

BACKGROUND PAPERS

Housing Land Availability Schedule April 2015 (available on the Council's website)
NPPF

For further information please ask for Joanne Macholc, extension 3200.

APPENDIX 1

Summary of Housing Land Position at 31 March 2015

For full details, see Housing Land Availability Schedule April 2015

Annualised requirement

H1 of the Core Strategy Policy H1 sets an overall requirement of 5600 dwellings for the plan period 2008–2028 which equates to 280 dwellings per year. The 5 year requirement is:

A	Planned provision 2008 - 2028	5600
B	Annual equivalent	280
C	Five year requirement (Bx5)	1400
D	Plus 20% buffer – NPPF para. 47 (B+C)	1680
E	Completions 1/4/2008 – 31/3/2015 (7.0 years)	1080
F	Shortfall [(7.0 x B)-E]	880
G	Total five year requirement (D+F)	2560
H	Annual requirement (G÷5)	512

Identified supply at 31 March 2015

Sites subject to Section 106 Agreements		132
Sites with planning permission not started:		
	Sites with full permission	285
	Sites with outline permission	2069
	Conversions not started	77
	Affordable units	983
	<i>Sub total:</i>	<i>3546</i>
Less sites not started, not deliverable		-18
Less dwellings on large sites deliverable beyond 5 year period		-1144
	<i>Sub total:</i>	<i>2384</i>
Less 10% for slippage		-238
Less further 31 dwellings in relation to Lawsonsteads (remainder of site with outline pp)		-31
	<i>Sub total:</i>	<i>2115</i>
Plus sites under construction		255
Plus conversions under construction		53
Plus dwellings not started on sites under construction		371
Less sites not currently active		-22
Less dwellings not deliverable (Dale View site)		-23
	<i>Sub total:</i>	<i>2749</i>
Plus windfall allowance (23 per year)		115
	TOTAL	2864
Supply	= 2864 ÷ 512	
	= 5.59 years	

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: 4 June 2015
 title: REPRESENTATIVES ON OUTSIDE BODIES 2015/16
 submitted by: Chief Executive
 principal author: Olwen Heap

1 PURPOSE

- 1.1 To inform members of the outside bodies that come under the remit of the Planning & Development committee and their membership.
- 1.2 Relevance to the Council's ambitions and priorities
 - Corporate Priorities - to protect and enhance the existing environmental quality of our area. Both outside bodies contribute to the protection or enhancement of the Ribble Valley environment and it is important for the Council to work in cooperation with partner organisations that share our aims, ambitions and priorities.

2 BACKGROUND

- 2.1 At the annual meeting each year the Council makes nominations to various outside bodies.
- 2.2 Members attend meetings of the outside body and report back to the relevant parent committee.

3 ISSUES

- 3.1 The following outside bodies come under the remit of the Planning & Development committee. The membership of these outside bodies was decided at the annual meeting of the council on 19 May 2015.

Forest of Bowland (Area of Outstanding Natural Beauty) Advisory Committee	Cllr Rosie Elms
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- 3.2 There is a standard item on all agendas for members on outside bodies to report back to the parent committee.

3.3 Representatives are encouraged to provide reports back giving committee an update on the work of the body and drawing attention to any current issues.

4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications

- Resources – the costs associated with members attending meetings of outside bodies is included in the budget for 2015/16.
- Technical, Environmental and Legal – no risks identified
- Political – The Forest of Bowland Advisory Committee is independent of this Council and has been influential in attracting investment in the past. The opportunity for RVBC to help shape the work of the committee may be one that committee would wish to take advantage of.
- Reputation – no risks identified
- Equality & Diversity – no risks identified

5 CONCLUSION

5.1 Members note the outside bodies under the remit of this committee and their membership.

Marshal Scott
CHIEF EXECUTIVE

Olwen Heap
ADMINISTRATION OFFICER

BACKGROUND PAPERS

Report on Representatives on Outside Bodies – Annual Council 19.5.15

REF: CE/OMH/P&D/4.6.15

For further information please ask for Olwen Heap, extension 4408