



Ribble Valley Borough Council

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Members of the Council are hereby summoned to attend a meeting of the Council to be held in the **TOWN HALL, CHURCH STREET, CLITHEROE** on **TUESDAY, 27 SEPTEMBER 2016** at **6.30PM**

CHIEF EXECUTIVE
16 September 2016

BUSINESS

Part I – items of business to be discussed in public

1. Apologies for absence.
2. Declarations of interest.
3. Public participation session.
4. To confirm the minutes of the meeting of **Council** held on **12 July 2016**.
5. Mayoral Communications.
6. Leader's Report and Question Time.
7. To receive and consider, where appropriate, the minutes of the following Committee meetings now circulated (items marked *** are referred to Council for decision).

COMMITTEE MEETINGS: 12 JULY TO 15 SEPTEMBER 2016			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
COUNCIL	12 JULY	1 – 5	117 - 127
SPECIAL COUNCIL	12 JULY	6 – 7	128 - 129
PLANNING & DEVELOPMENT	21 JULY	8 – 35	130 - 139
ACCOUNTS & AUDIT	17 AUGUST	36 – 39	140 - 148
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COMMITTEE MEETINGS: 12 JULY TO 15 SEPTEMBER 2016			
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HEALTH & HOUSING	1 SEPTEMBER	63 – 69	188 - 208
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PLANNING AND DEVELOPMENT	15 SEPTEMBER	84 - 98	251 - 264

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

None.

NOTES:

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

Minutes of Meeting of the Council

Meeting Date: Tuesday, 12 July 2016, starting at 6.30pm
Present: Councillor J Holgate (Chairman)

Councillors:

P Ainsworth	B Hilton
J E Alcock	K Hind
S Atkinson	S Hind
R Bennett	S A Hirst
S Bibby	S Hore
A Brown	A M Knox
S Brunskill	S Knox
S Carefoot	G Mirfin
P M Dobson	M Robinson
P Dowson	I Sayers
P Elms	G Scott
R J Elms	R E Sherras
M Fenton	D T Smith
M French	R Swarbrick
L Graves	D Taylor
R Hargreaves	N C Walsh
T Hill	J White

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

Councillor Geldard was not in attendance.

117 MINUTE'S SILENCE

The Mayor, Members and officers, stood in a minute's silence in memory of Frank Dyson, a past Councillor of the borough, who had died recently.

118 PRAYERS

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

119 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors I Brown, R Newmark, J Rogerson and R J Thompson.

120 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no pecuniary and non-pecuniary declarations of interest.

121 PUBLIC PARTICIPATION

There was no public participation.

122 COUNCIL MINUTES

The minutes of the Council meeting held on 26 April 2016 and the Annual Council held on 10 May 2016 were approved as a correct record and signed by the Chairman.

123 MAYORAL COMMUNICATIONS

The Mayor reported upon the first two months of her mayoralty, which had been extremely busy. She referred to events associated with the Queen's 90th birthday and the anniversary of the Somme, in particular the raising of the flag on Armed Forces Day and standing on the plinth for the Somme Vigil on 1 July.

She was pleased to report that everywhere she visited she received a warm welcome and asked Members to support her at a fundraising coffee morning to be held on Saturday, 16 July 2016.

124 LEADER'S SPEECH

The Leader referred to the national context which had suddenly and completely changed in a short time and the changes which are now happening as a consequence.

Looking forward he referred to the national challenges and opportunities which would now follow in the wake of the Referendum vote with the only certainty to emerge being that of the immediate future being very uncertain and that clear leadership would be required to safeguard the economic prosperity and equally significantly the constitutional unity of the United Kingdom, the preservation of which must now be a priority of the utmost importance.

As far as this Council was concerned he reported that we must continue to focus our efforts on the business in hand in ensuring that we continue to operate in a competent and solvent manner but also be realistic in assessing the potential fallout consequences for us in local government. He reminded Members that the Chancellor had indicated clearly that we should expect a further tightening of the fiscal belt with further pressure on public expenditure to inevitably include local government. This potential added pressure, taken with the uncertainty of business rate retention; the abolition of central grants by 2020; an unpredictable level of new homes bonus and the impending loss of waste collection cost sharing from Lancashire County Council by 2018, means that more care and caution must be applied in framing the budget for next year.

The Leader identified clear policy priorities to be achieved within the civic year. These included approving a balanced budget for 2017/18 and approving budgetary arrangements in advance of the cessation of waste collection cost sharing arrangements in 2018. His aim was also to widen the scope of the budget process to achieve greater member involvement. This would be done by direct involvement through the input of various standing committees but also through extra budget seminars for Members as the budget process proceeds.

The Leader expressed his fears that the complex and difficult work involved in the EU exit negotiations would inevitably divert or at best delay government attention and resources away from announced policies which are impacting directly on local authorities; examples being business rates retention, new homes bonus and the combined authority timetable. He reassured Members that he would continue to ensure that our voice is clearly heard by and through all the organisations with whom he maintains active involvement.

In reference to the referendum itself, he reminded Councillors that whilst they might become consumed by the political consequences, it was easy to forget that in the background officers are working very hard to ensure that the mechanics of the process proceed flawlessly and he asked Members to join him in thanking the Chief Executive and all his staff for ensuring that Ribble Valley maintained the very highest standards, in particular with the way the Referendum was conducted.

125 LEADER'S QUESTION TIME

The Leader of the Opposition, Councillor Alan Knox, asked what policies the Council have in regard to public houses being closed and converted to other uses. In his response, the Leader referred to the policies contained within the Core Strategy and in particular DMB1 – Supporting Business Growth and the Local Economy.

Next Councillor Knox asked about how the call-in procedure works and the Leader referred Councillor Knox to Standing Order 29 contained within the Council's Standing Orders. Councillor Knox asked if in future action sheets could be forwarded to Council Members by email.

Finally, Councillor Knox asked what actions the Council had taken in conjunction with the Forest of Bowland AONB Advisory Committee in the past year to prevent the continued decline of the Hen Harrier. The Leader referred to the formal partnership arrangement that the Council has with the Forest of Bowland Area of Outstanding Natural Beauty and the way the Council supports its objectives and in particular the Biodiversity Delivery Plan. Councillor Knox requested that a detailed report be submitted to the Planning and Development Committee with regard to the demise of the Hen Harrier in this area.

126 NOTICE OF MOTION

A Notice of Motion was proposed by Councillor Alan Knox:

"We are proud to live in a diverse and tolerant society. Racism, xenophobia and hate crimes have no place in our country. We, Ribble Valley Borough Council condemn racism, xenophobia and hate crimes unequivocally. We will not allow hate to become acceptable.

Ribble Valley Borough Council will work to ensure local bodies and programmes have the support needed to fight and prevent racism and xenophobia.

We reassure all people living in Ribble Valley that they are valued members of our community."

The Notice of Motion was seconded by Councillor T Hill and was then debated.

Members expressed their support for the motion and made reference to the recent Referendum.

RESOLVED: That the Notice of Motion be carried.

127 COMMITTEE MINUTES

(i) Community Committee – 17 May 2016

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

(ii) Planning and Development Committee – 19 May 2016

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

(iii) Personnel Committee – 25 May 2016

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

(iv) Health and Housing Committee – 26 May 2016

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

(v) Policy and Finance Committee – 7 June 2016

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

(vi) Parish Council Liaison Committee – 9 June 2016

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

(vii) Licensing Committee – 14 June 2016

RESOLVED: That the minutes of the above meeting be received with the exception of Minutes 86 and 87.

Minute 86 – Review of Convictions Policy for Private Hire and Hackney Carriage Licences

Members were asked to approve the Convictions Policy that had been set out as an Appendix to the report and adopt it.

RESOLVED: That the Convictions Policy be adopted.

Minute 87 – Policy and Procedure for Film Classification

Members were asked to approve the Policy for Determining Film Classification as had been outlined in the report to the Licensing Committee.

RESOLVED: That the Policy for Determining Film Classification be adopted.

(viii) Accounts and Audit Committee – 29 June 2016

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

(ix) Planning and Development Committee – 30 June 2016

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

The meeting closed at 7.30pm.

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

Minutes of Meeting of Special Council

Meeting Date: Tuesday, 12 July 2016, starting at 7.30pm
Present: Councillor J Holgate (Chairman)

Councillors:

P Ainsworth	B Hilton
J E Alcock	K Hind
S Atkinson	S Hind
R Bennett	S A Hirst
S Bibby	S Hore
A Brown	A M Knox
S Brunskill	S Knox
S Carefoot	G Mirfin
P M Dobson	M Robinson
P Dowson	I Sayers
P Elms	G Scott
R J Elms	R E Sherras
M Fenton	D T Smith
M French	R Swarbrick
L Graves	D Taylor
R Hargreaves	N C Walsh
T Hill	J White

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

Councillor Geldard was not in attendance.

128 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors I Brown, R Newmark, J Rogerson and R J Thompson.

129 HONORARY ALDERMEN

The Chief Executive explained to Members the history surrounding the appointment of Honorary Aldermen.

The Mayor informed Members that the Special Council meeting had been called to confer the title of Honorary Alderman on two past Members of the Council – Michael Ranson and Alan Yearling. She referred to their service for the Council.

The Leader of the Council moved a resolution to confer upon Michael Ranson the title of Honorary Alderman and referred to his 12 years' service on the Council; his service as Leader for 6 years and his Mayoral year of 2014/15. He also referred to his wealth of knowledge and the lessons learned under his leadership. The Deputy Leader seconded the resolution.

Councillor Alan Knox moved a resolution that the title of Honorary Alderman be conferred upon Alan Yearling and referred to his 20 years' service on the Council; him becoming Mayor at short notice in 2003/04; his membership of the Citizens' Advice Bureau and Pendle Club as well as his position as Deputy Leader of the Opposition. Councillor Mary Robinson seconded the nomination and referred to Alan's dedication and hard work on behalf of the community of Clitheroe.

RESOLVED: That

1. the title of Honorary Alderman be conferred upon Michael Ranson and a framed illuminated scroll be presented to him; and
2. the title of Honorary Alderman be conferred upon Alan Yearling and a framed illuminated scroll be presented to him.

The meeting closed at 8.00pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 21 July 2016, starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

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

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

Also in attendance: Councillors R Bennett and M Fenton.

130 APOLOGIES

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

131 MINUTES

The minutes of the meeting held on 30 June 2016 were approved as a correct record and signed by the Chairman.

132 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor R Swarbrick declared an interest in planning application number 3/2016/0243/P.

133 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2015/0312/P GRID REF: SD 373069 441623
PROPOSED DEMOLITION OF EXISTING COMMERCIAL PROPERTY AND
THE CREATION OF 5 NEW DWELLINGS WITH ASSOCIATED CAR PARKING.
HARGREAVES AND COATES LTD, BACK ST PAUL'S STREET, CLITHEROE,
BB7 2LS

The Head of Planning Services, reported on the amendment of provision for turning facilities and amendment of the plan.

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

1. Application for approval of all 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. Application(s) for approval of the reserved matters of the development hereby permitted shall be made in strict accordance with the layout and scale parameters as shown on drawing: PHD/LM/500D.

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

3. Application(s) for approval of the reserved matters of the development hereby permitted shall be accompanied by details of the alignment, height and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development hereby approved. 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 Policies DMG1 of the Ribble Valley Core Strategy.

4. 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 / 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 identify the nature and type of the nesting boxes/artificial roosting sites and the location(s) or wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into the dwelling(s) during the construction stage of the development and made available for use before the dwelling(s) hereby approved are first 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 to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policies DMG1 and DME3 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 until full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strict in accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that proposed development responds appropriately to the topography of the site and is appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

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

REASON: To secure proper drainage, to manage the risk of flooding and pollution and to ensure the development is adequately drained and to prevent the increased risk of flooding, both on and off site in accordance with Policy DME6 Ribble Valley Core Strategy.

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

REASON: To secure proper drainage, to manage the risk of flooding and pollution and to ensure the development is adequately drained and to prevent the increased risk of flooding, both on and off site in accordance with Policy DME6 Ribble Valley Core Strategy.

8. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users in accordance with Key statement DMI2 of the Ribble Valley Core Strategy.

9. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan(s) and the vehicular turning space shall be laid out and be available for use before any of the dwellings hereby approved are first occupied and maintained thereafter.

REASON: To ensure the safe operation of the adjacent/immediate highway network in accordance with Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy.

10. 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 vehicular parking and areas and a scheme for their demarcation/delineation, including proposed surfacing materials has been submitted to and agreed in writing by the Local planning Authority. The approved details shall be made available for use and completed prior to any of the dwellings hereby approved are first occupied, the approved details shall be permanently maintained thereafter.

REASON: To ensure adequate parking provision is made available on site for residents of the dwellings hereby approved in accordance with Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy.

11. Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at Ribble Valley Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials.

A Report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

Should no adverse ground conditions be encountered during site works and/or development, a Verification Statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the dwelling(s), which confirms that no adverse ground conditions were found.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site.

12. 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 the back street and junctions with St Pauls Street and St Pauls Avenue/Terrace. A similar repeat survey shall be carried out within one month 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 the back street and junctions with St. Pauls Street and St Pauls Avenue/Terrace 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.

13. No development shall take place, including any demolition or site preparation, until a Construction Method Statement and Traffic Management Plan 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 details of:

- The location and provision for the parking of vehicles of site operatives and visitors
- The location and timings of loading and unloading of plant and materials used in the construction of the development
- The location(s) for the storage of plant and materials used in constructing the development
- The location for the erection of security hoardings and its maintenance
- The location of Wheel washing facilities which shall be made available for use on site for the duration of the construction/demolition phase.
- Measures to control the emission of dust and dirt during construction
- Routes to be used by vehicles carrying plant and materials to and from the site
- 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)

- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure that the development would not be of detriment to the safe operation of the immediate highway during the construction stage, in the interests of highway safety and compliance with current highway legislation in accordance with Policies DMG1, DMG3 and Key Statement DMI2 of the Ribble Valley Core Strategy.

(Councillor M Fenton was given permission to speak on the above application.)

2. APPLICATION REF: 3/2016/0146/P GRID REF: SD 733779 438441
 OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR RESIDENTIAL DEVELOPMENT OF 23 DWELLINGS, FOLLOWING THE DEMOLITION OF NOS. 23, 25 OLD ROW, WHALLEY ROAD, BARROW WITH INDICATIVE DETAILS SUBMITTED FOR ACCESS, PARKING AND ASSOCIATED LANDSCAPING

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:

CONDITIONS

Time limit, plans and details

1. Application for approval of all 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 development shall begin until detailed plans indicating the access, appearance, landscaping, layout and scale, including a contoured site plan showing existing features, the proposed slab floor levels and road level (hereinafter called the 'reserved matters') has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3. 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:

00 rev A (Location Plan - scale 1:2500)
34 (Bus Stop upgrade)

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

4. The development hereby permitted shall not exceed 23 dwellings (use class C3) in accordance with the submitted application form and illustrative layout plan.

REASON: For the avoidance of doubt to ensure there is no ambiguity in the decision notice over what amount of development has been approved.

Drainage and floodrisk:

5. Prior to the commencement of the development, a strategy outlining the general system of drainage for foul and surface water flows arising from the site shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall include a programme of works showing build rates, a load and flow impact assessment, preferred discharge points, the proposed rates of flow for each discharge point and details of any necessary infrastructure. Thereafter the detailed scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority and no dwelling hereby permitted in outline shall be occupied until after the drainage system has been provided in accordance with the approved details.

REASON: In order to ensure the satisfactory drainage of the development in accordance with Policy DME6 of the Ribble Valley Core Strategy.

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

REASON: In order to ensure the satisfactory drainage of the development in accordance with Policy DME6 of the Ribble Valley Core Strategy.

7. As part of any reserved matters application and prior to the commencement of any development, the following details shall be submitted to, and approved in writing by, the local planning authority, in consultation with the Lead Local Flood Authority.

Surface water drainage scheme which as a minimum shall include:

- a) Information about the lifetime of the development design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in AOD;
- b) The drainage scheme should demonstrate that the surface water runoff must not exceed the peak greenfield runoff rate for same event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing where applicable;
- f) Site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.
- h) Details of finished floor levels

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To prevent and reduce the risk of flooding on and adjacent to the site and to ensure that water quality is not detrimentally impacted by the development proposal in accordance with Policy DME6 of the Ribble Valley Core Strategy national guidance within the NPPF.

8. No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To ensure that the drainage for the proposed development can be adequately maintained and to ensure that there is no flood risk on or off the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system in accordance with Policy DME6 of the Ribble Valley Core Strategy and national guidance within the NPPF.

9. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:
 - a) the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
 - b) arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i. on-going inspections relating to performance and asset condition assessments
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
 - c) Means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

REASON: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development, to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system in accordance with Policy DME6 of the Ribble Valley Core Strategy and national guidance within the NPPF.

10. No development shall take place until further investigations are carried out to establish the location, capacity, condition and discharge point of the culvert referred to in Flood Risk Assessment. The surface water drainage strategy

and Flood Risk Assessment should be revised to accommodate findings as appropriate. Prior to commencement of development, the revised surface water drainage strategy should be submitted to and approved by the Local Planning Authority in consultation with Lancashire County Council in their role as Lead Local flood Authority.

REASON: To ensure that the watercourse does not pose a flood risk, on-site or off-site in accordance with Policy DME6 of the Ribble Valley Core Strategy and national guidance within the NPPF.

11. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the combined public sewer, the pass forward flow rate to the public sewer must be restricted to 5l/s.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy DME6 of the Ribble Valley Core Strategy and national guidance within the NPPF and the NPPG.

12. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
 - b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

REASON: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development in accordance

with Policy DME6 of the Ribble Valley Core Strategy and national guidance within the NPPF.

Archaeology

13. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site and buildings in accordance with Policy DME4 of the Ribble Valley Core Strategy and national guidance within the NPPF.

Contamination

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

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

Demolition

15. Prior to the commencement of any demolition works on the former public house (no 25) or the attached cottage (no 23) precise details of the means of making good the exposed gable wall of no 21 Old Row, including details of the external finish of that wall, shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out to the satisfaction of the Local Planning Authority in accordance with the timescale that has first also been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the amenities of the owners/occupiers of that neighbouring dwelling and the visual amenities of the locality and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

Renewable energy

16. Prior to commencement of development on site, a scheme shall be submitted to and approved in writing by the Local Planning Authority (including a

timetable for implementation) to secure at least 10% of the energy supply of the development hereby permitted from renewable or low carbon energy sources or a scheme that demonstrates that alternative measures will achieve at least 10% less energy consumption than similar development constructed in accordance with the current Building Regulations Standards. The approved scheme/details shall be implemented as part of the development/as approved and retained as operational thereafter.

REASON: In order to encourage renewable energy and to comply the Key Statement EN3 and Policies DMG1 and DME5 of the Ribble Valley Core Strategy

Noise mitigation

17. The reserved matters application shall include a scheme of noise mitigation measures which shall then be fully implemented in accordance with the approved details.

REASON: To ensure a satisfactory level of amenity for the future occupiers of the proposed dwelling in order to comply with Policy DMG1 of the Ribble Valley Core Strategy.

Ecology and trees

18. All tree works/tree protection shall be carried out in strict accordance with the submitted Arboricultural Impact Assessment Overview dated February 2016. The specified tree protection measures shall remain in place throughout the construction phase of the development and the methodology hereby approved shall be adhered to during all site preparation/construction works.

REASON: To ensure the adequate protection of 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.

19. The development hereby approved shall be carried out in complete accordance with the mitigation measures detailed/recommended within Section 5 of the submitted Extended Phase 1 Habitat Survey reference 160111.

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.

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

include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated.

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

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development in accordance with Policies DMG1 and EN4 of the Ribble Valley Core Strategy.

21. 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 a scheme for any external building or ground mounted lighting/illumination, shall have been submitted to and approved in writing by the local planning authority.

For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

The lighting schemes(s) be implemented in accordance with the approved details and retained as approved unless agreed in writing by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

22. Any removal of vegetation, including trees and hedges, should be undertaken outside the nesting bird season (March to August) unless a pre-clearance check has by carried out by a licensed ecologist on the day of removal.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging activities and reduce or remove the impact of development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

Highways

23. The new estate road for the residential/commercial development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound before any development takes place within the site and shall be further extend before any development commences fronting the new access road.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

24. No part of the development shall be commenced until the visibility splays are agreed with the Local Planning Authority in consultation with the local highway authority. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.

REASON: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Quality of Development Policy and Transport Policies DMG1 and DMG3 in the Ribble Valley Core Strategy.

25. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980. Such highway improvement works will also include the upgrading of two bus stops on Whaley Road to "quality bus stops" (identified on drawing no. 34), highway improvements for the site access and gateway features to the north.

REASONS: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

26. Prior to the start of the development, a joint survey shall be carried out between the developer and the planning authority (in conjunction with the highway authority) to determine the condition of Whalley Road. A similar survey shall be carried out every six months and the final inspection within one month of the completion of the last house, and the developer shall make good any damage to Whalley Road to return it to the pre-construction situation as required.

REASON: To maintain the construction quality of the Whalley Road in the interest of highway safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

27. No development shall take place, including any works of demolition, 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 details in respect of:

- Timing of delivery of all off site highway works
- The parking of vehicles of site operatives and visitors
- The loading and unloading of plant and materials
- The storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding
- Wheel washing facilities and road sweeper
- Details of working hours
- Contact details for the site manager
- 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)
- Routes to be used by vehicles carrying plant and materials to and from the site
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

REASON: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings and to ensure the development would not be of detriment to the safe operation of the immediate highway during the construction of the development in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy.

28. No development shall be commenced until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed. The Estate Street Phasing and Completion Plan shall set out dates for entering of the section 38 agreement of the Highways Act 1980 or the establishment of a private management and Maintenance Company.

REASON: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential financial security and highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

29. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. [The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established].

REASON: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential financial security and highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

30. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

Informative: For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

3. APPLICATION NO: 3/2016/0185/P GRID REF: SD 373909 438265
CONSTRUCTION OF 8 LIGHT INDUSTRIAL UNITS WITH ASSOCIATED
PARKING AND LANDSCAPING IMPROVEMENTS AT LAND AT BARROW
BROOK ENTERPRISE PARK BARROW BB7 9QZ

WITHDRAWN

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

4. APPLICATION REF: 3/2016/0243/P GRID REF: SD 370369 443568
CHANGE OF USE FROM CLASS D1 TO A MIXED USE WITHIN CLASS D1
AND D2 TO ALLOW USE AS A WEDDING VENUE FOR UP TO 40 DAYS PER
YEAR AT THE OUTBARN, CLOUGH BOTTOM, BASHALL EAVES

APPROVED WITH CONDITIONS

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

REASON: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The permission shall relate to the development as shown on the following drawings:

BACK/01b Dwg 01
BACK/01b Dwg 01

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

3. The D2 element of the mixed use hereby approved shall not exceed 40 days per calendar year. A register of all events shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request.

REASON: For the avoidance of doubt to ensure there is no ambiguity in the decision notice over what amount of development has been approved.

4. The mixed use venue hereby approved shall only operate between the hours of 08:00 – 22:00 Sunday to Thursday inclusive, and between 08:00 – 00:30 (the following morning) on Friday and Saturday.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

5. The development hereby approved shall be carried out in complete accordance with the mitigation measures detailed/recommended within Section 8 of the submitted Noise Impact Assessment reference 340HB.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

6. No training events (D1 use) and functions (D2 use) shall take place on the same day.

REASON: To reduce traffic conflict on the adjacent highways and in the interest of highway safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

7. Within two months of the date of this permission, a scheme detailing a one-way system within the site, including full details of the location of signage for the one way system, shall have been submitted for the written approval of the Local Planning Authority. The duly approved scheme shall be implemented with 28 days of its approval by the Local Planning Authority and adhered to thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: To reduce traffic conflict on the adjacent highways and in the interest of highway safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

(Mr Backhouse spoke in favour of the above application.)
(Councillor Swarbrick returned to the meeting.)

5. APPLICATION REF: 3/2016/0421/P GRID REF: SD 376346 434559
OUTLINE RESIDENTIAL DEVELOPMENT FOR 50 UNITS (33 BUNGALOWS AND 17 HOUSES) INCLUDING RESERVED MATTERS FOR ACCESS AT HAMMOND GROUND READ AT HAMMOND GROUND, WHALLEY ROAD, READ, BB12 7QN

The Head of Planning Services report on the receipt of three further letters of objections and the representation from the Council for the Protection of Rural England.

That planning permission be REFUSED for the following reason(s):

1. The proposal, by reason of its scale and location, would lead to the creation of new residential development in the open countryside in excess of the identified residual number of dwellings proposed to be accommodated in Read and Simonstone. The proposal would cause harm to the development strategy set out in the Ribble Valley Core Strategy. As such, the proposal does not comprise sustainable development and is therefore considered to be contrary to Key Statements DS1, DS2 and H2 and Policies DMG1, DMG2 and DMH3 of the Ribble Valley Core Strategy.
2. The proposal, by reason of its scale and location, would be injurious to the setting of the AONB and would result in irreversible harm to the visual amenity of the parkland landscape that contributes significantly to the

character of the village of Read and the surrounding area contrary to Policies EN2 and DME2.

3. The proposal would create a harmful precedent for the acceptable of similar unjustified proposals, which would have an adverse impact on the implementation of the planning policies of the Council, contrary to the interests of the proper planning of the area.

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

(Mr Brown spoke against the above application.)

(Councillor R Bennett was given permission to speak on the above application.)

6. APPLICATION REF: 3/2015/1017/P GRID REF: SD 374006 438180
SUBSTITUTION OF 29 HOUSE TYPES INCLUDING THE ADDITION OF 8
NEW DWELLINGS. LAND OFF MIDDLE LODGE ROAD BARROW

The Head of Planning Services reported on a further 8 additional concerns and further representation from the Parish Council which was addressed in the report.

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. 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 drawings:

- Drawing number list TBC

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 Policy DMG1 of the Ribble Valley Core Strategy.

4. 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.

5. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Drainage design drawing 5611 02-03 Revision X which was prepared by Lees Roxburgh.

For the avoidance of doubt no surface water will be permitted to drain directly or indirectly into the public sewer. Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed 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, both on and off site in accordance with Policy DME6 Ribble Valley Core Strategy.

6. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The

sustainable drainage management and maintenance plan shall include as a minimum:

- A. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
- B. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved details.

REASON: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development in accordance with Policy DME6 Ribble Valley Core Strategy.

7. 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 dwellings hereby permitted shall not be altered or extended, no new windows shall be inserted, no alterations to the roof(s) shall be undertaken and no buildings or structures shall be erected within the curtilage of the dwellings hereby approved 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 nearby residential amenities in accordance with Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

8. 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.

(Mr Smart spoke against the application.)

The Head of Planning Services agreed to seek further negotiations with the developer in an attempt to reduce any impact.

7. APPLICATION REF: 3/2016/0193/P GRID REF: SD 360397 438052
APPLICATION FOR THE DETAILED APPROVAL OF APPEARANCE, LANDSCAPING , LAYOUT AND SCALE FOR THE ERECTION OF 118 DWELLINGS (PHASE 1) PURSUANT TO OUTLINE CONSENT 3/2014/0764 FOR THE DEVELOPMENT OF UP TO 363 HOMES INCLUDING AFFORDABLE HOUSING AND HOUSING FOR THE ELDERLY, RELOCATION OF LONGRIDGE CRICKET CLUB TO PROVIDE A NEW CRICKET GROUND, PAVILION, CAR PARK AND ASSOCIATED FACILITIES, NEW PRIMARY SCHOOL, VEHICULAR AND PEDESTRIAN ACCESS LANDSCAPING AND PUBLIC OPEN SPACE, WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS. LAND EAST OF CHIPPING LANE, LONGRIDGE

The Head of Planning Services reported on the receipt of a layout plan.

That the application be DEFERRED AND DELEGATED to the Director of Community Services for approval following the receipt of acceptable amended details relating to house types, landscaping and layout within 3 months from the date of this Committee meeting.

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 numbers TBC following receipt of amended details.

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 full details of existing and proposed ground levels and proposed building finished floor levels (all

relative to ground levels adjoining the site) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strict in accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that proposed development responds appropriately to the topography of the site and is appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. Prior to the commencement of the development details of the pumping station/sub-station and all utility structures/buildings and their precise location shall have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and responds appropriately to the character of the area in accordance with Policy DMG1 of the Ribble Valley Core Strategy

5. Notwithstanding the submitted details, elevational details at a scale of not less than 1:50 and details of the precise location of all proposed refuse and cycle storage provision shall have been submitted to and approved by the Local Planning Authority prior to their installation. For the avoidance of all proposed cycle storage shall be enclosed and lockable.

The development shall be carried out in strict accordance with the approved details and the approved details which shall be made available for use prior to first occupation of the dwellings(s) hereby approved / prior to the use hereby approved becoming operative and shall be retained for use at all times thereafter.

REASON: In order that the Local Planning Authority may ensure that the development provides adequate provision for the storage of domestic waste and encourages the use of sustainable means of transport in accordance with Key Statement DMI1 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

6. 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 upon the street scene/area in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

7. 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 dwellings hereby approved 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 future/existing occupiers in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

8. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
 - Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.
9. The development shall subsequently be completed, maintained and managed in accordance with the approved details.

REASON: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage for the duration of the lifetime of the development in accordance with Policy DME6 of the Ribble Valley Core Strategy.

(Mr Artiss spoke in favour of the application.)

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PLANNING APPLICATION STATISTIC REPORT

APPLICATIONS DETERMINED – 14/06/16 - 08/07/16

Approved with conditions	Approved no conditions	Applications refused	Total applications determined	Applications determined by Committee
59	8	16	89	5

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

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SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2015/0495/P	Land at Worthalls Farm Westfield Avenue Read	11/2/15	5	With legal

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APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2016/0257/P	Two new four-bedroom detached houses with integral single garage	Vacant land adj Park Street play area Park Street, Clitheroe
3/2016/0435/P	Two storey extension to side and extensions to existing front and rear dormers	71 Pasturelands Drive Billington, BB7 9LW
3/2016/0559/P	Variation of condition 2 (drawings for house types 1-4 on plots 2,8,9 and 10, site plans of cross sections and schedule of accommodation), removal of condition 10 (un-associated condition) of planning permission 3/2014/0618/P	Land off Chatburn Old Road Chatburn
3/2016/0160/P	Change of use of upper floors to 5 one-bedroom apartments including provision of parking to the rear, removal of external escape stair and rear porch and re-opening tap room entrance to public house	The Dog Inn Market Place Longridge PR3 3RR
3/2016/0549/P	Proposed demolition of 14No garages and erection of 4/3 bedroom dwellings (one pair of semi-detached and two detached) and alterations/improvements to access	Land adj/off Ribblesdale View Chatburn
3/2016/0585/P	Demolition and rebuilding of gable end walls, including insertion of extra window at first floor level	74 Whalley Road Wilpshire BB1 9LF

<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>
3/2014/0697R	29/06/15	Land adj Clitheroe Road 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
3/2015/0385 R	29/01/16	Land east of Clitheroe Road Whalley	WR		Appeal Allowed 04/07/16
3/2015/0886 R	18/03/16	Barraclough Cottage, Whalley Road, Pendleton	WR		Appeal Dismissed 30/06/16
3/2015/0647 R	16/02/16	Pinfold Farm Barn, Preston Rd, Ribchester	WR		Awaiting Decision
3/2015/0910 Undetermined	02/03/16	Primrose House, Primrose Rd, Clitheroe	HH		Approved with Conditions 29/06/16
3/2016/0050 R	22/02/16	Land adj Newton Village Hall, Main St, Newton	WR		Awaiting Decision
3/2015/0978 R	14/03/16	Hetton House Eastham Street, Clitheroe	HH		Awaiting Decision
3/2015/0873 R	05/04/16	The Paddocks Stoneygate Lane Knowle Green	WR		Awaiting Decision
3/2016/0095 R	20/04/16	Mayfield Ribchester Road Clayton le Dale	WR		Awaiting Decision
3/2015/0571 R	16/03/16	Four Acres Pendleton Road Wiswell	WR		Awaiting Decision
3/2015/0159 C	13/05/16	Former Golf Driving Range, Upbrooks Lincoln Way, Clitheroe	WR		Awaiting Decision
3/2015/0074 R	13/05/16	Land adj Petre Arms, Langho	WR		Awaiting Decision
3/2016/0172 R	16/05/16	Stydd Garden Centre Ribchester (Shed 2 - education)	WR		Awaiting Decision
3/2016/0174 R	16/05/16	Stydd Garden Centre Ribchester (Shed 1 – deli)	WR		Awaiting Decision
3/2016/0022 R	21/04/16	1 & 2 Abbeycroft The Sands Whalley	WR		Statement Due 01/08/16
3/2016/0086 R	03/05/16	22 Simonstone Lane Simonstone	HH		Awaiting Decision
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 Farm Snodworth Road, Langho	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>
3/2016/0114 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		Statement due 18/07/16
3/2016/0009 R	Awaiting start date from PINS	Salisbury Cottage Newton in Bowland BB7 3DZ	WR (to be confirmed)		
3/2016/0019 R	14/06/16	Broadhead Farm Moorfield Avenue Ramsgreave BB1 9BZ	WR		Statement due 19/07/16
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)		
3/2015/0509 R	23/06/16	Land adj Southport House, Sawley, BB7 4LE	WR (to be confirmed)		Statement due 28/07/16
3/2016/0368 R	Awaiting start date from PINS	Fourwinds 54 Fairfield Drive Clitheroe BB7 2PE	WR (to be confirmed)		
3/2016/0393 R	Awaiting start date from PINS	Ellerslie House Ribchester Road Clayton le Dale BB1 9EE	WR (to be confirmed)		
3/2016/0178 R	Awaiting start date from PINS	22 St Peters Close Clayton le Dale BB1 9HH	HH (to be confirmed)		
3/2016/0286 R	Awaiting start date from PINS	Riverside Cottage Sawley Road Sawley BB7 4NH	HH (to be confirmed)		
3/2016/0284 R	Awaiting start date from PINS	Riverside Barn Sawley Road Sawley BB7 4NH	HH (to be confirmed)		

APPEALS

- a) 3/2015/0910/P – Extension to provide living accommodation to the converted turbine house including 60m² single storey building to provide two bedrooms and bathroom to be used for the extended family of the occupants at Primrose House, at Primrose House, Primrose Road, Clitheroe – appeal allowed with conditions.
- b) 3/2015/0886/P – New dwelling following the demolition of existing outbuildings and stables at Barraclough Cottage, Whalley Road, Pendleton – appeal dismissed.
- c) 3/2015/0385/P – Residential mixed use development comprising up to 260 dwellings (C3), a primary school (D1), a new vehicular link between Clitheroe Road and the A671 including creation of a new junction both on the A671 and Clitheroe Road, car parking, open space and associated landscaping – approval sought for revised proposal for the surface water attenuation pond following groundwater monitoring, previously approved under outline planning permission 3/2013/0137 – appeal allowed with conditions.

The meeting closed at 7.43pm.

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

Minutes of Accounts & Audit Committee

Meeting Date: Wednesday, 17 August 2016, starting at 6.30pm
Present: Councillor K Hind (Chairman)

Councillors:

P Ainsworth	S Hind
S Atkinson	A Knox
I Brown	R Newmark
P Dowson	N C Walsh
G Geldard	

In attendance: Chief Executive and Head of Financial Services.

Also in attendance: Karen Murray and Caroline Stead – Grant Thornton.

140 APOLOGIES

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

141 MINUTES

The minutes of the meeting held on 29 June 2016 were approved as a correct record and signed by the Chairman.

142 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no pecuniary and non-pecuniary declarations of interest.

143 PUBLIC PARTICIPATION

There was no public participation.

144 THE AUDIT FINDINGS

Karen Murray submitted a report on behalf of Grant Thornton which outlined the audit findings and key matters arising from the audit of the Council's financial statements for the year ended 31 March 2016. She informed Committee that Grant Thornton anticipated providing an unqualified opinion on the financial statements as there were no significant issues and just a small number of amendments which did not affect the Council's reported financial position.

The key messages arising from the audit of the Council's financial statements were:

- the accounts presented for audit were prepared to a very good standard and early;

- no adjustments were identified to the accounts affecting the Council's reported financial position;
- there was nothing significant found with regard to significant risks, other risks, accounting policies, estimates and judgements or other communication requirements;
- the materiality remained unchanged.

One item was identified during the course of the audit under Internal Controls:

- The Director of Resources access rights to raise journals on the financial ledger system.

Management responses had been made to this issue, particularly highlighting the size of the Council and the role of the Director of Resources in our operations. This had been raised last year and at that time Members were of the opinion that this was unavoidable given our staffing levels and the risks were manageable. The external auditors confirmed that all journals that had been raised by the Director of Resources were in respect of the May 2015 elections. These had been reviewed with no matters arising.

The report included details of misclassification and disclosure changes that had been identified during the audit which had been made in the final set of financial statements. These related to the cash flow statement, PPE additions and senior officers' remuneration. The amendments had been made but did not affect the Council's reported financial position.

Karen Murray requested that their thanks to the staff in the Resources Department be formally noted.

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

145 LETTER OF REPRESENTATION

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

RESOLVED: That Committee approve the Director of Resources signing the Letter of Representation for 2015/16 on behalf of the Council.

146 APPROVAL OF AUDITED STATEMENT OF ACCOUNTS 2015/16

The Director of Resources submitted a report asking Committee to formally approve the Statement of Accounts for 2015/16 following the completion of the

audit. These had been previously approved subject to audit. The final approved version had to be published by the end of September 2016.

The Head of Financial Services reported that he was pleased in the main that there had only been a few amendments required. These amendments had no impact on the overall figures stated in the main statements of comprehensive income and expenditure statement or the balance sheet. The changes required and made included:

- cash flow statement: the capital payments included in the investing activities line of the cash flow statement had not been adjusted for the year end accruals; this has now been adjusted;
- property, plant and equipment note 10: the cost of the new roof and windows installed at the Council's offices had been included as an addition to the property, plant and equipment balance of the Council as vehicles, plant, furniture and equipment - the correct classification was other land and buildings; this had now been amended; and
- officers' emoluments note 24: the remuneration recorded in note 24 for the Chief Executive, Director of Community Services and the Director of Resources did not originally include an element of back pay paid in April 2015; whilst not material, these values have now been amended because of the sensitivity of this note.

Following receipt of the auditor's opinion the accounts would be published on the website prior to the deadline of 30 September 2016.

The report also included a copy of the Annual Governance Statement which had been approved by this Committee at its last meeting in June. There had been no further changes made to this document.

RESOLVED: That Committee approve the audited Statement of Accounts for 2015/16 along with the audited annual Governance Statement 2015/16.

147 INTERNAL AUDIT PROGRESS REPORT 2016/17

The Director of Resources submitted a report for Committee's information on the internal audit work progress to date for 2016/17. The report included a full audit plan for Committee's information along with the assurance opinions for the audits that had been completed. The report also gave Members an update on red risks where the position remained the same as reported to the last meeting of this Committee on 29 June 2016, with the one red risk in respect of waste management and the withdrawal of cost sharing in March 2018. This was being progressed by Community Services Committee and regular monitoring of the risk would continue.

RESOLVED: That the report be noted.

148

YEAR END PERFORMANCE INFORMATION 2015/16

The Director of Resources submitted a report for Committee's information for the year end 2015/16 that detailed performance against our local performance indicators.

RESOLVED: That the report be noted.

The meeting closed at 7pm.

If you have any queries on these minutes please contact Jane Pearson (425111).

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.

154

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)		

158

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).

Minutes of Community Services Committee

Meeting Date: Tuesday, 23 August 2016 starting at 6.30pm
Present: Councillor R J Thompson (Chairman)

Councillors:

J E Alcock	S Knox
R Bennett	G Mirfin
A Brown	R Newmark
P Dobson	M Robinson
S Hind	N Walsh

In attendance: Director of Community Services, Head of Environmental Health Services, Head of Financial Services, Leisure Facilities Manager and Waste Management Officer.

Also in attendance: Councillor M Fenton and I Sayers.

163 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Carefoot, G Scott, R Swarbrick and J White.

164 MINUTES

The minutes of the meeting held on 17 May 2016 were approved as a correct record and signed by the Chairman.

Councillor Mirfin asked for an update on the meetings of the Car Park Working Group and asked about the agenda preparation process.

165 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no pecuniary and non-pecuniary declarations of interest.

166 PUBLIC PARTICIPATION

There was no public participation.

167 ARTS DEVELOPMENT FUNDING SUPPORT GRANTS

The Director of Community Services submitted a report presenting the recommendations of the Working Group in relation to the allocation of Arts Development Support grants. The purpose of these grants is for Ribble Valley Borough Council to invest in the development of organisations and their projects, enhancing the arts provision within the Ribble Valley and to then support and promote the future culture and health and wellbeing of its community. Each application had been checked that it met the funding criteria and then scored on its merits; clear measureable achievements important to Ribble Valley's

development, evidence of need, supporting diversity, sustainability, high quality experience, promotion planning, numbers of people to benefit, percentage return on our contribution and partners involved.

RESOLVED: That Committee endorse the recommendations of the Working Group as outlined in the Appendix to the report.

168 THE REDEVELOPMENT OF RIBBLESDALE POOL CHANGING ROOMS AND RECEPTION

Councillor Fenton was given permission to speak on this item and welcomed the investment in the pool and asked that contact be kept with users with alternative activities to keep them active during the period of time that the pool was closed for the redevelopment works to take place.

The Director of Community Services submitted a report outlining the work planned for Ribblesdale Pool which would require a closure to complete. The Council had applied for and been granted £150,000 from Sport England to which the Council was adding £59,000 to enable a comprehensive refurbishment of the changing rooms and foyer area. The facilities for disabled people would also be significantly improved with two new changing rooms created. In order to carry out this extensive work, a closure of approximately 3 months would be required starting on 5 December 2016.

The Director of Community Services informed Committee that when budgets were prepared, it was on the basis of 12 months' usage adjusted for the usual Christmas closure of the pool in line with the capital bid, and that this 3 month closure would have a significant impact on the budget with an estimated loss of £70,000 income. He asked that Committee consider whether there should be some effort made to maintain some access to the pool, in particular for clubs during the closure. He did however point out that this would entail providing suitable changing and toilet facilities away from the pool hall.

Members discussed various aspects surrounding keeping the pool open, albeit in a limited way and the ways help could be given to users during the closed period.

RESOLVED: That Committee

1. refer to Policy and Finance Committee the potential loss of £70,000 income to Ribblesdale Pool during the redevelopment works; and
2. ask officers to examine carefully the options available for temporary changing accommodation with a view to keeping access open if financially, technically and safely possible.

169 PREPARATION FOR REFUSE AND RECYCLING COLLECTION SERVICES

The Director of Community Services submitted a report for Committee's information on the implications for the current refuse and recycling collection services following the withdrawal by Lancashire County Council of Cost Sharing

payments from April 2018 when over £430,000 would be lost. He informed Committee that over the next 12 months, a number of preliminary reports would be presented to this Committee each one focusing on a range of options available to this authority that may in part mitigate this loss of income.

This particular report outlined the option to introduce a charge for the collection of garden waste. The report outlined the issues around the collection of garden waste including a survey of other authorities with a similar rural nature who had already introduced a subscription based garden waste collection service for residents. Although the report demonstrated that the introduction of charges for garden waste would be unlikely to address the financial problem arising with the withdrawal of cost sharing payments in 2018, it did indicate that this was one measure that could help to bridge the funding gap.

RESOLVED: That the report be noted.

170 CAPITAL MONITORING 2016/2017

The Director of Resources submitted a report for Committee's information relating to the progress of the approved Community Committee 2016-2017 Capital Programme for the period to the end of July 2016. There were 12 new schemes for Community Committee totalling £374,500 with one scheme within the programme being approved subject to receiving external funding of £150,000 from Sport England. At the end of July 2016, £132,054 had been spent or committed which equated to 35.3% of the annual capital programme for this Committee. The report outlined the main reasons for the underspend on the full year budget to date.

The Head of Financial Services also asked Committee to note that the introduction of the new £1 coin had been brought forward by the Royal Mint to March 2017, so likewise that element of the capital scheme from 2017/2018 had now been brought forward into the 2016/2017 financial year, as a revenue item in 2016/2017 so that the upgrade of payment systems for the car park payment machines could be carried out in order for them to accept the new £1 coin.

RESOLVED: That the report be noted.

171 REVENUE OUTTURN 2015/2016

The Director of Resources submitted a report on the outturn for the financial year 2015/2016 in respect of the revenue budget for this Committee. She reported that after transfers to and from earmarked reserves, the overall underspend on this Committee was £138,642, which had been added to general fund balances. The report outlined the main variations.

RESOLVED: That the report be noted.

172 REVENUE MONITORING 2016/2017

The Director of Resources submitted a report informing Committee of the position for the period April to July 2016 of this year's revenue budget as far as this Committee was concerned. The report outlined by cost centre a comparison between actual expenditure and the original estimate for the period to the end of July 2016. The variations between budget and actuals had been split into groups of red, amber and green variance. The main variations were highlighted along with the budget holders comments.

RESOLVED: That the report be noted.

173 2015/2016 YEAR END PERFORMANCE INFORMATION

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

RESOLVED: That the report be noted.

174 GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report updating Committee on the latest exhibitions at the Platform Gallery.

RESOLVED: That the report be noted.

175 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.32pm.

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

Minutes of Personnel Committee

Meeting Date: Wednesday, 31 August 2016 starting at 6.30pm
Present: Councillor R J Elms (Chairman)

Councillors:

P Ainsworth	G Geldard
S Brunskill	D T Smith
P Dowson	D Taylor

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

176 APOLOGIES

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

177 MINUTES

The minutes of the meeting held on 25 May 2016 were approved as a correct record and signed by the Chairman.

178 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no pecuniary and non-pecuniary declarations of interest.

179 PUBLIC PARTICIPATION

There was no public participation.

180 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

181 APPRENTICESHIP LEVY

The Head of HR updated Members on changes and requirements surrounding National Apprenticeships, the Apprenticeship Levy and related Public Sector targets. She explained national and local apprenticeship targets and outlined the potential financial implications for the Council.

RESOLVED: That the report be noted.

182 2015/2016 YEAR END PERFORMANCE INFORMATION

The Head of HR presented the 2015/2016 Year End Performance Information for the HR section. She explained the dynamics within the data and guided Members through the detailed analysis.

RESOLVED: That the report be noted.

183 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following items of business by exempt information under Category 1 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

184 REVIEW OF RECRUITMENT ADVERTISING

The HR Officer presented a written report informing Members of recruitment advertising undertaken for the period 1 April 2015 to 31 March 2016. She explained the Council's methods of advertising and provided details of where monies had been spent. She confirmed that free media was used wherever possible to minimise expenditure. She also highlighted the increase in online applications over recent years.

RESOLVED: That the report be noted.

185 APPOINTMENTS AND RESIGNATIONS

The HR Officer presented her written report informing Members of appointments and resignations that had taken place since the last meeting. She provided further information on some of the key movements and highlighted changes to the Establishment list.

RESOLVED: That Committee

1. note and approve the decisions taken by CMT as outlined in the report;
2. write letters of thanks to those staff retiring/leaving the authority where appropriate; and
3. approve the Establishment changes as detailed in section 4 of the report.

186 STAFF ESTABLISHMENT UPDATE

The Head of HR provided Members with an update on the full staffing Establishment for the Council. Members were reminded of the confidential nature of the document which contained details of individual posts, working hours and corresponding salaries. It was noted that amendments to the Establishment were approved by CMT and confirmation of changes detailed in the regular Appointments and Resignations report to the Committee.

RESOLVED: That the report be noted.

187 MEMBER AND STAFF TRAINING

The HR Officer provided a written report outlining details of training courses approved since the last meeting. She highlighted two applications for qualification training that had been approved by CMT. Members were also verbally advised of two members of staff who had successfully completed formal qualifications.

RESOLVED: That letters of congratulations be sent to the two members of staff who had completed formal qualifications.

The meeting closed at 7pm.

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

Minutes of Health & Housing Committee

Meeting Date: Thursday, 1 September 2016 starting at 6.30pm
Present: Councillor S Hore (Chairman)

Councillors:

S Bibby	B Hilton
S Brunskill	R Newmark
P Dobson	M Robinson
P Elms	R Sherras
M Fenton	J White
L Graves	

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

188 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor R Elms. Councillors R Hargreaves and K Hind were also absent from the meeting.

189 MINUTES

The minutes of the meeting held on 26 May 2016 were approved as a correct record and signed by the Chairman.

190 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no pecuniary and non-pecuniary declarations of interest.

191 ENFORCEMENT POLICY – ENVIRONMENTAL HEALTH DEPARTMENT

The Chief Executive submitted a report requesting approval of an Enforcement Policy for the Environmental Health Department. The background of requirement for consistent and transparent enforcement was explained, together with a summary of the Regulator's Code introduced by the Government.

RESOLVED: That Committee

1. agree to the Environmental Health Enforcement Policy; and
2. agree that any minor amendments to the Policy and updates following annual reviews be delegated to the Head of Environmental Health Services.

192 PRIVATE SECTOR HOUSING ENFORCEMENT POLICY

The Chief Executive submitted a report requesting approval of a Policy for Enforcement regarding Private Sector Housing. This is an integral part of the

Council's Private Sector Housing Strategy which applies to Registered Providers (formally Registered Social Landlords) as well as private sector landlords. The range of powers and notices available was reviewed and the enforcement process and options were identified, including the ability to seek to recover costs for undertaking works and the extent of delegation to the Head of Environmental Health Services with regard to enforcement. The powers may require liaison with other authorities or bodies, who would be consulted before action was taken.

RESOLVED: That Committee approve the content of the Private Sector Housing Enforcement Policy.

193 AUTHORISATION OF ALTERNATIVE PROPER OFFICER

The Chief Executive submitted a report, explaining changes in Personnel and organisation of public health services, and identifying officers of Public Health England, Cumbria and Lancashire Health Protection Team, based at Preston County Hall with responsibility for Public Health issues.

RESOLVED: That Committee approve the authorisation of Dr Mark McGivern as the Proper Officer and of Dr John Astbury, Grainne Nixon and Nicola Schinala as alternative Proper Officers to act on behalf of Ribble Valley Borough Council for the duties listed in the report.

194 HEALTH AND SAFETY INTERVENTION PLAN 2016/2017

The Chief Executive submitted a report seeking the approval of Committee for the Health and Safety Intervention Plan prepared for 2016/17. The plan set out standards for pro-active work, taking into account revised guidance issued by the Health and Safety Executive. Priorities had been adjusted, requiring focus on high risk operations, and increased information to be made available for small businesses.

RESOLVED: That Committee

1. approve the Ribble Valley Borough Council Health and Safety Intervention Plan 2016/2017 for implementation in the current financial year; and
2. note the performance in relation to 2015/2016 which was affected by the larger than normal food safety inspection target for that year.

195 UPDATE ON LANCASHIRE COUNTY COUNCIL BUDGET CUTS TO SUPPORTING PEOPLE FUNDING

The Chief Executive presented a report on the impact of cuts to funding by Lancashire County Council to deliver support for people in temporary accommodation. This would affect both floating support (a free visiting service to provide support for people with problems linked to housing) and the support service for a wide range of vulnerable people for whom accommodation is provided. In Ribble Valley this would impact on the support for homeless families at 90 Whalley Road, Clitheroe and a unit at Longridge. There would also be loss

of support for young, homeless people at The Sidings accommodation in Clitheroe, with the nearest alternative accommodation being in Hyndburn. This is 15 supported units in total.

Committee were informed that it is not intended that 90 Whalley Road, the Council's temporary accommodation, should be closed, but that there would need to be a review as to how the accommodation could be operated in a safe way.

RESOLVED: That Committee

1. accept that these cuts will have a seriously detrimental impact on the housing service available to Ribble Valley residents;
2. ensure every effort is made to press Lancashire County Council to provide funding to enable the scheme to remain; and
3. approve a full review of the delivery of temporary accommodation in the current accommodation due to the removal of support.

196 CHARGING FOR HOUSING ACT 2004 ENFORCEMENT NOTICES

The Chief Executive submitted a report, explaining the range of powers available under the Private Sector Housing Enforcement Policy, and the ability to introduce charges to recover the costs associated with the service of notices. Such notices could be served on providers of rented properties or, very rarely, owner/occupiers. The Housing Act 2004 introduced a power for Local Authorities to charge for steps taken to investigate, liaise with appropriate bodies and property owners, and prepare and serve notices. In line with current officer costings, the work would equate to £550 per notice.

RESOLVED: That Committee

1. approve the introduction of charges from 1 April 2017 for Notices detailed in the report at sections 3.2 and 3.4;
2. agree that owner/occupiers shall be exempt from the charging scheme in exceptional circumstances and that Committee shall be advised of decisions taken to exempt an owner/occupier at a subsequent meeting; and
3. delegate authority to the Head of Environmental Health Services to agree the reduction or waiver of fees and that Committee should be advised of decisions taken to reduce or waive fees at a subsequent meeting.

197 CEMETERY POLICY

The Chief Executive submitted a report, outlining the current cemetery provision and seeking approval for the adoption of revised regulations for Clitheroe Cemetery.

RESOLVED: That Committee:

1. note the report; and
2. approve the revised Cemetery Regulations.

198 SUPPORT FOR THE DECC CENTRAL HEATING FUND FOR RIBBLE VALLEY

The Chief Executive submitted a report on the availability of a central heating fund to be made available for Ribble Valley residents without central heating. Blackburn with Darwen Borough Council have succeeded with a bid for funding to be used alongside eco funding to provide heating for off-gas grid, fuel poor households, who do not currently have a central heating system, across Lancashire. Each Lancashire district council had been requested to sign up to a Memorandum of Understanding setting out the delivery of the scheme in their district. The scheme is means tested, and provides an alternative to the affordable warmth budget that has been withdrawn.

It was suggested that this scheme be publicised at the Parish Council Liaison Committee and at other points of contact with the public.

RESOLVED: That Ribble Valley Borough Council endorse involvement in the scheme and signature of the Memorandum of Understanding and make the grant available for Ribble Valley residents.

199 CHRISTMAS MARKET 2016

The Chief Executive submitted a report as an overview of the Christmas activities promoted by the Council's Market including the Christmas Market proposal, lighting scheme, events and integrated communications campaign. Members considered that it would not be appropriate to charge cabin holders £50 each to cover the costs of extra resources required and to the provision of the Christmas tree and Christmas lights.

Although the intention was to promote the Market on a stand alone basis, consideration could be given to co-ordination of publicity with the Chamber of Trade and Clitheroe Town Council.

RESOLVED: That Committee

1. approve the recommendation of a non-refundable fee of £150 including VAT for a pitch or stall during the festive period upon the market;
2. agree a 10% discount to charity stallholders (£135 including VAT); and
3. show commitment to the Christmas Market and the retail trade within this area during the festive period 2016.

200 ABANDONED VEHICLE POLICY

The Chief Executive submitted a report on the Council's procedures for dealing with abandoned vehicles. There had been an average of between 13 and 14

vehicles per year removed over the last 5 years. Following checks, removals were carried out by a registered vehicle recovery company, who carried out their own appropriate checks before any unclaimed vehicle would go to auction or be destroyed.

RESOLVED: That Committee note the report.

201 YEAR END PERFORMANCE INFORMATION 2015/2016

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

The Chief Executive highlighted the intention to relaunch presentations to schools by the Dog Warden.

RESOLVED: That Committee note the report.

202 CAPITAL MONITORING 2016/2017

The Director of Resources submitted a report providing Committee with information relating to progress of the approved Capital Programme for this year. Slippage from the previous year was also reported. As at the end of July 2016, only 9.8% of the annual capital programme for this Committee had been spent or committed and it was noted that the majority of the Capital Programme for this Committee was grant related. Expenditure was driven by the applications that are received for funding.

The Landlord/Tenant Grants budget was on track to be fully committed in-year, based on the approvals made in August 2016 and other applications currently being considered.

The Disabled Facilities Grant budget may not be fully committed in year, based on the level of applications received to date against the increased level of funding received from the DCLG in 2016/17.

It was noted that the scheme for Market Improvements was on hold, and was not expected to be spent in the current year.

RESOLVED: That the report be noted.

203 REVENUE OUTTURN 2015/2016

The Director of Resources submitted a report on the outturn for the financial year 2015/16, in respect of the revenue budget for this Committee. There was an overall underspend of £117,387 for this Committee and, after allowing for transfers to and from earmarked resources, the underspend decreased to £108,637. The main variations for this underspend were highlighted.

RESOLVED: That the report be noted.

204 REVENUE MONITORING 2016/2017

The Director of Resources submitted a report relating to the progress of this Committee's 2016/2017 revenue budget as at the end of July 2016. The variations between budget to date and actuals had been split into groups of red, amber and green variance. Red and amber variances were highlighted for Committee's information. The comparison between actuals and budget to date shows an underspend of £49,842, as at the end of July 2016. After allowing for transfers to and from earmarked reserves, the underspend is increased to £52,778.

RESOLVED: That Committee note the report.

205 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

Councillor Hilton gave Committee a verbal report on developments with the Lancashire Health and Wellbeing Board, where the Sustainability and Transformational Plan would change the landscape for health and social care. There would in future be one Lancashire and South Cumbria Health and Wellbeing Board, under which there would be five Health and Wellbeing Partnerships, with Ribble Valley being in the Pennine Partnership. District councils would have an enabling role, and there was intended to be increased integration between District councils and general practitioners. There would be a detailed report to the next meeting of the Committee.

Councillor Hilton had also attended a seminar through the District Councils Network, organised by the King's Fund, and presented for summary and recommendations on how Ribble Valley Borough Council can move forward, which would also be the subject of a detailed report.

RESOLVED: That Councillor Hilton be thanked for her work and presentation.

206 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following items of business be an Exempt Information under Categories 1 and 7 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

207 GENERAL REPORT – GRANTS

The Chief Executive submitted details of 9 Disabled Facilities Grants, 2 Landlord and Tenant Grants and 2 Boiler Replacement Grants. There had also been 120 applications for Household Property Flood Resilience Grants, of which 79 had been approved, and 15 had been completed and paid. There had also been 18 applications for businesses, of which 9 had been approved, and 2 had been completed and paid.

RESOLVED: That the report be noted.

208

AFFORDABLE HOUSING UPDATE

The Chief Executive submitted a report for Committee's information on the affordable housing schemes in progress and proposed in the borough. The minutes of the Housing Working Group held 18 July 2016 were included for Committee's information.

RESOLVED: That the report be noted.

The meeting closed at 8.05pm.

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

Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 6 September 2016, starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

J Alcock	S Hore
S Bibby	A Knox
P Elms	G Mirfin
R Hargreaves	J Rogerson
T Hill	D T Smith
K Hind	R J Thompson

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

Also in attendance: Councillors M Fenton, S Hind, S Knox, M Robinson and J White.

209 APOLOGIES

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

210 MINUTES

The minutes of the meeting held on 7 June 2016 were approved as a correct record and signed by the Chairman.

Reference was made to Minute 67 – Representatives on Outside Bodies and the fact that Ribble Valley Homes were undergoing a reorganisation.

Reference was also made to Minute 64 – Lancashire County Council Proposed Neighbourhood Centres Consultation, where the Deputy Leader reported that despite a comprehensive response being submitted by the Working Group there had only been limited success.

211 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no pecuniary and non-pecuniary declarations of interest.

212 PUBLIC PARTICIPATION

The following members of public attended the meeting to speak on Agenda Item 9, Clitheroe Market Redevelopment Area – Progress Report.

Derek Russell informed Committee that he lived on King Street and was married to a market trader and was also actively involved in the community. His main concern was having a robust evidence base and asking for guarantees about a further consultation being independent and that the findings would be honoured and accepted.

Louise Clough is the operator at the Inn at the Station and informed Committee that he business would be directly affected by the build, both when it was completed and during the works. She felt that there wasn't a demand for a hotel with 60 rooms and that this would affect many businesses not just in Clitheroe town but wider afield. She also felt that parking was a major issue but acknowledged that a redevelopment of the market site was needed.

Maureen King informed Committee of her concerns having shopped on Clitheroe market for more than 50 years. They included parking, a venue for the food festival, compensation to stallholders and the necessity for another hotel when one has recently been given planning permission.

David Metcalf(e) who has a stall on the market thought that the Council were trying to put an out of town retail site in the town centre without adequate infrastructure which specifically included parking. He felt that the market traders had not been consulted about what they wanted as in his opinion a market hall is not it.

Helen Smith, a proprietor of a shop on New Market Street, informed Committee that in a market town an indoor market was not appropriate and that Clitheroe should remain as a shopper's destination with an open market and bespoke shops. She also referred to car parking as an issue and submitted a petition.

213

CLITHEROE MARKET REDEVELOPMENT AREA PROGRESS REPORT

The Chief Executive submitted a report informing Committee of the progress with the market area redevelopment project. He reminded Committee that the proposal to consider the redevelopment of the market site was a main conclusion from work undertaken in preparing the Clitheroe Town Centre Masterplan. This was both part of the evidence base for the Core Strategy and a tool to inform economic development and regeneration activities in regard to Clitheroe. The report outlined the procurement process for the development partner and the progress since the appointment of Barnfield.

The Chairman informed Committee and the members of the public present at the meeting that the consultation that had taken place was that of a pre-application one by Barnfield and that a further Council-led consultation was now intended. Members of the Committee discussed the issue of further consultation with regard to the redevelopment of the market site and felt it was only right to have more consultation to give people the opportunity to put forward their views and concerns about the redevelopment of the market.

RESOLVED: That Committee

1. note the progress on matters set out in the report and agree to extend consultation on the proposals for the Clitheroe market redevelopment area;
2. authorise the Chief Executive, in consultation with the Market Working Group, to implement arrangements for further consultation as appropriate; and

3. increase the number of representatives on the Market Working Group to 6 to include representatives of all parties.

214

BUDGET FORECAST 2017/18 TO 2020/21

Committee considered the report of the Director of Resources in relation to the latest budget forecast and were asked to decide what action needed to be considered to meet the financial challenges that lay ahead. The report went through a number of key considerations. She reported that the latest budget forecast was based on many assumptions that were difficult to predict going forward, however nearly all our major income streams were currently undergoing significant and wide ranging reviews. These included business rate retention, new homes bonus and government grants (needs assessment).

She outlined the assumptions she had made with regard to pay, inflation and interest rates, local government funding and Council Tax. She gave a forecast summary for Members' information where the following assumptions had been made:

- i) An increased use of balances to £300,000 each year from 2017/18 resulting in general fund balances of just over £1.5m by 31 March 2021.
- ii) A fall in interest receipts, the forecast assumes £10k next year, £15k in 2018/19 and 2019/20 and £20k in 2021.
- iii) A 1% increase in the Council Tax Base per annum.
- iv) An increase each year in Band D Council Tax of 2%.
- v) Council Tax surplus/deficit to broadly break even.
- vi) Business rate growth retention; the use of £263k from business rate growth each year.
- vii) The ending of the recycling and waste collection cost sharing agreement with the County Council in 2018.

The Director of Resources was hopeful that the Government would publish their outcome on the new homes bonus consultation in the next few weeks. The Budget Working Group would be considering the budget forecast at their meeting on 14 September 2016. The Chairman informed Committee that part of the efficiency plan going forward would include an appraisal of the management structure.

RESOLVED: That Committee considered the budget forecast and asked the Budget Working Group to recommend what action to take.

215

LOCAL TAXATION WRITE-OFFS

Committee were asked to approve the write-off of National Non-Domestic Rate Debts relating to five companies that had been dissolved or gone into liquidation.

Reasonable steps by various means had been taken to collect these debts. The Director of Resources made particular reference to one large debt recommended for write-off and the background surrounding it.

RESOLVED: That Committee approve the writing off of £90,009.03 of NNDR debts where it had not been possible to collect the amounts due.

216 CIVICA ICON SYSTEM UPGRADE

The Director of Resources submitted a report informing Committee of the requirement to upgrade the Civica Icon Payment System in order to continue to meet the Payment Card Industry Data Security Standards (PCIDSS) and to seek approval to complete the upgrade in early 2017. Civica had informed its customers that they would only support operating versions of their software that were less than 2 years old and that customers must upgrade to version 16 of the software by 31 March 2018 to maintain PCIDSS compliance.

Committee were informed that Civica had announced a discount for customers that placed an order before 30 September 2016 in order to upgrade their equipment.

RESOLVED: That Committee approve the purchase of the upgrade of the Civica Icon Payments System.

217 LOCAL GOVERNMENT BOUNDARY COMMISSION FOR ENGLAND REVIEW – COUNCIL SIZE

The Director of Resources submitted a report reminding Committee that the Boundary Commission had commenced a review of the Borough Council and that as part of the first stage of the review the Council needed to agree on the future Council size. The report outlined the issues the Commission considers when looking at Council size. These included governance and decision making; scrutiny functions; representational role of Councillors; and the future.

Following the submission of the Council's size proposal, the Local Government Boundary Commission would reach a decision on Councillor numbers after which the Council would need to submit its response to the consultation on the warding of Ribblesdale Valley.

RESOLVED: That Committee

- ***
1. recommend to Council that they approve the submission to retain 40 Elected Members to the Boundary Commission; and ***
 2. form a Working Group comprising of 7 Members including all party representation to work on the response to the warding consultation.

218 REFERENCE FROM COMMUNITY COMMITTEE – THE REDEVELOPMENT OF RIBBLESDALE POOL CHANGING ROOMS AND RECEPTION

The Director of Resources submitted a report asking Committee to consider a reference from the Community Services Committee with regard to a potential

loss of £70,000 income to Ribblesdale Pool as a consequence of the capital scheme to redevelop the changing rooms and reception. This capital scheme had been added to the programme outside the normal budget process to take advantage of a potential Sport England grant of £150,000 towards a total scheme of £209,000. Upon approval the remaining £59,000 was to be financed by the Council using earmarked reserves. Following a more detailed assessment it had become apparent that the scheme could not be completed in the originally anticipated timeframe and instead may take up to 3 months. The potential revenue impact particularly from lost income due to the extended closure period was calculated to be in the region of £70,000.

Community Services Committee had discussed alternatives for keeping the facility open and had asked that the potential loss of income be referred to the Policy and Finance Committee and that officers examine carefully the options available for temporary changing accommodation with a view to keeping access open if financially, technically and safely possible.

The Director of Community Services gave an update on the progress with regard to the options available and reported that this was proving difficult to achieve. He suggested that when the contract was put out to tender potential contractors would be asked to submit two prices; one to include the works under normal circumstances and one to include the works under an accelerated programme.

RESOLVED: That Committee accept that there would be a potential loss of £70,000 income to Ribblesdale Pool during the redevelopment works and approve the course of action to invite double headed tenders to include an accelerated programme of works.

219 OMBUDSMAN ANNUAL REVIEW LETTER 2016

The Chief Executive submitted a report informing Committee about referrals to the Local Government Ombudsman for the period 1.4.15 to 31.3.16.

RESOLVED: That the report be noted.

220 CAPITAL MONITORING 2016/17

Committee considered a report on the progress of the approved capital programme for the period to the end of July 2016 with regard to schemes which fall under the remit of this Committee

RESOLVED: That the report be noted.

221 OVERALL CAPITAL MONITORING 2016/17

Committee received an update report on the progress of the overall approval capital scheme for the period to the end of July 2016.

RESOLVED: That the report be noted.

222 REVENUE OUTTURN 2015/16

Committee considered a detailed report of the actual position for the revenue budget year ended 31 March 2016 for this Committee

RESOLVED: That the report be noted.

223 OVERALL REVENUE OUTTURN 2015/16

Committee received on the overall revenue outturn for the year ending 31 March 2016.

RESOLVED: That the report be noted.

224 REVENUE MONITORING 2016/17

Committee received a report showing that position for the first four months of this year's revenue budget as far as this Committee was concerned.

RESOLVED: That the report be noted.

225 OVERALL REVENUE MONITORING 2016/17

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

RESOLVED: That the report be noted.

226 TREASURY MANAGEMENT

A report of the Director of Resources was submitted for Committee's information on the treasury management activities for the period 1 April 2016 to 31 July 2016 covering such areas as Public Works Loan Board, borrowing requirements, temporary investments, Prudential indicators, Local Government Bonds Agency and approved organisations and recent events.

RESOLVED: That the report be noted.

227 TIMETABLE FOR BUDGET SETTING

Committee received a report on the timetable for setting the budget for 2017/18.

RESOLVED: That the report be noted.

228 INSURANCE RENEWALS 2016/17

Committee considered a report informing them of the insurance renewals for the period 20 June 2016 to 19 June 2017.

RESOLVED: That the report be noted.

229 REVENUES AND BENEFITS GENERAL REPORT

Committee considered a report which covered the following areas:

- National Non-Domestic Rates (NNDR);
- Council Tax;
- Sundry Debtors;
- Housing Benefits and Council Tax support performance;
- Housing Benefit overpayments; and
- Local Council Tax Support Scheme 2017/18.

RESOLVED: That the report be noted.

230 2015/16 YEAR-END PERFORMANCE INFORMATION

Committee considered a report outlining the year-end report of 2015/16 that detailed performance against our local performance indicators.

RESOLVED: That the report be noted.

231 BUDGET WORKING GROUP

Committee received the minutes of the Budget Working Group meetings held on 1 February 2016 and 26 June 2016.

232 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

Committee considered a report submitted by Councillor Jim White, the Armed Forces Champion. The report informed Members about the National Memorial Arboretum and asked them to consider to support the dedication of a tree on behalf of the residents of the Ribble Valley in May 2017. The report outlined details regarding the Memorial Chapel, the tree planting and the provision of plaques. Councillor White also indicated that he would be willing to organise a private trip for Councillors to be scheduled to coincide with the dedication ceremony.

RESOLVED: That Committee

1. support the proposal for the Ribble Valley Borough Council to arrange the dedication of a tree at the NMA on behalf of Ribble Valley residents at an approximate cost inclusive of a plaque of £840 and that the Mayor and Mayoress should attend the dedication to represent the Ribble Valley; and
2. that the funding for the dedication of a tree at the NMA be approved and added to the budget.

233 EXCLUSION OF PRESS AND PUBLIC

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

234

LOCAL TAXATION AND HOUSING BENEFIT WRITE-OFFS

The Director of Resources submitted a report seeking Committee's approval to write-off certain National Non-Domestic Rates, Council Tax and Housing Benefit debts relating to individuals where it had not been possible to collect the amounts due.

RESOLVED: That Committee approve the writing off of £2,968,12 Council Tax debts; £12,027.19 NNDR and £6,828.14 Housing Benefits debts, where it had not been possible to collect the amounts due.

The meeting closed at 8.15pm.

If you have any queries on these minutes please contact Jane Pearson (425111).

Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 8 September 2016 starting at 6.30pm
Present: D Peat (Chairman)

Councillors:

P Ainsworth	R Sherras
A Brown	D Taylor
L Graves	N C Walsh
T Hill	

Parish Representatives:

P Tyson	Aughton Bailey & Chaigley
J Brown	Barrow
T Austin	Billington & Langho
H Fortune	Bolton-by-Bowland, Gisburn Forest & Sawley
M Ward	Bolton-by-Bowland, Gisburn Forest & Sawley
R Carr	Bowland Forest (Higher)
H Douglas	Chatburn
P Brown	Chipping
A Schofield	Clayton-le-Dale
M Fenton	Clitheroe Town Council
P Robinson	Clitheroe Town Council
D Waters	Gisburn
J Parry	Hothersall
R Beacham	Longridge
M Everett	Longridge
S Rosthorn	Newsholme & Paythorne
R Thornber	Newton
A Steer	Osbaldeston
P Young	Ramsgreave
R Whittaker	Rimington & Middop
A Haworth	Sabden
J Shorter	Sabden
R Hirst	Simonstone
G Meloy	Simonstone
K Hodson	Slaidburn & Easington
P Hallett	Thornley-with-Wheatley
J Hilton	Waddington
T Perry	West Bradford
J Brown	Whalley
M Highton	Whalley
J Bremner	Wilpshire

In attendance: Head of Regeneration and Housing and the Principal Policy and Performance Officer.

Also in attendance: David Owen – Commissioner with the Local Government Boundary Commission for England.

235 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Borough Councillors M Robinson, G Scott and D Smith and from the following Parish Representatives:

R Assheton	Downham
R Hanson	Read
A Ormand	Ribchester
	Dutton

Apologies were also received from Marshal Scott.

236 MINUTES

The minutes of the meeting held on 9 June 2016 were approved as a correct record and signed by the Chairman.

237 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no pecuniary and non-pecuniary declarations of interest.

238 MATTERS ARISING

Councillor Hill reported on the Ribble Valley Borough Council's response to the Lancashire County Council Property Strategy consultation, which had been a comprehensive fact based report following visits to most of the premises affected. There had been success in the retention of Longridge Young People's Centre and Children's Centre, but it was reported that the Lancashire County Council cabinet meeting on 8 September 2016 had confirmed the closure of Whalley Library and Springwood Children's Centre in October or November 2016.

239 LOCAL GOVERNMENT BOUNDARY COMMISSION REVIEW OF RIBBLE VALLEY

The Chair introduced David Owen of the Local Government Boundary Commission, who made a presentation explaining the current review of wards in the Ribble Valley. Their aim was to create electoral equality, where votes are as equal as possible, ideally with each Borough Councillor representing an electorate within 10% of being exactly equal.

The first step would be to identify the total number of Councillors (the 'Council Size') which would be decided after submission by Ribble Valley Borough Council and would be unique to the Ribble Valley, taking into account the area's specific factors. The second step would be to determine the number of wards, the names of wards and ward boundaries.

The Commission try to balance statutory criteria of electoral equality (based on a 5 year population forecast), community identity, and effective and convenient local government. He identified the factors that cannot be considered.

Further information would be gathered between 22 November 2016 and 30 January 2017, when the Commission will invite warding patterns from everybody who takes an interest, followed by the Commission's draft recommendations. There would be open consultation on the draft recommendations from 11 April 2017 to 19 June 2017, and he emphasised that this is an important stage as it is the last opportunity for local people to influence the outcome of the review. The Commission's final recommendations would be published for consideration by Parliament on 5 September 2017.

He identified effective representations as being evidence based, with reasons to support particular views, and that these could support good proposals as well as oppose poor suggestions. Alternatives would be welcomed, if there was disagreement with the recommendations. Good representations would take into account the statutory requirements, and consider the impact of any alternatives across the widest possible area.

In reply to questions, he explained that the Commission will try to conform with Lancashire County Council divisions, but are not obliged to do so. They use forecasts based on the latest electoral data, and the forecast takes into account known factors projected over the next 5 years. Although there is a rolling programme of reviews over a cycle of approximately 14 years, a further review can be conducted more quickly if there is a change in circumstances (for example a major housing development that does not proceed).

RESOLVED: That David be thanked for his very informative presentation, and that the information be circulated to Parish Clerks.

240 PARISH COUNCILS' LIAISON COMMITTEE RESPONSE TO LANCASHIRE COUNTY COUNCIL PROPERTY STRATEGY CONSULTATION

The Chair thanked the Members of the Working Group for their contribution and time in advising on the response.

The Head of Regeneration and Housing observed that this process gave a good opportunity for debate and contribution by the Parish Councils. He emphasised that rural isolation does represent a level of deprivation in the borough, emphasised the strength of the village hall network, and expressed concern at the apparent lack of consideration to Ribble Valley as an area of growth. The Ribble Valley had achieved one better outcome than projected with the retention of facilities in Longridge. He was able to commit the support of his partnership officers to assist groups expressing an interest in providing services, for which there could be some financial support and officer time available from LCC.

The Chair raised the possibility of a further working group, serviced and led by Borough Council officers, to review the effect of closures, and the options available. The Head of Regeneration and Housing informed the meeting that this would be considered over the coming weeks.

241 RECEPTION FOR PARISH COUNCIL CLERKS

The Head of Regeneration and Housing reported that consideration was being given to a reception for Parish Councils (each represented by a maximum of two

individuals which could include the Clerk), and Members were requested to notify the Clerk to this Committee if there was any topic on which they would welcome a presentation.

242 AFFORDABLE WARMTH

The Head of Regeneration and Housing reported that LCC funding had been identified to replace the affordable warmth budget, which was previously being withdrawn. Information would be circulated, and the scheme would be accessible through the housing department.

243 HOUSING AND ECONOMIC DEVELOPMENT

The Head of Regeneration and Housing reported that Ribble Valley Borough Council was progressing the development of a Housing and Economic Development Plan, and that the 'Issues and Options' stage was out for consultation until 7 October 2016. Copies had been circulated to all Parish Clerks and were available for inspection on line, at the Council's offices and at libraries throughout the Ribble Valley.

244 DATE AND TIME OF NEXT MEETING

The Chair announced that the next meeting of this Committee would be held on Thursday, 27 October 2016 starting at 6.30pm.

The meeting closed at 7.50pm.

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

Minutes of Licensing Committee

Meeting Date: Tuesday, 13 September 2016 starting at 6.30pm
Present: Councillor J Alcock (Chairman)

Councillors:

S Atkinson	S Hind
I Brown	G Mirfin
S Brunskill	G Scott
P Elms	R Swarbrick
M Fenton	J White
R Hargreaves	

In attendance: Head of Legal and Democratic Services, Solicitor and Electoral and Licensing Officer.

Not in attendance: Councillors R Bennett, G Geldard and A Knox.

245 APOLOGIES

None.

246 MINUTES

The minutes of the meeting held on 14 June 2016 were approved as a correct record and signed by the Chairman.

Committee received the minutes of the Licensing Sub-Committee held on 5 August 2016.

247 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no pecuniary and non-pecuniary declarations of interest.

248 PUBLIC PARTICIPATION

There was no public participation.

249 RIBBLE VALLEY SAFETY ADVISORY GROUP

Committee received the minutes from the meeting of the Ribble Valley Safety Advisory Group dated 28 July 2016. It was noted that noise had been reported in Chatburn from 10pm to 2.30am on Thursday, 14 July 2016, the night before the official start of Beatherder.

250 ANNUAL TAXI MEETING

The Solicitor briefed Members on the items to be considered at the Annual Taxi Meeting, which was to be held at the conclusion of this meeting. Certain items

had been raised by the drivers and operators, and other items have been included in the agenda by the Council for consultation or notification to the drivers and operators. The Solicitor explained the legal position behind certain issues, and the practical arrangements which were in place for taxi licensing and enforcement which had been raised for consideration at the meeting.

RESOLVED: That the report be noted.

The meeting closed at 6.55pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 15 September 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
B Hilton	D Taylor
S Knox	R Thompson

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

251 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Carefoot and L Graves.

252 MINUTES

The minutes of the meeting held on 18 August 2016 were approved as a correct record and signed by the Chairman.

253 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no pecuniary and non-pecuniary declarations of interest.

254 PUBLIC PARTICIPATION

There was no public participation.

255 PLANNING APPLICATIONS

1. APPLICATION REF: 3/2016/0442
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 two additional letters of support.

APPROVED subject to the following conditions.

Time Limit

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

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

Plans and Further Details

2. The approval relates to drawing numbers:-

Dwg No	Drawing Title	Rev
2147:01	Location Plan	
	Site Survey	
2147:02	Proposed	C

Highway safety and highway capacity

3. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 6m behind the nearside edge of the carriageway. The gates shall open away from the highway.

REASON: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

4. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 6m into the site shall be appropriately paved in tarmacadam, concrete, block paviments, or other approved materials.

REASON: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

5. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter.

REASON: Vehicles reversing to and from the highway are a hazard to other road users, for residents and construction vehicles.

6. No part of the development shall be commenced until the visibility splays measuring 2.4 metres by 60 metres in both directions, measured along the centre line of the proposed new road from the continuation of the nearer edge of the existing carriageway of Downham Road, are provided to the satisfaction of the Local Planning Authority. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess

of 1.0 metre in height above the height at the centre line of the adjacent carriageway.

REASON: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Quality of Development Policy and Transport Policy in the Local Plan.

7. The car parking and manoeuvring scheme to be marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter.

REASON: To allow for the effective use of the parking areas.

Materials

8. Notwithstanding the submitted details, precise specifications and samples of all ground surface materials, fencing and any lighting 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 Key Statement EN2 and EN5 and Policies DMG1, DME2 and DME4 of the Ribble Valley Core Strategy.

INFORMATIVES

1. The Borough Council Countryside Officer advises that if construction work needs to take place within the RPA of a protected/retained tree then safe working practices need to be adhered to as can be found within BS: 5837. Root plates need to be protected from traffic movements and parking.

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

2. APPLICATION REF: 3/2016/0328
GRID REF: SD 374024 440878

ERECTION OF 18 DWELLINGS ON LAND TO THE REAR OF PARKER AVENUE, CLITHEROE FOLLOWING THE DEMOLITION OF NO 15 PARKER AVENUE.

The Head of Planning Services gave Members an update on the biodiversity offset for which a figure had been agreed subject to verification.

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 to allow for negotiations regarding a

potential contribution towards Biodiversity Impact Offsetting, subject to the following conditions:

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 drawings:

- 7038/P/002 Rev: G: Planning Layout
- 7038/P/003 Rev: C: Section AA and Plot 10
- 7038/P/004 Rev: A: Sections BB and CC
- 7038/P/005 Rev: B: Sections DD and EE
- 7038/P/006 Rev: A: Floorplans and Elevations Plot 01
- 7038/P/007 Rev: A: Floorplans and Elevations Plot 02
- 7038/P/008: Floorplans Plots 3 and 4
- 7038/P/009: Elevations Plots 3 and 4
- 7038/P/010 Rev: A : Floorplans Plots 5 and 6
- 7038/P/011 Rev A: Elevations Plots 5 and 6
- 7038/P/012 Rev: A: Floorplans Plot 7
- 7038/P/013 Rev: A: Elevations Plot 7
- 7038/P/014 Rev: A: Floorplans Plots 10, 11 and 12
- 7038/P/015 Rev: A: Floorplans Plots 10, 11 and 12
- 7038/P/019 Rev: A: Floorplans Plots 8 and 9
- 7038/P/020 Rev: A: Elevations Plots 8 and 9
- 7038/P/021 Rev: B: Single Garage Details Plots 1, 4, 10, 11 & 12
- 7038/P/022 Rev: A: Triple Garage Details Plots 2 and 3
- 7038/P/023 Rev: B: Proposed Floor Plans Plot 13
- 7038/P/024 Rev: B: Elevations Plot 13
- 7038/P/025: Floor Plans and Elevations Plots 14 - 16
- 7038/P/026: Floor Plans and Elevations Plots 17 and 18

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 Policy DMG1 of the Ribble Valley Core Strategy.

4. Notwithstanding the submitted details, prior to the commencement of the development, full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strict in 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.

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 until a scheme for the hard and soft landscaping of the site shall be submitted to and approved in writing by the local planning authority.

The scheme shall be accompanied by a supporting statement that shall demonstrate that the landscaping proposals have incorporated the recommendations/mitigation measures contained within the submitted Ecological Appraisal (Section 6). The detailed landscaping scheme/proposals shall also indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and specifications of all retaining structures (where applicable).

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

REASON: To ensure the proposal is satisfactorily landscaped, provides adequate ecological mitigation/enhancement and is appropriate to the locality in accordance with Key Statement EN4 and Policies DMG1, DME2 and DME3 of the Ribble Valley Core Strategy.

6. 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 including delivery of building materials and excavations for foundations or services, until details of the protection of all trees identified to be retained in the submitted Arboricultural Impact Assessment (March 2016) and Arboricultural Constraints Appraisal (April 2016) have been submitted to and agreed in writing by the Local Planning Authority.

The agreed protection measures shall be implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection monitoring schedule shall be agreed and tree protection measures inspected by the Local Planning Authority before any site works are begun.

The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble. During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

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

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or ecological/biodiversity value are afforded maximum physical protection from the potential adverse effects of development in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

7. 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 to reduce the impact of development in accordance with Key Statement EN4 and Policies DME2 and DME3 of the Ribble Valley Core Strategy.

8. Details at a scale of not less than 1:20 including materials and colour/finish of all proposed boundary treatments, walling, retaining walls, stiles and gates to be erected within the development shall have been submitted to and approved by the Local Planning Authority prior to their installation.

For the avoidance of doubt the submitted details shall include the precise nature and location for the provision of measures to maintain and enhance wildlife movement within and around the site by virtue of the inclusion of suitable sized gaps/corridors at ground level (including details as to which species they intend to accommodate). The development shall be carried out in strict accordance with the approved details.

REASON: To comply with Key Statement EN4 and Policies DMG1, DME2 and DME3 of the Ribble Valley Core Strategy, to ensure a satisfactory standard of appearance in the interests of the visual amenities of the area and to minimise the potential impacts of the development through the inclusion of measures to retain and enhance habitat connectivity for species of importance or conservation concern.

9. 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 dwellings 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 dwellings hereby approved 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 nearby residential amenities in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

10. 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 and that such provision limits the visual impact of the parked motor-vehicle in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

11. No habitable dwelling shall be sited within 10m of the wet well of any foul or surface water pumping station.

REASON: To protect the residential amenities existing/future occupiers and to mitigate the risk of noise, odour or vibration pollution, in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

12. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

- A. Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- B. The drainage strategy should demonstrate that the surface water run-off must not exceed 5 litres per second. No surface water will be permitted to drain directly or indirectly into the public sewer. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- C. Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- D. Flood water exceedance routes, both on and off site;
- E. A timetable for implementation, including phasing as applicable;
- F. Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- G. Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that the proposed development can be adequately drained, to ensure that there is no flood risk on or off the site resulting from the proposed development and to ensure that water quality is not detrimentally impacted by the development proposal in accordance with Policy DME6 of the Ribble Valley Core Strategy.

13. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:
- A. The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company

- B. Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i. on-going inspections relating to performance and asset condition assessments
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- C. Means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

REASON: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development, to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system in accordance with Policy DME6 of the Ribble Valley Core Strategy.

- 14. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted statement shall provide details of:
 - A. The location of parking of vehicles of site operatives and visitors
 - B. The location for the loading and unloading of plant and materials
 - C. The location of storage of plant and materials used in constructing the development
 - D. The locations of security hoarding
 - E. The location and nature of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway (For the avoidance of doubt such facilities shall remain in place for the duration of the construction phase of the development) and the timings/frequencies of mechanical sweeping of the adjacent roads/highway
 - F. 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)
 - G. The highway routes of plant and material deliveries to and from the site.
 - H. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
 - I. Days and hours of operation for all construction works.

The approved statement shall be adhered to throughout the construction period of the development.

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

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

REASON: To ensure that satisfactory access is provided to the site to enable vehicular access for construction vehicles in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

16. No part of the development shall be commenced until all the highway works within the adopted highway have been constructed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

17. 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 Parker Avenue. A similar repeat survey shall be carried out within one 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 Parker Avenue 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.

18. No development shall be commenced until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed. The Estate Street Phasing

and Completion Plan shall set out dates for entering of the section 38 agreement of the Highways Act 1980 and/or the establishment of a private management and Maintenance Company.

REASON: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential financial security and highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policies DMG1, DMG3 and Key Statement DMI2 of the Ribble Valley Core Strategy.

19. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

REASON: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policies DMG1, DMG3 and Key Statement DMI2 of the Ribble Valley Core Strategy.

20. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policies DMG1, DMG3 and Key Statement DMI2 of the Ribble Valley Core Strategy.

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

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PLANNING APPLICATION STATISTIC REPORT

APPLICATIONS DETERMINED – 1 August 2016 – 1 September 2016

<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>
98	8	20	150	4

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

257 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/P	Land at Worthalls Farm, Westfield Ave, Read	11/2/15	5	Awaiting Signature

258 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2014/1009/P	Proposed two storey extension and attached garage to existing dwelling	The Hay Moo Mellor Brow, Mellor
3/2016/0319/P	Proposed siting of 13 additional residential caravans with associated landscaping for gypsy families	Acorn Lodge Longsight Road Clayton-le-Dale
3/2016/0464/P	Proposed construction of four all weather pitches/courts	Land to the west of Gleneagles Drive Brockhall Village
3/2016/0727/P	Variation of condition 9 (security lighting and floodlighting) to allow details of lighting to be submitted prior to their use rather than prior to commencement of development	Fort Vale Engineering Calder Vale Park Simonstone

259 APPEALS UPDATE

<u>Application No and reason for appeal</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 Road, 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
3/2016/0022 R	21/04/16	1 & 2 Abbeycroft, The Sands Whalley	WR		Awaiting Decision
3/2016/0091 3/2016/0132 R	13/05/16	Great Mitton Hall, Mitton Road, Mitton	WR		Appeals Dismissed 19/08/16

<u>Application No and reason for appeal</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>
3/2015/0605 R	03/05/16	Little Snodworth Farm, Snodworth Road, Langho	WR		Awaiting Decision
3/2016/0114 R	20/05/16	Blue Trees Copster Green BB1 9EP	HH		Appeal Dismissed 10/08/16
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		Appeal Dismissed 23/08/16
3/2016/0019 R	14/06/16	Broadhead Farm, Moorfield Avenue, Ramsgreave BB1 9BZ	WR		Awaiting Decision
3/2016/0241 R	15/06/16	Field Barn, Old Langho Road, Langho BB6 8AW	WR		Procedure changed, statement due 20/09/16
3/2015/0509 R	23/06/16	Land adj Southport House, Sawley Clitheroe BB7 4LE	WR		Awaiting Decision
3/2016/0368 R	17/08/16	Fourwinds 54 Fairfield Drive Clitheroe BB7 2PE	WR		Statement due 21/09/16
3/2016/0393 R	13/07/16	Ellerslie House Ribchester Road Clayton le Dale BB1 9EE	WR		Awaiting Decision
3/2016/0178 R	06/07/16	22 St Peters Close Clayton le Dale BB1 9HH	HH		Appeal Allowed 30/08/16
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	24/08/16	3 Accrington Road Whalley BB7 9TD	WR		Statement due 28/09/16
3/2016/0145 R	09/08/16	Thorneyholme Whalley Road Barrow BB7 9BA	WR		Statement due 13/09/16

<u>Application No and reason for appeal</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>
3/2016/0260 R	Awaiting start date from PINS	The Hay Moo Mellor Brow Mellor BB2 7EX	WR (to be confirmed)		
3/2015/0393 R	10/08/16	Land west of Preston Road Longridge (Grimbaldeston Farm)	Inquiry	15/11/16 to 17/11/16 (3 days)	Bespoke timetable Statement of Case due 21/09/16
3/2016/0195 R	24/08/16	The Pippins 248 Preston Road Longridge	WR		Statement due 28/09/16
3/2016/0250 R	Awaiting start date from PINS	Elms House 127 Whalley Road Clitheroe	WR (to be confirmed)		
3/2016/0516 R	Awaiting start date from PINS	Seven Acre Bungalow Acre Lane Longridge	Appellant has used HAS procedure but development involves a curtilage extension. We will ask for WR (to be confirmed)		
3/2016/0333 R	Awaiting start date from PINS	Blue Trees Copster Green	HH (to be confirmed)		

260 REVENUE OUTTURN 2015/2016

The Director of Resources submitted a report for Members' information on the Revenue Outturn for this Committee for the year ended 31 March 2016. The report outlined financial information by cost centre, a comparison with the revised estimate. The overall underspend was a £57,058 on the net cost of services and after allowing for transfers to and from earmarked reserves, this was reduced to an underspend of £35,896. The main variations along with the budget holders comments were included in the report.

RESOLVED: That the report be noted.

261 REVENUE MONITORING 2016/2017

The Director of Resources submitted a report informing Committee of the position for the first four months of this year's revenue budget as far as this Committee was concerned. The comparison between actual and budgeted expenditure shows an overall underspend of £19,641 on the net cost of services. The main reasons for the underspend is the increase in income from planning

applications. However, the situation could fluctuate greatly depending on whether any applications were received for a major development.

RESOLVED: That the report be noted.

262 CAPITAL MONITORING 2016/2017

The Director of Resources submitted a report for Committee's information on the progress on the approved 2016/2017 Planning and Development Committee Capital Programme for the period ending August 2016. There was one scheme for this Committee relating to the introduction of planning portal link to the planning application system and planning system update, totalling £30,200. There had not been any spend on this scheme to date.

RESOLVED: That the report be noted.

263 APPEALS

- a) 3/2016/0114/P – Erection of garage and boundary fence at Blue Trees, Manor Road, Copster Green – appeal dismissed.
- b) 3/2016/0091/P – Proposed conservatory on the south east elevation of a modern extension at Great Mitton Hall, Mitton Road, Mitton – appeal dismissed.
- c) 3/2016/0132/P – Listed building consent for proposed conservatory on the south east elevation of a modern extension at Great Mitton Hall, Mitton Road, Mitton – appeal dismissed.
- d) 3/2015/0009/P – Internal alterations; alteration to 3No windows; new window opening to rear elevation; replacement of existing windows with timber effect UPVC mock sash double glazed units; removal of existing render and partial wall structure to utility room extension to rear and re-clad with stonework to match existing; and existing tarmac driveway to be removed and replaced with new cobbles/stone setts – appeal dismissed.
- e) 3/2016/0178/P – Lounge, kitchen and bathroom extension (including room in roof space and side dormer) and detached 2 car garage at 22 St Peter's Close, Clayton-le-Dale – appeal allowed.

264 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7pm.

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