

Minutes of Planning and Development Committee

Meeting Date: Thursday, 18 August 2016 starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

S Atkinson	J Rogerson
A Brown	I Sayers
I Brown	R Sherras
M French	R Swarbrick
L Graves	D Taylor
B Hilton	R Thompson
S Knox	

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

Also in attendance: Councillors P Elms and G Mirfin.

149 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor S Carefoot.

150 MINUTES

The minutes of the meeting held on 21 July 2016 were approved as a correct record and signed by the Chairman.

151 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor Atkinson declared an interest in planning application 3/2016/0445/P – Gleneagles Drive, Brockhall Village.

152 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2016/0354/P GRID REF: SD 374129 442357
KITCHEN AND SUN ROOM EXTENSION TO SIDES AT THE BEECHES,
WADDINGTON ROAD, CLITHEROE

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

APPROVED subject to the imposition of the following condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Amended Design – Sun room/conservatory (Received 01/08/2016)

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

3. Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

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 DMG1 and DMH5 of the Ribble Valley Core Strategy.

4. The proposed windows which are to be introduced into the north east elevation of the sun room extension (Amended Design – Sun room/conservatory (Received 01/08/2016) shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The windows shall remain in that manner in perpetuity at all times unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect nearby residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

5. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site unless and until the details of a detailed specification drawing for a beam on a pile foundation in accordance with BS5837 Trees in Relation to Demolition, Design and Construction [special materials & working methods for proposed construction within root protection areas] has been submitted to and approved in writing by the Local Planning Authority.

The details as submitted shall also include tree protection fencing in accordance with BS5837 (2012): 'Trees in Relation to Construction' for trees identified T1 and T3 in the Arboricultural Impact Assessment. Such fencing shall be erected in its entirety prior to any other operations taking place on the site. This fencing should not be breached or removed during development. Furthermore within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials unless expressly agreed by the Local Planning Authority.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development in accordance with Policies DMG1 and DME1 of the Ribble Valley Core Strategy.

(Mr Marshall spoke in favour of the above application. Mr Madden spoke against the above application).

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

2. APPLICATION REF: 3/2016/0445/P GRID REF: SD 370305 436402
LAND AT THE JUNCTION BETWEEN CHERRY DRIVE AND GLENEAGLES DRIVE AND OPPOSITE THE ROUNDABOUT ADJACENT TO THE HOTEL ON GLENEAGLES DRIVE, BROCKHALL VILLAGE, OLD LANGHO

MINDED TO APPROVE AND DEFERRED AND DELEGATED TO MODIFY THE WORDING IN CONDITION 3

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

CCTV Camera Positions (1906P01A)
CCTV Camera Elevations (1906P02)

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

2. Notwithstanding the details shown on the approved plans, precise specifications of a static camera to be located at the junction between Cherry Drive and Gleneagles Drive hereby permitted shall have been submitted to and approved by the Local Planning Authority before its first use. The camera shall be restricted to visual surveillance within the boundaries of the play area only.

REASON: To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential amenity, in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

3. The camera hereby permitted opposite the roundabout adjacent to the hotel on Gleneagles Drive shall be model Hikvision DS-2DE7186 as submitted with the planning application. The camera shall be permanently adjusted to restrict visual surveillance to Gleneagles Drive only.

REASON: To ensure the protection of privacy for neighbouring occupiers along Larkhill, and in the interests of residential amenity, in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. The mounting posts and brackets hereby approved shall be painted black to match the existing street lamps within one month of the CCTV cameras becoming operational.

REASON: To ensure that the visual appearance of the proposals are appropriate to the locality in accordance with Policies DMG1 of the Ribble Valley Core Strategy.

(Councillor Mirfin was given permission to speak on the above application. Councillor Atkinson returned to the meeting).

3. APPLICATION REF: 3/2016/0442/P GRID REF: SD 377848 444341
CHANGE OF USE OF AGRICULTURAL LAND TO CAR PARK FOR
GREENDALE VIEW CAFÉ AT LAND AT TOWNHEAD FARM, DOWNHAM
ROAD, CHATBURN

The Head of Planning Services reported upon the Countryside Officer's comments.

MINDED TO APPROVE and Deferred to Director of Community Services for appropriate conditions.

1. The proposal is considered contrary to Key Statements DS1 and EN2 and Policies DMG1, DMG2, DMB1 and DME2 of the Ribble Valley Core Strategy Adopted Version in that the car park would be incongruous, conspicuous and intrusive in the defined open countryside within the Forest of Bowland Area of Outstanding Natural Beauty and harmful to the development strategy for the borough. It is further considered that the approval of this application would lead to an unsustainable form of development placing further reliance on the private motor-vehicle contrary to the NPPF presumption in favour of sustainable development.
2. The proposal is harmful to the character and appearance of Downham Conservation Area and the cultural heritage of the Forest of Bowland Area of Outstanding Natural Beauty because the car park and associated traditional

boundary wall modifications are prominent, ostensibly modern and suburban in appearance and compromise the rural setting and important views with the Conservation Area. This is contrary to Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy and the National Planning Policy Framework Paragraph 17 (conserve heritage assets in a manner appropriate to their significance), Paragraph 60 (reinforce local distinctiveness), Paragraph 115 (conserve cultural heritage), Paragraph 131 (development sustaining and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness) and Paragraph 132 (great weight to conservation).

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

4. APPLICATION REF: 3/2016/0464/P GRID REF: SD 370352 436225
THE PROPOSED CONSTRUCTION OF FOUR ALL WEATHER
PITCHES/COURTS AT LAND TO THE WEST OF GLENEAGLES DRIVE,
BROCKHALL VILLAGE, OLD LANGHO

WITHDRAWN

5. APPLICATION REF: 3/2016/0522/P & 3/2016/0523/P
GRID REF: SD 373349 436145
3/2016/0522 CHANGE OF USE OF PREMISES FROM USE CLASS A4 TO USE
CLASS A1, INTERNAL AND EXTERNAL ALTERATIONS AND WORKS TO
PUBLIC CAR PARK AREA WITH ASSOCIATED WORKS. WHALLEY ARMS,
60 KING STREET, WHALLEY, BB7 9SN

3/2016/0523 LISTED BUILDING CONSENT EXTERNAL ALTERATIONS AND
WORKS TO PUBLIC CAR PARK AREA WITH ASSOCIATED WORKS.
WHALLEY ARMS, 60 KING STREET, WHALLEY

The Head of Planning Services reported a late item from Lancashire County Council drainage with regard to a Flood risk Assessment.

DEFERRED

6. APPLICATION NO: 3/2016/0587/P GRID REF: SD 371966 446630
DEMOLITION OF THE MOORCOCK INN AND ERECTION OF FOUR
DWELLINGS INCLUDING ASSOCIATED DRIVES, GARDENS AND EXTERNAL
LANDSCAPING WORKS. CREATION OF WORK FROM HOME
OFFICE/STUDIO SPACE AT THE MOORCOCK INN, SLAIDBURN ROAD,
WADDINGTON BB7 3AA

REFUSED for the following reason(s):

1. The proposed development is contrary to Key Statement DS1 and Policy DMG2 and DMH3 of the Ribble Valley Core Strategy submission version as proposed to be modified as it would involve the construction of 4 dwellings in an isolated 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 Core Strategy 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.

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

7. APPLICATION REF: 3/2016/0647/P GRID REF: SD 372139 435301
RESUBMISSION OF PLANNING APPLICATION 3/2016/0435 TWO STOREY
FLAT ROOF EXTENSION TO SIDE AND EXTENSIONS TO EXISTING FRONT
AND REAR DORMERS AT 71 PASTURELANDS DRIVE, BILLINGTON

The Head of Planning Services reported a late item.

REFUSED for the following reasons

1. The proposed development, by virtue of its scale and siting, would have a detrimental impact on residential amenity for the adjacent occupiers by virtue of an overbearing impact, overshadowing and loss of outlook contrary to Policy DMG1 of the Ribble Valley Core Strategy.
2. The proposal is considered contrary to the provisions of Policy DMG1 and DMH5 of the Ribble Valley Core Strategy, by virtue of its form and design, in that approval would result in the introduction of an incongruous addition being of detriment to the character, appearance and visual amenities of the immediate area.

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

8. APPLICATION REF: 3/2015/0652/P GRID REF: SD 373521 440725
APPLICATION FOR APPROVAL OF RESERVED MATTERS FOR THE
OUTLINE PART OF PERMISSION 3/2011/1064 AS REQUIRED BY
CONDITIONS 12, 13 & 14; NAMELY DETAILS OF SCALE, APPEARANCE,
LANDSCAPING AND IMPLEMENTATION OF DEVELOPMENT (INCL PLANS

INDICATING THE DESIGN AND EXTERNAL APPEARANCE OF BUILDINGS, LANDSCAPE AND BOUNDARY TREATMENT, PARKING AND MANOEUVRING ARRANGEMENTS OF VEHICLES, CONTOURED SITE PLAN SHOWING EXISTING FEATURES, THE PROPOSED SLAB FLOOR LEVELS AND ROAD LEVEL). LAND TO THE SOUTHWEST OF MONTGOMERIE GARDENS OFF WOONE LANE, CLITHEROE, BB7 1BP

The Head of Planning Services reported that the landscape plan had been submitted.

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 decision and following the receipt of acceptable landscaping proposals subject to the following condition(s):

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:
 - Drawing number list TBC

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

2. Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

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.

3. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall be submitted on a dwelling/building dependent bird/bat species 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 construction of those individual dwellings identified on the submitted plan and be made available for use before each such dwelling is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

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 DMG1 and EN4 of the Ribble Valley Core Strategy.

4. The garage(s) hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

REASON: To ensure to ensure that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle in accordance with Policies DMG1, DMG2 and DMG3 of the Ribble Valley Core Strategy.

5. The soft landscaping scheme hereby approved 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 shall be implemented in accordance with the approved details prior to the first occupation of the development and retained thereafter at all times.

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

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

9. APPLICATION REF: 3/2015/0495/P GRID REF: SD 376641 434427
OUTLINE APPLICATION (ACCESS ONLY) FOR THE ERECTION OF UP TO 15 DWELLINGS ON LAND AT WORTHALLS FARM WITH ACCESS OFF WESTFIELD AVENUE, READ, BB12 7PW

DEFERRED AND DELEGATED to the Director of Community Services for approval following the satisfactory completion of a legal agreement(substantially

in accordance the related requirements in the report) within 3 months from the date of this Committee meeting or delegated to the Head of Planning Services in conjunction with the Chairman and Vice Chairman of the Planning and Development Committee should exceptional Circumstances exist beyond the period of 3 months and subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
 - (a) The expiration of three years from the date of this permission; or
 - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No more than 15 dwellings (Use Class C3) are hereby permitted within the application site.

REASON: For the avoidance of doubt to ensure there is no ambiguity in the decision notice over what amount of development has been approved. In accordance with Key Statements DS1 and DS2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy, to ensure a satisfactory quantum and level of development given its location.

3. Applications for the approval of reserved matters shall include details of replacement parking provision for residents of Westfield Avenue and Whalley Road, for the avoidance of doubt the provision shall be adequate to accommodate 6 parked motor vehicles and shall not be made available for use by residents of the development hereby approved. The agreed parking provision shall be made available for use and completed in accordance with the approved details prior to first occupation of any of the dwellings hereby approved.

REASON: To secure satisfactory parking provision for existing residents in the area in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, no alterations to the roof shall be undertaken and no buildings or structures shall be erected within the curtilage of the dwelling unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area or be of detriment to the residential amenities of neighbouring occupiers due to site constraints, in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

5. 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.

6. Applications for the approval of reserved matters shall include details of existing and proposed land levels and finished floor levels, including the levels of the proposed roads. The development shall thereafter be carried out in accordance with the approved details.

REASON: To secure satisfactory finished ground and floor levels in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

7. No development approved by this permission shall commence until a scheme for the on and off-site highway works, including timescales for implementation, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

REASON: In the interests of highway safety and to mitigate the impacts of the development in accordance with Policies EN2, DMG1, DMI2 and DMG3 of the Ribble Valley Core Strategy.

8. No development shall take place, including any site preparation or demolition works, 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. For the avoidance of doubt the statement should provide details of:
 - A. The location of parking provision for vehicles of site operatives and visitors
 - B. The location for the loading and unloading of plant and materials
 - C. The location for the storage of plant and materials used in constructing the development

- D. The erection and maintenance of security hoarding
- E. The location of wheel washing facilities that shall be made available during the construction phase of the development
- F. Measures to control the emission of dust and dirt during construction
- G. Routes to be used by vehicles carrying plant and materials to and from the site
- H. Hours of operation and the timing of deliveries
- I. Measures to ensure that construction and delivery vehicles do not impede upon access to existing properties
- J. Programme and timings of the road-sweeping of the adjacent highways network
- K. Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)

REASON: In the interests of protecting residential amenity from noise and disturbance and to satisfy the Local Planning Authority and Highway Authority that the development would not be of detriment to the safe operation of the immediate highway in the interests of highway safety and compliance with current highway legislation in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy.

9. Prior to the commencement of the development, including any demolition or site preparation works, a joint survey shall be carried out between the developer and the Highways Authority to determine the current pre-construction condition of Whalley Road. A similar repeat survey shall be carried out within six months of the completion of the last dwelling hereby approved; the findings of the surveys shall be submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the submitted details shall specify any works to be undertaken, and their timings, to make good any damage to Whalley Road as a result of construction works, to return the highway to the pre-construction situation/condition. The development and any remediation/repair works shall be carried out in strict accordance with the approved details.

REASON: To maintain the safe operation of the immediate highway and to ensure no long-term damage to the highway as a result of the construction phase of the development in accordance with Policies DMG1, DMG3 and Key Statement DMI2 of the Ribble Valley Core Strategy.

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PLANNING APPLICATION STATISTIC REPORT

APPLICATIONS DETERMINED

<u>Approved with conditions</u>	<u>Approved with no conditions</u>	<u>Applications Refused</u>	<u>Total Applications determined</u>	<u>Applications Determined by Committee</u>
55	1	20	79	6

(This list does not include prior determinations, split decisions, observations to other Local Planning Authorities and other less frequent application types).

155 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2015/0495	Land at Worthalls Farm, Westfield Avenue, Read	11/2/15	5	With Agent
3/2015/1017	Land at Middle Lodge Road Barrow	21/7/16	8	With Legal

156 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0906/P	Proposed business park comprising 18 industrial units for B8 (storage and distribution) and B1 (offices and light industry) use	Land adjacent to Time Technology Park Blackburn Road Simonstone
3/2016/0078/P	Application to vary conditions 3 (café opening hours) and 4 (lecture room opening hours) of planning permission 3/2011/0838	Holden Clough Nursery Ltd Clitheroe
3/2016/0185/P	Construction of 8 light industrial units with associated parking, landscaping improvements	Land at Barrow Brook Enterprise Park Barrow
3/2016/0578/P	Retention of 3 unauthorised hard standings and creation of 5 hard standings for caravans, replacement of existing temporary facilities unit, wash facility and porta loo with wooden facilities building and wash room, planting with native species/shrubs and trees	Calder Farm Settle Road Bolton-by-Bowland
3/2016/0606/P	Proposed mono-pitch design extension to family accommodation	4 Barker Terrace Clitheroe
3/2016/0608/P	Ground floor extension – certificate of Lawfulness	3 Warrington Terrace Barrow
3/2016/0616/P	LDC single storey extension	11 Edisford Road Clitheroe

157 APPEALS

<u>Application No</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Date of Inquiry/Hearing if applicable</u>	<u>Progress</u>
3/2014/0697R	29/06/15	Land adj Clitheroe Rd, West Bradford	WR		Awaiting Decision
3/2014/0846R	12/08/15	Land at 23-25 Old Row, Barrow	Hearing	18/11/15 20/01/16 11/05/16 07/09/16	Adjourned until 07/09/16
3/2015/0647 R	16/02/16	Pinfold Farm Barn, Preston Rd, Ribchester	WR		Appeal Dismissed 14/07/16
3/2016/0050 R	22/02/16	Land adj Newton Village Hall, Main St, Newton	WR		Appeal Dismissed 22/7/16
3/2015/0873 R	05/04/16	The Paddocks Stoneygate Lane Knowle Green	WR		Appeal Allowed 12/07/16
3/2016/0095 R	20/04/16	Mayfield Ribchester Road	WR		Appeal Dismissed 12/07/16
3/2015/0159 C	13/05/16	Clayton le Dale Former Golf Driving Range Upbrooks Lincoln Way Clitheroe	WR		Appeal Allowed 14/07/15
3/2015/0074 R	13/05/16	Land adj Petre Arms, Langho	WR		Appeal Allowed 15/07/16
3/2016/0172 R	16/05/16	Stydd Garden Centre, Ribchester (Shed 2 - education)	WR		Appeal Dismissed 14/07/16
3/2016/0174 R	16/05/16	Stydd Garden Centre, Ribchester (Shed 1 – deli)	WR		Appeal Dismissed 14/07/16
3/2016/0022 R	21/04/16	1 & 2 Abbeycroft, The Sands Whalley	WR		Awaiting Decision

<u>Application No</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Date of Inquiry/Hearing if applicable</u>	<u>Progress</u>
3/2016/0086 R	03/05/16	22 Simonstone Lane, Simonstone	HH		Appeal Dismissed 12/07/16
3/2016/0091 R	13/05/16	Great Mitton Hall, Mitton Road, Mitton	WR		Awaiting Decision
3/2015/0605 R	03/05/16	Little Snodworth Fm, Snodworth Road, Langho	WR		Awaiting Decision
3/2016/0114 R	20/05/16	Blue Trees Copster Green BB1 9EP	HH		Awaiting Decision
3/2015/0959 Approved with Conditions 3/2016/0125 R	13/06/16	Lambing Clough Barn, Lambing Clough Lane, Hurst Green BB7 9QN	WR		Awaiting Decision
3/2016/0009 R	07/07/16	Salisbury Cottage, Newton in Bowland, BB7 3DZ	HH		Awaiting Decision
3/2016/0019 R	14/06/16	Broadhead Farm, Moorfield Ave, Ramsgreave BB1 9BZ	WR		Awaiting Decision
3/2016/0241 R	15/06/16	Field Barn, Old Langho Road, Langho BB6 8AW	Submitted as HH appeal, but officer feels that it is not householder development. (Stable outside residential curtilage)		Awaiting Decision
3/2015/0509 R	23/06/16	Land adj Southport House, Sawley Clitheroe BB7 4LE	WR (to be confirmed)		Awaiting Decision
3/2016/0368 R	Awaiting start date from PINS	Fourwinds 54 Fairfield Drive Clitheroe BB7 2PE	WR		

<u>Application No</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Date of Inquiry/Hearing if applicable</u>	<u>Progress</u>
3/2016/0393 R	13/07/16	Ellerslie House Ribchester Rd Clayton le Dale BB1 9EE	WR		Statement Due 17/8/16
3/2016/0178 R	06/07/16	22 St Peters Close, Clayton le Dale BB1 9HH	HH		Awaiting Decision
3/2016/0286 R	12/07/16	Riverside Cottage Sawley Road Sawley BB7 4NH	HH		Awaiting Decision
3/2016/0284 R	12/07/16	Riverside Barn Sawley Road Sawley BB7 4NH	HH		Awaiting Decision
3/2016/0387 R	Awaiting start date from PINS	3 Accrington Road Whalley BB7 9TD	WR (to be confirmed)		
3/2016/0145 R	Awaiting start date from PINS	Thorneyholme Whalley Road Barrow BB7 9BA	WR (to be confirmed)		
3/2016/0260 R	Awaiting start date from PINS	The Hay Moo Mellor Brow Mellor BB2 7EX	WR (to be confirmed)		
3/2015/0393 R	Awaiting start date from PINS	Land west of Preston Road Longridge (Grimbaldeston Farm)	Inquiry (to be confirmed – LPA have asked for Hearing)		
3/2016/0195 R	Awaiting start date from PINS	The Pippins 248 Preston Rd, Longridge	WR (to be confirmed)		

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APPROVAL OF INCREASE TO BUILDING CONTROL FEES 2016/2017

The Chief Executive submitted a report asking Committee to approve increased fees and charges in relation to building control services. The new Ribble Valley scheme of charges had been based on the LABC model scheme in setting out standard charges for the majority of projects applicable in Ribble Valley. The scheme was similar to schemes in Pendle, Rossendale and Hyndburn Councils and Pennine Lancashire. The principles of the scheme were that the user pays for the service provided. The new scheme of charges had been formulated using

many years of national and local experience and local authorities are reminded in the CIPFA accountancy guide that they should not use building regulation charges to offset other building control functions or any other function of the Council.

RESOLVED: That Committee approve the recommended increase of fees and charges in relation to building control services as set out in the appendix to the report.

159 REVISION OF BUILDING CONTROL POLICY

The Chief Executive submitted a report asking Committee to agree a Building Control Policy in accordance with the Building Control Performance Standards publication of the Construction Industry Council, Local Government Association and the Association of Approved Inspectors. The Council's last Building Control Policy was adopted a number of years ago and was in accordance with a model issued by the Association of Metropolitan Authorities, Association of District Councils and District Surveyors Association. This was intended to ensure minimum service levels in local authority building control and set a benchmark for the increasingly emerging private sector building control. All building control bodies are recommended to adopt a policy in accordance with the document.

The policy was recommended as being a reasonable level of service in relation to the building regulations aspect of building control. The Building Control Policy brought before Committee looked at a number of issues including staff competency, performance, consistency, LABC, charges, site inspections, marketing, records, contraventions, complaints and review.

Ribble Valley Borough Council's building control would start to monitor its performance monthly against a set of performance indicators, the results of which would be available to the public upon request.

RESOLVED: That Committee

1. approve and adopt the Enforcement Policy as outlined;
2. agree to the Policy being reviewed periodically in response to new legislation or guidance and amended accordingly; and
3. agree that the Policy be made open to the public and available to be obtained by contacting the Principal Building Control Officer.

160 2015/2016 YEAR END PERFORMANCE INFORMATION

The Director of Resources submitted a report for Committee's information for the year end 2015/2016 detailing performance against our local performance indicators.

RESOLVED: That the report be noted.

161 LOCAL DEVELOPMENT FRAMEWORK – ANNUAL MONITORING REPORT
2015/2016

The Chief Executive submitted a report for Committee's information on the annual monitoring report for the Local Development Framework. Comprehensive monitoring was essential in order to establish whether the Council is succeeding in promoting and managing the future development of Ribble Valley. The report covered information on the environment, housing, the economy, delivery mechanisms and infrastructure, the strategic site and development management policies.

RESOLVED: That the report be noted.

162 APPEALS

- a) 3/2015/0873/P – Replacement access road to dwelling at The Paddocks, Stoneygate Lane, Ribchester – appeal allowed with conditions.
- b) 3/2016/0095/P – alterations to the existing dwelling to convert the property into three separate retirement homes at Mayfield, Ribchester Road, Clayton-le-Dale – appeal dismissed.
- c) 3/2016/0086/P – erection of a two storey rear extension at 22 Simonstone Lane, Simonstone – appeal dismissed.
- d) 3/2015/0159/P – condition 7 regarding erection of 21 industrial units (B1 and B2 use) and layout of estate road and parking areas at former Golf Driving Range, Up Brooks, Lincoln Way, Clitheroe – appeal allowed with conditions.
- e) 3/2016/0174/P – erection of new shed for the sale of delicatessen products with light refreshments at Stydd Garden Centre, Stydd Gardens, Stoneygate Lane, Ribchester – appeal dismissed.
- f) 3/2016/00172/P – erection of new shed for education use at Stydd Garden Centre, Stydd Gardens, Stoneygate Lane, Ribchester – appeal dismissed.
- g) 3/2015/0647/P – conversion of former garage and stables to form a 3 bed dwelling and associated site works – new access track at Pinfold Farm Barn, Preston Road, Ribchester – appeal dismissed.
- h) 3/2015/0074/P – erection of a storage building with a lean-to facilities block and change of use of land to create a caravan park development for 21 touring caravans/recreational vehicles – appeal allowed with conditions.
- i) 3/2016/0050/P – erection of one dwelling on land adjacent to the Village Hall, Main Street, Newton-in-Bowland – appeal dismissed.

The meeting closed at 8.45pm.

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