



Ribble Valley Borough Council

www.ribblevalley.gov.uk

Members of the Council are hereby summoned to attend a meeting of the Council to be held in the **TOWN HALL, CHURCH STREET, CLITHEROE** on **TUESDAY, 10 OCTOBER 2017** at **6.30PM**.

CHIEF EXECUTIVE
2 October 2017

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 **11 July 2017**.
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: 11 JULY TO 28 SEPTEMBER			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
COUNCIL	11 JULY	1 – 6	133 – 144
ACCOUNTS & AUDIT	26 JULY	7 – 11	145 – 160
PLANNING & DEVELOPMENT	27 JULY	12 – 21	161 – 169
COMMUNITY	29 AUGUST	22 – 27	170 – 185
PLANNING & DEVELOPMENT	31 AUGUST	28 – 62	186 – 200
PERSONNEL	6 SEPTEMBER	63 – 65	201 – 213
HEALTH & HOUSING	7 SEPTEMBER	66 – 71	214 – 234
POLICY & FINANCE	12 SEPTEMBER	72 – 79	235 – 264
PARISH COUNCIL LIAISON	14 SEPTEMBER	80 – 84	265 – 273
LICENSING	19 SEPTEMBER	85 – 86	274 – 280
ECONOMIC DEVELOPMENT	21 SEPTEMBER	87 – 91	281 – 290

COMMITTEE MEETINGS: 11 JULY TO 28 SEPTEMBER			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
PLANNING & DEVELOPMENT	28 SEPTEMBER	92 – 112	291 - 301

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, 11 July 2017 starting at 6.30pm
Present: Councillor R Bennett (Chairman)

Councillors:

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

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

133 PRAYERS

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

134 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Bibby, P Elms, T Hill, S Hirst, S Hore and J Rogerson.

135 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

136 PUBLIC PARTICIPATION

There was no public participation.

137 COUNCIL MINUTES

The minutes of the meeting held on 25 April 2017 and the minutes of Annual Council held on 9 May 2017 were approved as a correct record and signed by the Chairman.

138

MAYORAL COMMUNICATIONS

The Mayor reported on a varied range of engagements that he had attended since the last meeting. These had included his Civic Service at Read, the Mayor of Clitheroe's Civic Service, presentation evenings and birthday celebrations, the Longridge and Goosnargh Show a memorial service for Lord Waddington followed by the dedication of a stained glass window in his memory at Read Parish Church.

The Mayor ended by informing Councillors that he would be hosting a Mayor's Garden Party on 20 August 2017 to raise monies for his chosen charities.

139

LEADER'S SPEECH

The Leader began by paying tribute to his predecessor, Councillor Stuart Hirst and expressed his thanks for the work that he had done as Leader of the Council.

The Leader then reported on key items that had been featured at the Local Government Conference which he had recently attended. He highlighted three themes that had been raised.

1. the need for Councils to increase their income by innovation and cooperation.
2. a need for the Districts to take on an expanded role in health and cooperate in social care; and
3. the need to build more affordable housing and appropriate homes for an increasing population.

He then went on to outline progress that the Council had already made in these areas.

In respect of increasing income the Council would set up a new Economic Development Committee to reorganise the planning, housing and economic development functions and to approve the appointment of a Planning and Economic Development Director. The focus of this directorate would be on growing the local economy.

The Council also needed to continue to press the government to implement its policy of allowing local government to retain 100% business rates by 2020, to replace the revenue support grant that was due to be phased out. This would enable the authority to have more control over their income.

The Leader was also keen to ensure that the Council built a sustainable community that created jobs and infrastructure for an increased population that kept the borough's young people housed and working in the valley.

The Leader confirmed that the rural economy, agriculture and tourism would be at the centre of the Council's economic policy.

Next the Leader confirmed that a decision had been made to withdraw from the proposed Lancashire Combined Authority. However, he recognised that major

infrastructure projects could only be achieved by local authorities working together and therefore confirmed that the Council would continue to take part in the Lancashire Authorities Group which involved all authorities in the county meeting regularly to continue to work on infrastructure projects across Lancashire, including Broadband connection, transport and other issues.

In respect of housing, the Leader confirmed that the Council had achieved the government's housing requirements for the borough and had a five year supply of development land. He was keen to ensure that any development was carried out speedily and in accordance with the specific housing needs of the borough with particular emphasis on homes for first time buyers and those aged over 55.

In terms of health and social care, he confirmed that the Council's role in public health was preventative and centred around the promotion of healthy living. This also incorporated provision of leisure facilities and maintenance of green space. The Leader outlined two additional key priorities in this area, namely the desire for the Council to become the first Dementia Friendly Council in Lancashire, and to build on the current Ribblesdale Partnership Pilot Project which sought to join all health and care providers in a multi-speciality community group to deliver efficient and effective health care within the boundary of the partnership. He stated that the Council should now look to start similar pilots in remaining parts of the borough covered by other Clinical Commissioning Groups (CCG). As the main body representing all patients in the Ribble Valley, the Council would take a vigorous role in promoting the healthcare of its residents.

The Leader went on to confirm that he was pleased to report that in response to public concerns regarding dog fouling, the Council had embarked on a public consultation on the matter with plans for controls in many of the borough's green areas.

The Leader closed by confirming that the Council's desire to create a stronger voice for the people of the valley both regionally and nationally would continue and that the creation of jobs, increase in income and provision of better services would be central to the work of the Council moving forward.

140

LEADER'S QUESTION TIME

The Leader of the opposition, Councillor A Knox asked if the Leader could confirm how many EU nationals were employed in the Ribble Valley.

The Leader thanked Councillor Knox for his question and reported that the NOMIS website run by the Office of National Statistics (ONS) supplied official labour market statistics. The information provided could be broken down to different areas including those at district level. However, information was not given on the nationality of those employed. The latest information that was available from the Register of Electors indicated that there were currently 380 EU nationals living in the Ribble Valley but could not confirm whether or not they were in employment.

Next Councillor Knox asked what different types of Council Tax there were and how many people were covered by each (excluding those for people on benefits).

The Leader explained that Council Tax fell into two main categories – discount based on the residents of a property and discounts for unoccupied properties. In relation to discounts for residents of properties, a full Council Tax charge was based on there being at least two adults resident at the property and where this was not the case, a discount may apply. The largest category of discount applied by the Council was for properties occupied by only one adult and at 1 July 2017 the Council had 7,774 such properties where occupants were in receipt of a 25% Single Person Discount. This represented 29.5% of the total properties in the borough. In addition, again on 1 July 2017, there were 377 properties that received 25% disregard discount that covered categories such as students and apprentices, carers, residents of hospitals and care homes etc. In 2015 the government had introduced a new 50% discount for annexes that were occupied by family members and as at 1 July 2017 the Council had 9 such discounts.

In terms of unoccupied properties, the Council currently granted 100% discount for the first six months that a property was unoccupied and unfurnished, of which there were currently 383 cases in the borough, and the first 12 months if a property was uninhabitable or undergoing major renovation work – there were 51 such properties as at 1 July. 2017.

In terms of second homes ie properties that were unoccupied and furnished, they currently received a 10% discount and there were 216 such properties on 1 July 2017. In some cases special job related circumstances may exist where this discount was increased to 50% and the Council had two such cases on 1 July 2017.

Finally the Leader confirmed that the Council had introduced a local 100% discount to help those properties that had been affected by the floods in December 2015 and there were currently three properties where residents had been unable to return to their homes.

Finally, Councillor Knox asked if the Leader could outline what projects the Council ran to influence healthy eating in the borough. The Leader drew attention to the Council's 'Up and Active' programme, under which staff had been working in a number of primary schools to deliver sessions to pupils on healthy eating over a six week period. The plan was to engage with all primary schools in the borough in this way.

In addition every Tuesday the Council provided two weight management courses, one of which was part of a 12 week programme for residents and which included information about healthy eating. This course also included a physical activity programme for residents who were self-referred. Staff also provided drop in sessions after a number of their supervised gym sessions for members of the public to be weighed and given advice on healthy eating. Finally the Leader could also confirm that during the week beginning 18 September 2017 staff would be organising a range of activities as part of National Health week which included healthy eating and would provide three sessions for children on healthy eating as part of the Roefield holiday club programme.

Consideration was given to the written report of the Chief Executive, outlining a recommendation from Policy and Finance Committee to amend the Council's structure to enable the creation of an Economic Development Committee.

RESOLVED: That

1. a new Economic Development Committee be created;
2. the political balance of the Committee be as set out in the report with the addition that Councillor M Fenton be appointed to the seat relinquished by the Liberal Democrats; and
3. the changes to the Committee timetable outlined in the report be approved.

142 HOUSING AND ECONOMIC DPD (DEVELOPMENT PLAN DOCUMENT) SUBMISSION

Consideration was given to the written report of the Chief Executive asking Members to approve the Housing and Economic DPD Proposal Map and submission.

RESOLVED: That the Housing and Economic DPD submission be approved as outlined in the report.

143 CASUAL VACANCY FOR VICE CHAIR OF POLICY AND FINANCE COMMITTEE

Consideration was given to the written report of the Chief Executive seeking the appointment of a Vice Chairman of Policy and Finance Committee following the resignation of Councillor T Hill from the position. In addition, a further vacancy had arisen since the report was written for a Vice Chair of Personnel Committee.

RESOLVED: That

1. Councillor P Elms be appointed Vice Chair of Policy and Finance Committee; and
2. Councillor J White be appointed Vice Chair of Personnel Committee.

144 COMMITTEE MINUTES

(i) Community Committee – 16 May 2017

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

(ii) Planning and Development Committee – 18 May 2017

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

(iii) Personnel Committee – 24 May 2017

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

(iv) Health and Housing Committee – 25 May 2017

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

(v) Licensing Committee – 13 June 2017

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

(vi) Parish Council Liaison Committee – 15 June 2017

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

(vii) Planning and Development Committee – 22 June 2017

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

(viii) Policy and Finance Committee – 27 June 2017

RESOLVED: That the minutes of the above meeting be received with the exception of minute number 113.

Minute Number 113 – Lancashire Combined Authority

Members considered a recommendation from Committee that the Council formally withdraw from the Shadow Lancashire Combined Authority but continue to attend meetings with a view to collaborative working.

RESOLVED: That the Council formally withdraw from the Shadow Lancashire Combined Authority but continue to attend informal meetings with a view to collaborative working.

The meeting closed at 7.15pm.

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

Minutes of Accounts & Audit Committee

Meeting Date: Wednesday, 26 July 2017 starting at 6.30pm
Present: Councillor S Hirst (Chairman)

Councillors:

P Ainsworth	S Hind
I Brown	G Mirfin
P Dowson	R Newmark
L Graves	R Sherras
R Newmark	R Thompson

In attendance: Chief Executive, Director of Resources, Head of Financial Services, Head of Legal and Democratic Services, Caroline Stead and Amelia Payton (Grant Thornton).

145 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors B Hilton and A Knox.

146 MINUTES

The minutes of the meeting held on 29 March 2017 were approved as a correct record and signed by the Chairman.

147 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

148 PUBLIC PARTICIPATION

There was no public participation.

149 LOCAL CODE OF GOVERNANCE

The Director of Resources asked Committee to consider the revised Local Code of Corporate Governance. The Code is a public statement that sets out the way the Council will meet its commitments to demonstrating that it has the necessary corporate governance arrangements in place to perform effectively. It represents a key component of the Council's governance arrangements and applies to all Members, officers, partners and stakeholders in their dealings with the Council. The Council was not required to include the Local Code in the Constitution; however it would be published separately on the Council's website. The Council must conduct a review at least once a year of the Code which was attached for Committee's information. The Code is developed based upon the requirements and guidance received from CIPFA and includes 7 core principles that the Director of Resources highlighted.

RESOLVED: That Committee approve the Local Code of Corporate Governance as outlined in the report.

150 ANNUAL GOVERNANCE STATEMENT FOR 2016/2017

The Director of Resources sought Committee's approval of the Annual Governance Statement 2016/2017. Under the Accounts and Audit (England) Regulations 2015 the Council is required to ensure that its financial management is adequate and effective and that the Council has a sound system of internal control which facilitates the effective exercise of the Council's functions and which includes arrangements for the management of risk.

The Council must conduct a review at least once a year of the effectiveness of its system of internal control; following the review this Committee must approve an annual governance statement which must accompany the Statement of Accounts and be prepared in accordance with proper practices in relation to internal control. The Annual Governance Statement was attached as an annex to the report and had been developed based upon the requirements and guidance received from CIPFA. There were no significant governance issues to report and no actions required for 2017/2018.

RESOLVED: That Committee approve the attached Annual Governance Statement for 2016/2017.

151 THE AUDIT FINDINGS

Caroline Stead 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 2017. She informed Committee that Grant Thornton anticipated providing an unqualified opinion on the financial statements and 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 and supporting working papers prepared were of a high quality
- there were no amendments required to the accounts as a result of the audit

The report outlined details of misclassifications and disclosure changes identified during the audit which had been made to the final set of financial statements.

With regard to the Value for Money conclusion, based on the work performed to address the significant risks, Grant Thornton concluded that the Council had proper arrangements in all significant respects to ensure it delivered value for money in its use of resources.

Caroline Stead 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.

152 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 2016/2017 on behalf of the Council.

153 APPROVAL OF AUDITED STATEMENT OF ACCOUNTS 2016/2017

The Director of Resources submitted a report asking Committee to formally approve the Statement of Accounts 2016/2017 following the completion of the audit.

The Head of Financial Services reminded Committee that the 2017/2018 financial year would be the first where we were required to meet the new deadlines for release of our Statement of Accounts for external audit by 31 May and approval following audit by 31 July. This same deadline had been undertaken a year earlier and we had successfully published our Statement of Accounts subject to audit for 2016/2017 on the website on 1 June.

The Head of Financial Services reported that this year the main areas from the code that had impacted on the Council had been:

- Presentation of the financial statements – new formats and reporting requirements for the comprehensive income and expenditure statement and the movement in reserve statement, together with the introduction of the new expenditure and funding analysis as a result of the *Telling the Story* review of the presentation of local authority financial statements.
- Amendments to reflect the new requirements in the Accounts and Audit Regulations 2015 for English authorities for a Narrative Report.
- Additions to the definition of a related party in relation to Related Party Disclosures to reflect the changes to IAS 24 *Related Party Disclosures* in relation to key management personnel.

The Head of Financial Services reported that he was pleased that only a few amendments had been required and these changes had no impact on the overall position as previously prepared in the Statement of Accounts (subject to audit). The key changes made could be summarised as follows:

- Following publication of the accounts, we identified the element of note 26 relating to staff paid more than £50,000 in bandings had been incorrectly reproduced in the accounts. This was brought to the attention of Grant Thornton and had been corrected.

- The amounts relating to Council Tax for “transfers to General Fund – Council Tax benefits” of £21,000 and “Provision for bad/doubtful debts” of £64,000 had been transposed. These had now been corrected on the face of the Collection Fund and had no overall impact.

The report went on to outline the general fund outturn position for 2016/2017 along with the general fund balances, earmarked reserves, business rates, collection fund and balance sheet.

The final outturn of a surplus of £38,000 means that we had added £46,000 more to general fund balances than was estimated when the revised estimates were prepared. There had also been £356,000 more (revenue only) added to earmarked reserves than forecast at revised estimate, which was largely due to accounting treatment requirement for grants received but yet to be spent.

RESOLVED: That Committee approve the Audited Statement of Accounts 2016/2017.

154 RISK MANAGEMENT POLICY REVIEW

The Director of Resources submitted a report asking Members to consider the approval of the updated and revised Risk Management Policy. There had been slight changes to the policy that were to reflect updated regulations and procedures.

RESOLVED: That Committee note the amendments to the Risk Management Policy and approve the reviewed risk management policy as outlined in the report.

155 RESPONSE TO GLOBAL CYBER ATTACK – MAY 2017 (WANNACRY)

The Director of Resources submitted a report informing Members of the Council's response to the global cyberattack that occurred during May 2017. The report explained how Ribble Valley's ICT infrastructure is protected and how it was protected from the WannaCry cyber-attack.

Although the Council was not directly affected by the WannaCry cyberattack, it was impacted only by the timely precautionary measures taken by the ICT team. It was inevitable that there would be future cyberattacks which would become more sophisticated and harder to deal with. Good practice, user training and the introduction of new technologies would help to ensure that systems are kept secure in the future.

RESOLVED: That the report be noted.

156 INTERNAL AUDIT ANNUAL REPORT 2016/2017

The Director of Resources submitted a report informing Committee of the internal audit annual report 2016/2017. All new audit reports produced during the year had been taken into account in informing the assurance opinion. Details were given along with the assurance levels of the audits that had taken place and the

opinion based on this work was that the Council's systems of internal control were generally sound and effective.

RESOLVED: That the report be noted.

157 INTERNAL AUDIT PROGRESS REPORT 2017/2018

The Director of Resources submitted a report for Committee's information on the internal audit progress to date for 2017/2018. The report included the full internal audit plan for 2017/2018 for Committee's information.

The first couple months of the year had been spent completing audits on fees and charges, Members' allowances, car parking and grants as well as assurance work around corporate governance. The progress to date with the 2017/2018 Audit Plan was satisfactory.

RESOLVED: That the report be noted.

158 PLANNED AUDIT FEE FOR 2017/2018

The Planned Audit Fee letter for 2017/2018 from Grant Thornton was included for Committee's information.

RESOLVED: That the report be noted.

159 2016/2017 YEAR END PERFORMANCE INFORMATION

The Director of Resources submitted a report for Committee's information for the year end 2016/2017 detailing performance against our local performance indicators.

RESOLVED: That the report be noted.

160 THE ROLE OF INDEPENDENT PERSONS

The Chief Executive submitted a report informing Councillors about the role of the Independent Persons. This had been requested as the composition of the Committee had changed since the Localism Act 2011 came into effect and since the provisions were put in place with regard to Independent persons. Having followed the required recruitment procedure, the Council appointed two Independent Persons in July 2012 and their appointments had been reaffirmed by Committee on 29 March 2017.

The Head of Legal and Democratic Services reported that there was some training planned to update Councillors on the standards regime.

RESOLVED: That the report be noted.

The meeting closed at 7.25pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 27 July 2017 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

I Brown	S Knox
S Brunskill	I Sayers
P Dobson	R Sherras
M French	R Swarbrick
G Geldard	D Taylor
S Hind	N Walsh

In attendance: Head of Regeneration and Housing, Head of Legal and Democratic Services, Principal Planning Officer x 2.

Also in attendance: Councillors D Smith, K Hind and P Elms.

161 APOLOGIES

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

162 MINUTES

The minutes of the meeting held on 22 June 2017 were approved as a correct record and signed by the Chairman.

163 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

164 PUBLIC PARTICIPATION

There was no public participation.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION REF: 3/2017/0118
GRID REF: SD 368891 432063

DEVELOPMENT DESCRIPTION:

THE ERECTION OF THREE NEW DWELLING HOUSES ON THE SITE OF THE FORMER TENNIS COURT AT THE COACH HOUSE 26 WHALLEY ROAD WILPSHIRE BB1 9JT

APPROVED subject to the following conditions:

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

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

2. 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:

Dwg 02A Existing Site Plan received 29.03.2017

Dwg 03A Proposed Plans and Elevations received 29.03.2017

Dwg 04A Proposed Site Plan received 29.03.2017

Dwg 05 Proposed Section received 29.03.2017

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments 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 of the Ribble Valley Core Strategy.

4. Notwithstanding the submitted details, prior to the commencement of the development, full details of the proposed landscaping shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the landscaping details shall indicate all trees and hedgerows identified to be retained or how those adjacent to the proposed development and/or application area/boundary will be adequately protected during construction, in accordance with BS5837; 2012 'Trees in relation to design, demolition and construction' equivalent unless otherwise agreed. The agreed protection measures shall be put in place and maintained during the construction period of the development.

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

REASON: To protect trees and hedges on and adjacent to the site and to ensure the proposal is satisfactorily landscaped and appropriate to the

locality in accordance with Policies DME1 and DME3 of the Ribble Valley Core Strategy

5. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified to be retained in the Arboricultural Impact Assessment dated March 2017 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction] the details of which 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 felling 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: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and the locality and in accordance with Policies DMG1, EN2, and DME2 of the Ribble Valley Core Strategy.

6. Prior to the commencement of development full details of the colour, form and texture of all hard landscaping (ground surfacing materials) including details of any changes of level or landform and the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

REASON: In the interests of the amenity of the area and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

7. Notwithstanding the details shown on the approved plans, within three months of the commencement of development, the siting, details of the construction and design of external refuse recycling/bin stores shall be submitted to and approved in writing by the Local Planning Authority. The duly approved facilities shall be made available for use before the dwellings hereby approved is first occupied and retained thereafter.

REASON: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and in the interest of visual amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

8. 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.

9. The site shall be drained via separate systems for the disposal of foul and surface water.

REASON: To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with Policy DME6 of the Ribble Valley Core Strategy.

10. 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 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 in accordance with the approved details.

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 contained within the NPPF and NPPG.

11. 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 locations(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 during the construction stage of the development and made available for use before the dwelling hereby approved is 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 reduce the impact of development in accordance with Policies DMG1 and EN4 of the Ribble Valley Core Strategy.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality, and to protect any adjacent trees, in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

13. 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.

14. Unless otherwise agreed in writing by the Local Planning Authority, no building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

REASON: In order to protect the amenities of existing residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

15. The parking and associated manoeuvring facilities shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of any of the buildings; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the site in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

16. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

17. 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 for:

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
Details of working hours
Contact details of the site manager

REASON: To protect existing road users in the interest of highway safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

NOTES

1. This consent does not give approval to a connection being made to the County Council's highway drainage system.

(Mr Conway spoke in favour of the above application. Councillor S Hirst spoke against the above application).

2. APPLICATION REF: 3/2017/0570
GRID REF: SD 360349 437432

DEVELOPMENT DESCRIPTION:

PROPOSED ARCH AT THE ENTRANCE TO TOWNELEY GARDENS

APPROVED subject to the following 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. 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:

Site Location Plan
LTC/CP/01
LTC/ESP/01
Long/Arch/01/A

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

3. APPLICATION NO: 3/2017/0317/P
GRID REF: SD 361763 437185

DEVELOPMENT DESCRIPTION:

OUTLINE PLANNING APPLICATION FOR EMPLOYMENT FLOORSPACE (USE CLASSES B1, B2 AND B8) AND ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND SERVICES INFRASTRUCTURE WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS AT LAND SOUTH OF BLACKBURN ROAD HOTHERSALL PR3 2YY

(The Principal Planning Officer informed Committee of an amendment to proposed condition 10, and reported on further letters of objection and two further representations received from Hothersall Parish Council).

DEFERRED for officers to obtain further information on all aspects including information on uses, highways issues, incorporating the cumulative impact of this and the adjacent application, from the County Surveyor, the impact of noise, pollution and other environmental factors on Hillside Specialist School and its pupils, and for the application to be brought back to Committee to be considered on its own merits.

(Councillors D Smith and K Hind were given permission to speak on the above application).

(Mr Greenwood spoke in favour of the above application. Dr Forrester spoke against the above application).

165 APPEALS

- a) 3/2016/0279 – Listed Building Consent for replacement of existing windows and porch door with a suitable timber alternative. Proposed materials: Residence 9 Flush casement window system and Residence 9 Solidor composite door at Dove Syke, Eaves Hall Lane, West Bradford – appeal dismissed.
- b) 3/2016/1067 – Demolition of existing dwelling and garage. Provide new detached dwelling with linked annex and garage at Westholme, Longsight Road, Copster Green – appeal dismissed.
- c) Appeal against application for costs by Ribble Valley Borough Council – land at 68-70 Whalley New Road, Wilpshire – costs application succeeds and a full award of cost is made.

166 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

167 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>	
3/2016/0974	Land West Preston Road Longridge	16/2/17	275	With Agent	Applicants

168 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2017/0246	Change of use from one residential dwelling to 3 residential flats	29 Woone Lane Clitheroe
3/2017/0294	Conversion of former Punch Bowl Inn into 5 holiday lets and café including demolition and extension – creation of new caravan park with 15 caravans	Former Punch Bowl Inn Longridge Road Hurst Green
3/2017/0295	Conversion of former Punch Bowl Inn into 5 holiday lets and café including demolition and extension – creation of new caravan park with 15 caravans	Former Punch Bowl Inn Longridge Road Hurst Green
3/2017/0346	Erection of 3 detached houses (alternative to previously approved applications of 3/2015/0759 and 3/2015/0167)	Land off Mill Lane Gisburn
3/2017/0359	Temporary planning permission (from 24/5/17 – 24/8/17) for a canvas marquee structure for 3 summer events	Foxfield Farm Whalley Road Hurst Green

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2017/0422	Three, 3 bedroom dwellings with private garages and parking, including new pedestrian vehicular access off Primrose Road and associated external landscaping work	Rear of 30 Beverley Drive Clitheroe
3/2017/0455	Application for a lawful development certificate for a proposed single storey rear extension	Hillside, Barker Lane Clayton le Dale

169 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>
3/2015/0393 R	10/08/16	Land west of Preston Road Longridge (Grimbaldeston Farm)	Inquiry	In abeyance	Bespoke timetable
3/2016/0279 R	11/04/17	Dove Syke Eaves Hall Lane West Bradford	WR		Appeal Dismissed 03/07/17
3/2016/1067 R	12/04/17	Westholme Longsight Road Copster Green	WR		Appeal Dismissed 06/07/17
3/2017/0088 R	03/07/17	1 and 2 Abbeycroft The Sands, Whalley	WR		Statement due 07/08/17
3/2017/0039 R	Awaiting start date from PINS (invalid as no grounds of appeal submitted)	18 Netherwood Gardens Brockhall Village Langho	WR (to be confirmed)		
3/2017/0272 R	08/06/17	Ribble View Barn Alston Lane, Longridge	WR		Statement due 13/07/17
3/2016/1196 R	03/07/17	Lower Standen Farm Whalley Road Pendleton	WR		Statement due 07/08/17
3/2016/0708 R	10/07/17	The Dog and Partridge Tosside	Hearing	05/09/17	Statement due 14/08/17
3/2016/0709 R	10/07/17	The Dog and Partridge Tosside	Hearing	05/09/17	Statement due 14/08/17

<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>
3/2017/0029 R	Awaiting start date from PINS (appeal sent by post)	Field at Hellifield Road Gisburn	WR (to be confirmed)		
3/2017/0045 R	Awaiting start date from PINS	Newton Hall Newton in Bowland	WR (to be confirmed)		
3/2016/0765 Costs application	Appeal withdrawn by appellant, but application for costs made by RVBC	68-70 Whalley New Road Wilpshire			Costs awarded to RVBC 04/07/17
3/2016/1202 R	Awaiting start date from PINS	Barn within the grounds of Greengore Farm	WR (to be confirmed)		
3/2017/0192 R	Awaiting start date from PINS	Countess Hey Elmridge Lane Chipping	WR (to be confirmed)		
3/2017/0308 R	Awaiting start date from PINS	Fields Farm Barn Back Lane, Chipping	WR (to be confirmed)		

The meeting closed at 7.15pm.

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

Minutes of Community Services Committee

Meeting Date: Tuesday, 29 August 2017, starting at 6.30pm
Present: Councillor S Hore (Chairman)

Councillors:

A Brown	J Holgate
K Hind	M Robinson
S Hind	N Walsh
S Hirst	

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

Also in attendance: Councillor I Sayers.

170 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Alcock, S Carefoot, R Hargreaves, T Hill, S Knox, G Scott and J White.

171 MINUTES

The minutes of the meeting held on 16 May 2017 were approved as a correct record and signed by the Chairman.

With reference to minute 14, Members were informed that the junior park runs would start in mid-October.

172 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

173 PUBLIC PARTICIPATION

There was no public participation.

174 PREPARATION FOR REFUSE AND RECYCLING COLLECTION SERVICES FROM 2018

The Director of Community Services submitted a report to remind Members of the implications for the current refuse and recycling collection services following the withdrawal by Lancashire County Council of cost sharing payments from April 2018 and to present Members with recommendations of the Working Group regarding the options previously presented that would introduce alternative arrangements for the recycling of all the recyclable and compostable waste streams.

He reminded Members that there had been five preliminary reports that had been presented to this Committee so far; each report had focussed on one of the range of options available to this authority that may in part help to mitigate the budget shortfall of £430,340 per annum as a result of the withdrawal of the cost sharing agreement by Lancashire County Council from April 2018. The Waste Management Working Group had met three times and had set about evaluating the options previously considered by Committee. Without further information it was difficult to establish the legal position on several of the options and also the extent of the savings and/or income that each option may generate. However the Waste Management Working Group did arrive at recommendations regarding the priority that should be afforded to each of the measures identified; these included, in descending order of priority:

- Leave collection arrangements in place for paper and card and retain the income.
- Consider introducing a £30 annual charge for the green waste collection service.
- Ask LCC to make a financial contribution to the operational cost of running the waste transfer station.
- Seek to make modest savings by ceasing enforcement activity regarding the content of recycling streams and accept a change in policy to allow the rounds to pick up side waste left with the bins.
- Leave arrangements for mixed dry-cyclate as at present and do not change frequency of collection.

Members discussed the options available and felt that at the present time the Council was not in a position to make any final decisions.

RESOLVED: That Committee thank the Members of the Waste Management Group for their work on this but defer any decision on a way forward until the legal position is better known.

175 FOOTBALL DEVELOPMENT PROPOSAL

The Director of Community Services submitted a report providing an update on the proposals from Clitheroe Wolves Football Club to work in partnership with the Council to develop a football specific facility at Roefield Playing Pitches and to seek approval in principle for the revised scheme.

He reminded Members that at the last meeting they had agreed in principle to the proposal by Clitheroe Wolves Football Club to develop an indoor football facility and refurbish the Council's existing artificial surface. Since that time a number of meetings had taken place with the club, The Lancaster Foundation, Lancashire FA and the Football Foundation to establish the exact details of the scheme.

Following these discussions the scheme being proposed now was to locate a full size synthetic pitch on the Roefield site which would cover the whole of the existing Council artificial surface currently there and extend over some of the grass area and would sit alongside the proposed indoor facility. It had also become apparent that the Football Foundation would only deal with the

landowner ie the Council and it would therefore be necessary for a legal agreement to be drawn up with Clitheroe Wolves Football Club and/or The Lancaster Foundation, because the Council would need to act as project manager for the outdoor pitch with all invoices being dealt with by the Council, who would draw down grant funding for their payment.

RESOLVED: That Committee

1. approve the revised project in principle and authorise the Director of Community Services to enter into formal negotiations with Clitheroe Wolves Football Club regarding the scheme; and
2. request that a report on the agreement be brought to Committee for final consideration.

176 BERRY LANE MEDICAL CENTRE, LONGRIDGE

The Director of Community Services submitted a report providing Committee with details of a proposal received from Berry Lane Medical Centre, Longridge to buy a piece of Council land to enable the centre to be expanded.

The main part of the recreation ground land was originally purchased by Longridge Urban District Council in 1926 and subsequently became part of Ribble Valley Borough Council when it was created in 1974. Other parts of the land were subject to a land swap between Longridge Urban District Council and Longridge Co-op in 1973.

The development which the medical centre would like to build subject to land acquisition and planning approval would require part of the Kestor Lane play area; the centre adjoins the play area on one side. The current play area although large in physical area has a limited amount of play equipment that was in need of some improvement. The proposal from the medical centre would not impinge on the recreational use of the field although it would reduce the physical size of the play area. The District Valuation Office had been asked to provide an indication of value for the land being sought.

Members considered the request of the medical centre and discussed the effects this would have on the play area and the views of Longridge residents.

RESOLVED: That Committee inform Policy and Finance Committee that this Committee is not opposed to a sale of this land for a fee of up to £150,000 if the proceeds can be used to significantly improve the remainder of the play area.

177 OPEN SPACE AUDIT

The Director of Community Services submitted a report presenting the most recent information on the Council's open spaces and asked Committee to recommend acceptance of the current position as expressed in the audit attached to the report. This information is used where new housing developments are proposed and the Council seeks to ensure that recreational

provision is accounted for in the vicinity through applying a formula which seeks to get the developer to pay contribution to the development of new activities. The audit of pitches is a useful tool in approaching this through planning obligations and other negotiations.

Members requested that when this audit was updated, that an approach be made to each Parish Council for information about facilities in their areas.

RESOLVED: That Committee endorse the pitch audits and assessments as attached to the report.

178 GENERAL PARKING REPORT

The Director of Community Services submitted a report looking at current issues affecting parking in the borough. The report outlined the intention to upgrade the payments systems so that the machines will be able to accept chip and pin payments. A capital scheme value had been allocated in the 2017/18 budget to fund the upgrade of machines and a quote had been obtained from the contractor with whom the Council has an existing maintenance agreement for three new machines. It was intended to replace one machine at each of the car parks at Edisford Road, Lowergate and Railway View, Clitheroe.

The report also outlined a request made from James' Places with regard to parking enforcement on their car park. In order to comply with the Road Traffic Regulation Act 1984 and to enable enforcement on the car park to be undertaken legally the Council would need to create a new parking order for the car park. For this to be possible the Council would have to lease the car park from James' Places.

The Council's Car Park Working Group had discussed the issue and resolved that any agreement with Holmes Mill should be done under the policies and principles that the Council currently applies. Further dialogue would take place with James' Places regarding this issue.

To support the retail sector and the local economy the Council had previously offered free parking in its town centre car parks on Saturdays in December for both Clitheroe and Longridge. It was proposed that this year the Council would offer free parking on the following Saturdays:

- 2 December;
- 9 December;
- 16 December; and
- 23 December.

RESOLVED: That Committee

1. approve the purchase of three new pay and display machines for Edisford Road, Lowergate and Railway View car parks in Clitheroe at a cost of £16,340 and that Policy and Finance Committee be requested to approve an increase to the capital programme of £1,790 to be financed by a

contribution from the revenue budget from excess car parking income above budget or from an alternative revenue budget if this does not materialise at the year-end;

2. note the information relating to car park arrangements at Holmes Mill; and
3. approve the offer of free parking on town centre car parks in Clitheroe and Longridge on the four Saturday's leading up to Christmas ie 2, 9, 16 and 23 December.

179 CAPITAL MONITORING 2017/18

The Director of Resources submitted a report providing Members with information on the progress of the approved Community Committee 2017/18 Capital Programme for the period to the end of July 2017. The report gave a summary of the Community Committee Capital Programme budget expenditure to date and variances and included the full Capital Programme by scheme with details, financial information and budget holders' comments. At the end of July 2017, 62.1% of the annual capital programme for this Committee had been spent or committed. The Head of Financial Services referred to additional approvals that were required relating to the increased £1,790 budget required for the off-street car parks upgrade of payment system scheme and an increased £1,450 budget required for the replacement mower Kubota (PN09SW0) scheme.

RESOLVED: That Committee recommend approval of the following additional capital budgets to Policy and Finance Committee:

- £1,790 for the off-street car parks – upgrade to payment system scheme as funded by a contribution to capital resources from 2017/18 excess car parks income above budget or from an alternative revenue budget if this does not materialise at year-end;
- £1,450 for the replacement mowers (Kubota (PN09SW0) scheme) as funded by a contribution to capital resources from the 2017/18 grounds maintenance purchase of equipment and materials revenue budget.

180 REVENUE OUTTURN 2016/17

The Director of Resources submitted a report for Committee's information on the outturn for the 2016/17 financial year in respect of the Revenue Budget for this Committee. The report showed the overall spend of this Committee shown by cost centre as a comparison with the revised estimate along with the main variations.

There had been a considerable number of variations in both income and expenditure during the year and this had given rise to an overall overspending of £105,492 on the net cost of services after transfers to and from earmarked reserves, the overall underspend is £129,108.

RESOLVED: That the report be noted.

181 REVENUE MONITORING 2017/18

The Director of Resources submitted a report updating Members on the position for the period April to July 2017 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 and highlighted the variations along with the budget holders' comments and agreed action plans.

RESOLVED: That the report be noted.

182 2016/2017 YEAR END PERFORMANCE INFORMATION

The Director of Resources submitted a report for Members' information that detailed performance against our local performance indicators.

RESOLVED: That the report be noted.

183 CLITHEROE FOOD FESTIVAL 2017

The Director of Community Services submitted a report providing an update on this year's event, along with the initial outturn for income and expenditure. It outlined the Council's involvement in the 2017 Food Festival, along with a review and the latest outturn forecast for the Food Festival.

Although the Food Festival had again been a successful event in attendances of both visitors and exhibitors it had operated at a financial loss which was largely due to the lower level of sponsorship attracted by Clitheroe Food Festival of Food Ltd and some necessary additional costs around security and crowd safety. The loss for this year could be supported by the use of the earmarked reserves set aside for this purpose.

RESOLVED: That the report be noted.

184 GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report updating Committee on specific aspects in relation to Ribblesdale Pool, the Platform Gallery and Sports Development.

RESOLVED: That the report be noted.

185 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.55pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 31 August 2017 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

S Atkinson	J Rogerson
I Brown	I Sayers
S Brunskill	R Sherras
P Dowson	R Swarbrick
M French	N Walsh
S Hind	D Taylor

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

Also in attendance: Councillors K Hind and P Elms.

186 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Knox and G Geldard.

187 MINUTES

The minutes of the meeting held on 27 July 2017 were approved as a correct record and signed by the Chairman.

188 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor P Dowson declared an interest in planning application 3/2017/0323 and Councillor J Rogerson declared an interest in planning application 3/2017/0317.

189 PUBLIC PARTICIPATION

There was no public participation.

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

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

1. APPLICATION NO: 3/2017/0317/P
GRID REF: SD 361763 437185

DEVELOPMENT DESCRIPTION:

OUTLINE PLANNING APPLICATION FOR EMPLOYMENT FLOORSPACE (USE CLASSES B1, B2 AND B8) AND ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND SERVICES INFRASTRUCTURE WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS AT LAND SOUTH OF BLACKBURN ROAD, HOTHERSALL, PR3 2YY

APPROVED subject to the following conditions:

1. Application(s) for approval of all of the outstanding reserved matters related to the consent hereby approved 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. Detailed plans indicating the layout, scale and appearance of the buildings, facing materials, landscaping and boundary treatment and parking and manoeuvring arrangements for vehicles (called the "reserved matters") shall be submitted to and approved by the Local Planning Authority before development commences.

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

3. The details in respect of the submission of any reserved matters shall be in strict accordance with the design principles set out in the Design and Access Statement (Rev 1.01) dated 20 June 2017 and the parameters shown on 5220-P02B Parameters Plan received 14 August 2017.

REASON: To ensure the development accords with the agreed general principles in relation to design and green infrastructure in accordance with Policies DMG1, DME1, DME3, and Key Statements EN2 and EN4 of the Ribble Valley Core Strategy.

4. Notwithstanding the details shown on the approved plans, buildings on the site shall not exceed 7m in height.

REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

5. Applications for the approval of reserved matters shall be accompanied by a noise assessment to ensure that the rating level (LAeq,T) of noise emitted from the site shall not exceed the background noise level (LA90,T) by more than 0 dB at any time when measured at the boundary of the nearest noise sensitive premises. The assessment shall have been made in accordance with the current version of British Standard 4142 and the Planning Practice Guidance and confirmation of the findings of the assessment shall have been submitted to, and agreed in writing by, the Local Planning Authority and shall be adhered to thereafter.

If the assessment indicates that noise from the development is likely to affect neighbouring residential or commercial properties then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the units.

The noise mitigation measures shall be designed so that nuisance will not be caused to the occupiers of neighbouring noise sensitive premises by noise from the development.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. No part of the development hereby granted consent shall be commenced until details of all artificial lighting has been submitted, the details of which shall include the location, intensity of lighting, type of application and direction.

The details shall include the light mitigation measures designed to reduce the impact of artificial lighting on protected species and species of conservation concern.

The external lighting shall be installed precisely in accordance with the approved details and thereby retained as such unless otherwise agreed in writing with the Local Planning Authority.

REASON: In order to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected species and species of conservation concern and to minimise the possibility of inconvenience to nearby residents in compliance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy Adopted Version.

7. The working hours within the premises shall be restricted to the period from 0800 to 1800 hours on Mondays to Fridays and 0900 to 1300 on Saturdays

only. No work shall take place in the buildings on Sundays, Bank or Public Holidays.

REASON: In order to protect the residential amenities of the occupiers of the adjacent properties and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

8. No externally sited fixed plant, machinery or equipment (including ventilation and extraction equipment); or internally sited fixed plant, machinery and equipment (including ventilation and extraction equipment) which communicates directly to the exterior of a building used in connection with the development shall be fitted without first obtaining planning permission from the Local Planning Authority.

REASON: In the interests of the amenity of the surrounding area due to noise from such equipment, in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

9. No goods, plant or materials shall be deposited or stored on the site other than in the buildings shown on the approved plans.

REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity to comply with Policy DMG1 of the Ribble Valley Core Strategy.

10. There shall not at any time whatsoever be any working outside of the buildings, or any noise generating work inside the buildings with the doors open.

REASON: In the interest of safeguarding residential amenity and to comply with Policy DMG1 of the Ribble Valley Core Strategy Proposed Main Modifications (May 2014).

11. There shall be no deliveries or collections to/from the new units hereby approved other than between 07:00-19:00 Monday to Friday, between 08:00-13:00 Saturday and not at all on Sunday and bank Holidays.

REASON: In order to protect the amenity of the surrounding area and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

12. There shall be no movements of HGV's or forklift trucks, used in connection with the new units hereby approved, within the open areas of the site other than between 07:00-19:00 Monday to Friday, between 08:00-13:00 Saturday and not at all on Sunday and bank Holidays.

REASON: In order to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

13. No goods, plant or material shall be displayed for sale in the open on the site.

REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

14. 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 + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), 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 the pre-development greenfield runoff rate. 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 buildings, 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 prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site; to reduce the risk of flooding to the proposed development, elsewhere and to future users and; to ensure that water quality is not detrimentally impacted by the development proposal.

15. 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 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.

- 16. Applications for the approval of reserved matters shall be accompanied by full details of the proposed surface water attenuation ponds and all other water bodies on site.

For the avoidance of doubt the submitted information shall include existing and proposed sections through each pond including relevant existing and proposed land levels and details of all associated landscaping and boundary treatments where applicable.

All attenuation basins and flow control devices/structures shall be carried out in strict accordance with the approved details and be operational prior to the commencement of any other development.

REASON: To ensure a satisfactory form of development in the interests of visual amenity and to ensure the Local planning Authority can make an accurate assessment of the details relating to matters of flood risk and sustainable drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

- 17. Surface water draining from areas of hardstanding shall be passed through an oil separator or series of oil separators, prior to being discharged into any watercourse, soakaway or surface water sewer. The separator(s) shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and

shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water or vehicle washdowns and detergents shall not pass through the separator(s) and should be drained instead to foul sewer or sealed system.

REASON: To reduce the risk of pollution to the water environment in accordance with Core Strategy Policy DME6.

18. 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 the buildings, in accordance with the approved details. This development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure satisfactory means of foul drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

19. No development shall take place until a Construction Risk Assessment Method Statement (RAMS) for construction of the proposed development, is submitted to and approved by the Local Planning Authority. The statement shall outline the potential impacts from all construction activities on infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to this infrastructure. The development shall be undertaken in accordance with the approved RAMS.

REASON: To ensure a satisfactory form of development and to afford appropriate protection of infrastructure that crosses the site.

20. As part of any reserved matters application and prior to the commencement of any site works including delivery of building materials and excavations for foundations or services, a detailed arboricultural assessment/tree constraints plan shall indicate how the existing trees have informed the detailed layout that has been submitted for reserved matters approval.

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development.

21. Prior to the commencement of development a detailed method statement for the removal or treatment and control of Japanese Knotweed on site shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of proposed working methods to be adopted to prevent the spread of the species during any operation such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/rot/stem of any invasive plant covered under the Wildlife and Countryside Act 1981.

Development shall proceed in accordance with the approved method statement.

REASON: To prevent the spread of non-native invasive species in the interests of protecting nature conservation issues in accordance with Policies DMG1, EN4 and DME3 of the Core Strategy.

22. Applications for the approval of reserved matters shall be accompanied by full details of the landscaping of the site, including wherever possible the retention of existing trees. The scheme shall reflect the landscape character of the area and therefore indicate on a detailed planting schedule appropriate species, types and density as well as their distribution on site.

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

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy.

23. The biodiversity mitigation measures as detailed in the ecological appraisal dated the 10th of October 2016 [7.1 – 8.1.6] shall be implemented in accordance with the recommendations and any specified time table. The development shall subsequently be implemented entirely in accordance with the approved details. Thereafter, unless otherwise agreed in writing by the local planning authority, the mitigation measures shall be permanently maintained and retained in accordance with the approved details.

REASON: To protect the protected species/ species of conservation concern from damaging activities and reduce or remove the impact of development and to ensure that there are no adverse effects on the favourable status of a bat population before and during the proposed development.

24. 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 building dependent bird/bat species site plan and include details of the numbers [there shall be at least 1 nest brick/bat tile per unit] across the development as a whole on north or east facing elevations. 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 units during the construction of those individual units identified on the submitted plan and be made available for use before each such building 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 protected species in accordance with Section 9 of the NPPF, and Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

25. 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 (drwg no.T2267-H-01 (Proposed Access)) received 14 August 2017. 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.

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

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

27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Blackburn Road to a point measured 153m in a westerly direction and 104m in an easterly direction along the nearer edge of the carriageway of Blackburn Road, from the centre line of the access and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the street junction or site access.

28. 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. For the avoidance of doubt the off-site works shall include

- a) Provision of pedestrian refuge and localised carriageway widening
- b) Signing and lining
- c) Junction re-alignment at Lower Road/Blackburn Road/Preston Road
- d) Extension of the street lighting provision on Blackburn Road

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.

29. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 4 has been constructed and completed in accordance with the scheme details.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

30. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

31. 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 for:

- a) The parking of vehicles of site operatives and visitors
- b) The loading and unloading of plant and materials
- c) The storage of plant and materials used in constructing the development
- d) The erection and maintenance of security hoarding
- e) Details of working hours
- f) HGV delivery times and routeing to/from the site
- g) Contact details for the site manager

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

32. Cycling and motorbike parking facilities shall be provided in accordance with a scheme to be approved by the Local Planning Authority before the use of the premises hereby permitted becomes operative.

REASON: To allow for the effective use of the parking areas in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

INFORMATIVES

1. 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.

The applicant should obtain Land Drainage Consent from Lancashire County Council **before** starting any works on site. Information on the application process and relevant forms can be found here: <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

2. Materials and chemicals likely to cause pollution should be stored in appropriate containers and adhere to the guidance for the storage of drums and intermediate bulk containers (<https://www.gov.uk/guidance/storing-oil-at-a-home-or-business>).

Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%.

All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Appropriate procedures, training and equipment should be provided for the site to adequately control and respond to any emergencies including the clean-up of spillages, to prevent environmental pollution from the site operations.

3. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the

Developer Support Section on 0300 123 6780, or email lhscustomerservice@lancashire.gov.uk

(Mr Love spoke in favour of the above application. Mr Gale, Hothersall Parish Council spoke against the above application. Councillor Ken Hind was given permission to speak on the above application).

(Councillor Rogerson returned to the meeting. Councillor Dowson declared an interest in the next item of business and left the meeting)

2. APPLICATION REF: 3/2017/0323/P
GRID REF: SD 365686 432179

DEVELOPMENT DESCRIPTION:

RETENTION OF UNAUTHORISED CHANGE OF USE OF AN AGRICULTURAL BUILDING AND STORAGE CONTAINERS FOR THE OPERATION OF SCARE KINGDOM AT HAWKSHAW FARM, CLAYTON LE DALE, BB2 7JA

APPROVED subject to the following conditions:

1. This retrospective permission relates to the use of the agricultural storage building and the retention of a storage container as shown on the submitted plans Location Map 2 (scale 1:2500) and Site Plan (dwg ref. HF/SP).

REASON: For the avoidance of doubt and to define the development for which retrospective permission is hereby granted.

2. The Scare Kingdom attraction for which temporary permission is hereby granted shall be operated for a maximum of 41 days in any calendar year.

The first entry to the attraction shall be no sooner than 6pm. The last entry and the latest departure times shall be as follows:

- Weekdays – last entry 9.30pm, latest departure 11pm.
- Weekdays during Halloween week – last entry 10.30pm, latest departure 12 midnight.
- Fridays and Saturdays – last entry 10.30pm, latest departure 12 midnight.
- Friday and Saturdays on the weekend closest to Halloween – last entry 11.30pm, latest departure – 1am.
- All Sundays last entry 9.30pm, latest departure 11pm.

The applicants shall keep a written record of all days upon which the attraction is open and this shall be made available for inspection by the Local Planning Authority upon request.

REASON: To comply with the terms of application and in the interests of the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

3. Should the Local Planning Authority consider at any time that the operation of the Scare Kingdom events inside the buildings are resulting in an undue noise nuisance to nearby residents, then a scheme of acoustic insulation within the buildings, and a timescale for its implementation, shall be agreed between the applicant and the Local Planning Authority.

REASON: In the interests of the amenities of nearby residents and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

4. Unless otherwise agreed in writing with the Local Planning Authority, the site shall be operated in strict accordance with the Visitor Management Plan submitted with the application. This shall include a requirement to erect temporary straw bale walls in accordance with the details shown on Annex 1 of the Visitor Management Plan to a height of 2.5-3m for the duration of all Scare Kingdom events.

REASON: To ensure the satisfactory management of the site in the interests of general amenity of the area and to safeguard where appropriate neighbouring residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

5. No external lighting shall be installed at the site without the prior written permission of the Local Planning Authority.

REASON: In the interests of the amenities of the area and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

(Councillor Dowson returned to the meeting)

3. APPLICATION REF: 3/2017/0495/P (LBC)
GRID REF: SD 374247 441621

DEVELOPMENT DESCRIPTION:

RE-SLATING OF PITCHED ROOF AREA BEHIND PARAPET WALL AT CASTLE MUSEUM, CLITHEROE CASTLE, CASTLEGATE, CLITHEROE

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

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

REASON: Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The permission shall relate to the development as shown on Plan Reference Roof-Plan Sheet 1.

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

3. Precise specifications and samples of any replacement natural slates to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

4. Precise specifications of any works to the roof timber structure shall have been submitted to and approved by the Local Planning Authority before its implementation in the proposed works.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

5. This consent relates to the actions, methods & timing details included in the mitigation notes attached to the protected species survey (Ecology Services UK Limited, 13 June 2017). In the event that the building works are undertaken after summer 2017 or if any bats are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

Mitigation refers to practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species.

REASON: To protect the bat population from damaging activities and reduce or remove the impact of development. To ensure that there are no adverse effects on the favourable status of a bat population before and during the proposed development.

6. Bat roof access, access tile and lead saddle shall be incorporated into the roof ridge refurbishment in accordance with the details identified in the submitted ecology report (Ecology Services UK Limited, 13 June 2017).

REASON: To protect the bat population from damaging activities and reduce or remove the impact refurbishment. To ensure that there are no adverse effects on the favourable conservation status of a bat population before and during the proposed development.

4. APPLICATION REF: 3/2017/0504
GRID REF: SD 374863 437669

DEVELOPMENT DESCRIPTION:

DEMOLITION OF EXISTING SINGLE STOREY DWELLING AND ERECTION OF REPLACEMENT TWO-STOREY DWELLING WITH DETACHED TRIPLE GARAGE AT WILLOW SPRING (NO. 58) PENDLETON ROAD, WISWELL

APPROVED subject to the following 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.

Plans

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:

Location Plan – 16182 (PL) 001
Proposed Block Plan – 16182 (PL) 004 D (amended plan received 27/06/17)
Proposed Floor Plans – 16182 (PL) 005 C (amended plan received 31/07/17)
Proposed Elevations – 16182 (PL) 006 C (amended plan received 14/08/17)
Proposed Garage – 16182 (PL) 007 B (amended plan received 14/08/17)
Proposed Cross Section – 16182 (PL) 008
Elevations Overlay– 16182 (PL) 009

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

Materials

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, samples or full details of all materials to be used on the external surfaces of the dwelling hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to their use on site. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

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 DMH3 of the Ribble Valley Core Strategy.

4. Notwithstanding the submitted details, prior to the replacement dwelling hereby approved being occupied, details at a scale of not less than 1:20 of any new boundary walling, gates and fencing shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

Landscaping and trees

5. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any new and replacement trees and shrubs. The duly approved landscaping scheme shall be carried out within 12 months of the dwellinghouse first being occupied and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON: In order to achieve a satisfactory level of landscaping and provision of adequate off-road parking facilities for the dwellinghouse in the interests of visual amenity and highway safety in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

6. Unless otherwise agreed in writing with the Local Planning Authority, the trees and hedges shall be retained on site as shown on drawing 16182 (PL) 004 D (amended plan received 27/06/17) and no development shall take place until all the existing trees within, or directly adjacent, to the site (except those shown to be removed on the approved plans), have been enclosed with temporary protective fencing in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations. The fencing shall be checked and verified on site by the Council's Countryside Officer prior to work commencing and the fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To protect the existing vegetation in the interest of visual amenity in accordance with Policies DMG1 and DME2 of the Ribble Valley Core Strategy.

Permitted Development

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities

of the development and locality in accordance with the requirements of Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

8. The two full length bathroom windows in the rear (south) elevation of the dwellinghouse hereby approved shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed. The duly installed windows shall be retained as such thereafter.

REASON: To safeguard the privacy of occupiers of neighbouring dwellings and to ensure satisfactory levels of amenity for adjoining residents in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

9. No external lighting shall be installed on the replacement dwelling hereby approved, or elsewhere within the site, without the prior written approval of the Local Planning Authority.

REASON: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Ecology

10. No above ground works 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 during the construction stage of the development and made available for use before the dwelling hereby approved is 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 reduce the impact of development in accordance with Policies DMG1 and EN4 of the Ribble Valley Core Strategy.

11. The development hereby approved shall be carried out in complete accordance with the measures detailed/recommended within Section 9

“Recommendations and Mitigation” section of the submitted Bat Survey undertaken by Envirotech.

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.

Construction Works and Highways

12. Unless otherwise agreed in writing by the Local Planning Authority, no building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

REASON: In order to protect the amenities of existing residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

13. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: To prevent stones and mud being carried onto the public highway to the detriment of road safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

14. No part of the development hereby approved shall commence on site until a detailed scheme for the site access off Pendleton Road has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. For the avoidance of doubt the submitted scheme should include details of visibility splays, surfacing and any gates that are proposed on the access. The duly approved scheme shall be constructed and completed in accordance with the approved details, prior to the access being utilised in conjunction with the development, including any demolition or construction works beginning on the replacement dwelling.

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 in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

15. 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 for:

- 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
- Details of working hours
- HGV delivery times and routing to / from the site
- Contact details for the site manager

REASON: To protect existing road users in the interest of highway safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

16. Notwithstanding the requirements of condition 5 of this approval, the car parking and manoeuvring areas shall be provided as shown on Drawing Number 16182 (PL) 004 D (amended plan received 27/06/17) prior to the first occupation of the replacement dwellinghouse hereby permitted, and shall be permanently maintained thereafter clear of any obstruction to their designated purpose.

REASON: To allow for the effective use of the parking areas in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3

Drainage

17. The site shall be drained via separate systems for the disposal of foul and surface water.

REASON: To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with Policy DME6 of the Ribble Valley Core Strategy.

INFORMATIVE

1. If any evidence of bats is found at any time during works then works should cease immediately and advice sought from Natural England or a suitably qualified bat worker.

(Mrs Douglas spoke in favour of the above application. Mrs Oltowski spoke against the above application).

5. APPLICATION REF: 3/2017/0620/P
GRID REF: SD 360374 437337

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF EXISTING RVBC PLAY AREA TO FORM PART SINGLE-STOREY, PART TWO-STOREY EXTENSION TO THE REAR OF THE EXISTING MEDICAL CENTRE AT BERRY LANE MEDICAL CENTRE, BERRY LANE, LONGRIDGE PR3 3JJ

(The Head of Planning Services asked Members to consider this in the context of planning merits only with no reference to the sale of the land).

APPROVED subject to the following conditions:

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.

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:

Location Plan	5703-FWP-01_01
Existing and Proposed Site Plan DR-A-01_03	5703-FWP-XX-XX-
Site Plan	5703-FWP-01_02
Existing and Proposed Elevations and Floor Plans DR-A-01_05REV P1	5703-FWP-XX-XX-

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

3. Only those external materials and surfacing materials as approved under condition 2 shall be used in the development.

REASON: To ensure that the appearance of the development is appropriate to the character of the building and setting of the area and comply with Policies DMG1 and DME4 of the Ribble Valley Core Strategy adopted version

4. 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.

- 5. The car parking identified on the approved plans as referred to in condition 2 shall be appropriately surfaced or paved in accordance with the approved details. Unless otherwise agreed by the LPA the spaces shall be available for use before the development hereby approved is first brought into use.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version.

- 6. Prior to occupation of the extension a car parking and traffic management plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the details so approved and retained thereafter unless agreed otherwise in writing with the Local Planning Authority. Any Travel Plan shall be submitted to and agreed in writing by the Local Planning Authority before commencement of the development and implemented within an agreed time frame.

REASON: In the interests of the amenities of the area and highway safety and to comply with Policies DMG1 of the Ribble Valley Core Strategy Adopted Version.

- 7. Prior to occupation of the extension a plan and scheme showing details of replacement recreational equipment and its management shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the details so approved and retained thereafter unless agreed otherwise in writing with the Local Planning Authority.

REASON: In the interests of the amenities of the area and to comply with Policies DMG1 of the Ribble Valley Core Strategy Adopted Version.

- 6. APPLICATION REF: 3/2017/0610
GRID REF: SD 374602 441669

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF EXISTING RVBC CAR PARK TO FORM EXTENSION TO EXISTING LIDL FOOD STORE INCLUDING 9 STAFF CAR PARKING PLACES

WITHDRAWN FROM THE AGENDA

7. APPLICATION REF: 3/2017/0664
GRID REF: SD 362738 441027

DEVELOPMENT DESCRIPTION:

ERECTION OF A WORKING NURSERY AND SHOP AT LITTLE TOWN LAKES, LITTLE TOWN FARM, BEDLAM ROAD, THORNLEY, PR3 2TL.

WITHDRAWN FROM THE AGENDA

8. APPLICATION NO: 3/2017/0674/P
GRID REF: SD 371966 446630

DEVELOPMENT DESCRIPTION:

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

The Head of Planning Services reported that the Lead Local Authority on flooding had no objections.

MINDED TO APPROVE

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

9. APPLICATION NO: 3/2017/0133P
GRID REF: SD 372502 435950

DEVELOPMENT DESCRIPTION:

THE ERECTION OF 41 DWELLINGS AND ASSOCIATED WORKS AT LAND OFF DALE VIEW, BILLINGTON

The Head of Planning Services informed Members that on condition number 2 revised references would be made to up to date plans and that the Lead Local Flood Authority had withdrawn their objection regarding pipe dimensions.

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

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

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

2. 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:

Location Plan

2414SK20-01B Proposed Site Layout (F) (received 22 August 2017)

2414-01-06 H1 – Split Level Detached Houses (Type 1) (Plans)

2414-01-07 H1 – Split Level Detached Houses (Type 1) (elevations & section)

2414-01-08 H2a – Extra Large Detached Houses (Type 2) (Ground Floor Plan)

2414-01-09 H2a – Extra Large Detached Houses (Type 2) (First & Second Floor Plans)

2414-01-10 H2a – Extra Large Detached Houses (Type 2) (elevations & section)

2414-01-11 H2b – Large Detached Houses (Type 3) (Ground Floor Plan)

2414-01-12 H2b – Large Detached Houses (Type 3) (First & Second Floor Plans)

2414-01-13 H2b – Large Detached Houses (Type 3) (elevations & section)

2414-01-16 B - Bungalows (Type 7) (Plans)

2414-01-17 B - Bungalows (Type 7) (elevations & section)

2414.SK19-02 Type 4 – House

2414.SK19-03 Type 5 – House

2414.SK19-04 Type 6 – House

2414.SK19-05 Type 8 – Flat

2414.SK19-06 Type 8 – Flat nos. 24-27

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

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

REASON: To 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 alignment, height and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development shall have been

submitted to and approved by the Local Planning Authority. 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. The development shall be carried out in strict accordance with the approved details.

REASON: To comply with Key Statement EN4 and Policies DMG1, 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.

5. Prior to the commencement of 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 agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: To ensure a satisfactory form of development in the interest of visual and residential amenities and in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. Prior to the commencement of the development details of refuse/enclosed cycle storage provision for plots 22-33 shall have been submitted to and approved by the Local Planning Authority. The approved details shall be implemented as part of the development and be made available for use prior to the aforementioned plots being first occupied.

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.

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 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 development and locality in accordance with Policies DMG1 and DME2 of the Ribble Valley Core Strategy and could increase the rate of surface water run-off from the development.

8. Prior to the commencement of the development details of the design and position of the external meter boxes shall be submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the details shall indicate that no meter boxes will be located on the primary elevations of the proposed dwellings or on locations that are afforded a high level of visibility upon the streetscene. 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 results in acceptable standard of appearance in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

9. Each dwelling, with the exception of those with communal parking facilities, shall incorporate provision to charge electric vehicles and a scheme to provide these facilities shall be submitted to the local planning authority for approval prior to any building work commencing on site. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that provision is made for electric powered cars and to support sustainable methods of travel in accordance with Key Statement DMI2 and Policy DMG3 of the Core Strategy.

10. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

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

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

12. 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.

13. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 13 has been constructed and completed in accordance with the scheme details.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

14. The parking and garaging and associated manoeuvring facilities shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of any of the buildings; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and turning facilities to serve the site in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

15. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 2015 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2015, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

16. 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 for:

- a) The parking of vehicles of site operatives and visitors
- b) The loading and unloading of plant and materials
- c) The storage of plant and materials used in constructing the development
- d) The erection and maintenance of security hoarding
- e) Details of working hours
- f) HGV delivery times and routeing to / from the site
- g) Contact details for the site manager

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

17. 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 incorporate the recommendations of the Ecological Appraisal dated 15 August 2017 and shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and specifications of all 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.

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.

18. 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 landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.

REASON: To ensure the proper long-term management and maintenance of the landscaped areas in the interests of visual amenity and biodiversity enhancement, in accordance with Key Policy DMG1 and DME3 of the Ribble Valley Core Strategy.

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

within the site shall be protected in accordance with the BS5837:2012 [Trees in Relation to Demolition, Design & Construction].

The protection zone must cover the entire branch spread of the trees, [the area of the root soil environment from the trunk to the edge of the branch spread] and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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

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

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development.

20. The development shall be carried out in strict accordance with the recommendations outlined in the submitted Ecological Appraisal dated 15 August 2017. The actions, methods & timings included in the mitigation measures identified shall be fully implemented.

REASON: To minimise the impact on ecology in accordance with Policies DMG1 and DME3 of the 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 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 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 construction 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 protected species in accordance with Section 9 of the NPPF, and Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

22. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment Ref No. 3073 (rev.5) dated August 2017 which was prepared by Scott Hughes. No surface water will be permitted to drain directly or indirectly into the public foul or combined 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.

23. 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 + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), 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 the pre-development greenfield runoff rate. 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 buildings, 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 prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site; to reduce the risk of flooding to the proposed development, elsewhere and to future users and; to ensure that water quality is not detrimentally impacted by the development proposal.

24. 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 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.

NOTES:

1. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.
2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section (Area East) on 0300 123 6780.

3. United Utilities owns a parcel of land which is affected by the proposed development and a formal easement under UU Ref Z4432 dated 7/10/15 which has been granted in perpetuity. Under no circumstances should anything be planted or erected or any materials stored over the easements nor should anything occur that would affect the integrity of the pipe or United Utilities right to 24hr access.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offers a fully supported mapping service and we recommend the applicant contact our Property Searches Team at Property.Searches@uuplc.co.uk to obtain maps of the site.

4. Sustainable drainage systems under the adoptable highway will only be considered acceptable where they are adopted by United Utilities or they only retain highway surface water.

The applicant is also advised that the adoptable highway surface water drainage system must not be used for the attenuation of any flood waters from the adoptable United Utility surface water system or any private surface water drainage system etc.

The applicant is advised to begin early discussions between the section 38 officers at Lancashire County Council, the Lead Local Flood Authority at Lancashire County Council and United Utilities as advised in the Department of Transport Advice Note "Highway Adoptions" "The adoption of roads into the public highway (1980 Highways Act)", published in April 2017.

5. 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.

The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found here: <http://new.lancashire.gov.uk/roads-parking-and-ravel/roads/flooding/alterations-to-a-watercourse.aspx>.

(Mr Matta spoke in favour of the above application. Mr Austin, Billington Parish Council spoke against the above application).

191

SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2016/0974	Land West of Preston Road Longridge	16/2/17	275	With Planning

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0289	Application for outline planning permission for the erection of one detached dwelling including access and layout	Land off Bentlea Road Gisburn
3/2015/0902	Demolition of existing lean-to porch and construction of new porch to front of house. Single storey extension rear	Hillcrest Cottage 21 Abbott Brow Mellor, BB2 7HT
3/2016/0753	Variation of condition 2 (approved drawing numbers) of planning permission 3/2016/0040 to allow change of main entrance to sliding doors and relocate to south elevation with a cantilevered canopy above, repositioning of two areas of glazing to the west elevation, introduction of pressed-metal capping to the heads of the brickwork walls	Fort Vale Engineering Ltd Calder Vale Park Simonstone BB12 7ND
3/2017/0052	Lift existing flat floor in front room. Remove 220mm depth of soil and install sublime limecrete floor to manufacturers specification	22 King Street Whalley BB7 9SL
3/2017/0190	Amend to application 3/2013/0851 for development of The Whins. The amendment is for full planning approval for the addition of 2 semi-detached buildings consisting of 4, 3 bed houses (of these 1 is a replacement of 1 approved 5 bed detached house currently listed as Plot 8)	Plot 8 The Whins Whins Lane Read BB12 7QY
3/2017/0292	Conversion of brick barn to one dwelling, creation of curtilage with access and parking and installation of package treatment plant	Barn 1 Wheatley Farm Four Acre Lane Longridge, PR3 2TD
3/2017/0534	Variation of condition 2 (to include a roof terrace) of planning permission 3/2014/1018 for demolition of existing buildings and erection of 33 units of retirement living housing (Category II type accommodation) communal facilities, landscaping and car parking	Barnacre Road Longridge PR3 2PD
3/2017/0598	Removal of conditions 12 (letting restrictions and register), 13 (restriction to holiday use) and 14 (restriction of business to Keepers Cottage) from planning permission 3/2016/1294	Keepers Cottage Northcote Road Langho BB6 8BD

<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>
3/2015/0393 R	10/08/16	Land west of Preston Road Longridge (Grimbaldeston Fm)	Inquiry	In abeyance	Bespoke timetable
3/2017/0088 R	03/07/17	1 & 2 Abbeycroft The Sands, Whalley	WR		Awaiting Decision
3/2017/0039 R	07/08/17	18 Netherwood Gdns Brockhall Village Langho	HH		Awaiting Decision
3/2017/0272 R	08/06/17	Ribble View Barn Alston Lane Longridge	WR		Awaiting Decision
3/2016/1196 R	03/07/17	Lower Standen Fm Whalley Road Pendleton	WR		Awaiting Decision
3/2016/0708 R	10/07/17	The Dog & Partridge Tosside	Hearing	05/09/17	Statement due 14/08/17
3/2016/0709 R	10/07/17	The Dog & Partridge Tosside	Hearing	05/09/17	Statement due 14/08/17
3/2017/0029 R	24/07/17	Field at Hellifield Road, Gisburn	WR		Statement due 28/08/17
3/2017/0045 R	Awaiting start date from PINS	Newton Hall Newton in Bowland	WR (to be confirmed)		
3/2016/1202 R	17/08/17	Barn within the grounds of Greengore Farm	WR		Statement due 21/09/17
3/2017/0192 R	19/07/17	Countess Hey Elmridge Lane Chipping	WR		Statement due 23/08/17
3/2017/0308 R	10/08/17	Fields Farm Barn Back Lane Chipping	HH		Awaiting Decision
3/2017/0220 R	07/08/17	2a Whittingham Rd Longridge	WR		Statement due 11/09/17
Enforcement	Awaiting start date from PINS	Demesne Farm Newsholme Gisburn	Hearing (to be confirmed)		
3/2017/0441 R	Awaiting start date from PINS	19 Woodfield View Whalley	WR (to be confirmed)		
3/2017/0595 R	Awaiting start date from PINS	St Mary's Community Centre Church Street Clitheroe	WR (to be confirmed)		

194 LOCAL DEVELOPMENT FRAMEWORK – AUTHORITY MONITORING REPORT 2016/17

The Chief Executive submitted a report reviewing information on the Authority Monitoring Report. Monitoring is essential in order to establish whether the Council is succeeding in promoting and managing the future development of Ribble Valley. The report covers information on the environment, housing, the economy, delivery mechanisms and infrastructure, the strategic site and development management policies. The report covers the period from 1 April 2016 to 31 March 2017. The Council would continue to monitor on an annual basis with a new comprehensive monitoring framework formulated as part of the forthcoming local plan review.

RESOLVED: That the report be noted.

195 REVENUE OUTTURN 2016/2017

The Director of Resources submitted a report for Committee's information on the outturn for the financial year 2016/2017 in respect of the revenue budget for this Committee.

There had been a number of variations in both income and expenditure during the year that had given rise to an overall underspending of £127,693 on the net cost of services after transfers to and from earmarked reserves the overall underspend is £55,099.

RESOLVED: That the report be noted.

196 REVENUE MONITORING 2017/2018

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. A comparison between actual and budgeted expenditure was shown along with the main reasons for the variances.

RESOLVED: That the report be noted.

197 CAPITAL MONITORING 2017/2018

The Director of Resources submitted a report informing Members of progress on the approved 2017/2018 Planning and Development Committee Capital Programme for the period to the end of July 2017. To date there had been no spend on the introduction of the planning portal link to the planning application system and planning system update scheme, although some progress had been made.

RESOLVED: That the report be noted.

198 2016/2017 YEAR END PERFORMANCE MONITORING

The Director of Resources submitted a report for Members' information on the year-end details of performance against our local performance indicators.

RESOLVED: That the report be noted.

199 APPEALS – NONE

200 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 8.14pm.

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

Minutes of Personnel Committee

Meeting Date: Wednesday, 6 September 2017 starting at 6.30pm
Present: Councillor S Atkinson (Chairman)

Councillors:

P Dobson	D T Smith
R Elms	D Taylor
S Hore	J White
A Knox	

In attendance: Chief Executive, Head of HR.

201 APOLOGIES

An apology for absence from the meeting was submitted on behalf of Councillor P Ainsworth.

202 MINUTES

The minutes of the meeting held on 24 May 2017 were approved as a correct record and signed by the Chairman.

203 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

204 PUBLIC PARTICIPATION

There was no public participation.

205 REPORT FROM REPRESENTATIVES ON OUTSIDE BODIES

Councillor Atkinson reported verbally on attendance at a meeting of the North West Employers Organisation (NWEO), together with the Head of HR. He reported on the proposals regarding pay negotiations and implications for forthcoming years, as considered by the National Employers, and that there would be an impact on the Council as the National Living Wage was increased annually.

206 APPRENTICESHIP LEVY UPDATE

The Director of Resources submitted a report for Committee's information on the current position in relation to the Apprenticeship Levy. The Council was required to set up an account with the Digital Apprenticeship Service run by the Education and Skills Funding Agency, which can be used for apprenticeship training and assessment, but not for other costs relating to apprentices. It could also be used to upskill existing staff through the apprentice training system.

At present, the headcount of the Council did not meet the minimum figure of 250, at which point there was a target to employ an average of at least 2.3% of staff as new apprentice starts over the period 1 April 2017 to 31 March 2021.

CMT would continue to monitor the new apprenticeship scheme and keep Members informed of any implications for the Council.

RESOLVED: That the report be noted.

207 OVERVIEW OF RECRUITMENT POLICY

The Director of Resources submitted a report for Committee's information to remind Members of the policy and procedure for appointment of staff. Members were advised that each vacancy is reviewed carefully by CMT, that all appointments are made on merit, and that the process is monitored throughout to ensure transparency and equality.

Members considered whether more than one interview might be appropriate in relation to certain vacancies, and agreed the need to maintain a flexible, yet consistent process.

RESOLVED: That the report be noted.

208 2016/2017 YEAR END PERFORMANCE INFORMATION

The Director of Resources submitted a report for Committee's information, presenting the year end performance information for the Human Resources section. The Head of HR guided Members through the detailed analysis and explained the background to support certain changing trends.

RESOLVED: That the report be noted.

209 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.

210 APPOINTMENT OF DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT

The Chief Executive submitted a report for Committee to approve the job description, person specification, remuneration package and procedure for the appointment of the new post of Director of Planning and Economic Development. He drew Members' attention to the requirements of Standing Orders in relation to the appointment of Chief Officers, the responsibilities of the post and the terms and conditions of the post. Members were advised of the views of the Director and Heads of Service who will be affected by the creation of the new post, along with the observations of the union branch representative.

Members considered the proposed job description and person specification, which were agreed after amendment of the person specification.

RESOLVED: That Committee

1. considered the response to consultation from Unison and the staff directly affected;
2. agree the job description, amended person specification and remuneration package for the post of Director of Planning and Economic Development for submission to Policy and Finance Committee;
3. agree the recruitment process; and
4. ask Policy and Finance Committee to appoint a small Sub-Committee to oversee the selection of the new Director.

211 APPOINTMENTS AND RESIGNATIONS

The Director of Resources submitted a report advising Members of appointments and resignations that had taken place since the last meeting of the Committee, and the vacancies that had arisen and had been approved by CMT after consultation with Unison.

RESOLVED: That Committee

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

212 TRAINING REPORT

The Director of Resources presented a report for Committee's information detailing training courses approved since the last meeting, and highlighting the qualifications achieved by two officers.

RESOLVED: That the report be noted.

213 STAFF ESTABLISHMENT UPDATE

The Director of Resources submitted a report for Committee's information, updating Members on the full staffing establishment for the Council. The Head of HR reminded Members of the confidential nature of the document, which contained details of the individual posts, working hours and corresponding salaries. Members were advised of the review by CMT of each vacancy as and when it arose and that any changes to the establishment would be referred to Committee.

RESOLVED: That the report be noted.

The meeting closed at 7.26pm.

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

Minutes of Health & Housing Committee

Meeting Date: Thursday, 7 September 2017, starting at 6.30pm
Present: Councillor B Hilton (Chairman)

Councillors:

S Bibby	K Hind
S Brunskill	R Newmark
P Dobson	M Robinson
P Elms	R Sherras
L Graves	R Thompson
R Hargreaves	J White

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

214 APOLOGIES

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

215 MINUTES

The minutes of the meeting held on 25 May 2017 were approved as a correct record and signed by the Chairman.

Councillor Hind referred Members to Minute number 54 and that as the following week Policy and Finance Committee were to consider the new corporate structures which included an objective that Ribble Valley Borough Council become a Dementia Friendly Council. In that regard it was proposed to set up a working group to work towards the introduction of Dementia Friendly Council status for the Council. It was intended that there should be five Members (Councillors Hilton, Bibby, P Elms, K Hind and Robinson) and that they should report back to the next meeting of this Committee. Committee supported this action.

The Head of Environmental Health Services referred to Minute 61 and gave a verbal update on the consultation exercise with regard to proposed extension of the effect of Dog Control Orders on the introduction of Public Space Protection Orders in October 2017. The consultation had now been completed with 186 direct responses, nearly 400 responses to an on-line consultation set up by a member of the public and over 2,000 signatures to a petition. A full breakdown of the public consultation process would be reported to the October meeting of the Committee for consideration by Members.

216 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

217 PUBLIC PARTICIPATION

There was no public participation.

218 HEALTH AND SAFETY INTERVENTION PLAN 2017/18

The Chief Executive submitted a report seeking Committee's approval of Ribble Valley Borough Council's Health and Safety Intervention Plan for 2017/18. The plan set out standards for proactive work, taking into account priorities issued by the Health and Safety Executive. The focus was on high risk operations and increased information for small businesses to be made available in an accessible and relevant form.

RESOLVED: That Committee approve the Ribble Valley Borough Council Health and Safety Intervention Plan 2017/18 for implementation in the current financial year.

219 CHRISTMAS MARKET

The Chief Executive submitted a report as an overview of the Christmas Market activities proposed in Clitheroe Market in 2017. In order to extend the retail offer around the full market area, the proposed charge was to be set at £15 per stall or pitch (including VAT) which was set to encourage traders who have not previously visited the event. This charge will operate on the Christmas Market festive period dates of 2, 9 and 16 December.

RESOLVED: That Committee

1. approve the recommendation of a non-refundable fee of £15 including VAT for a pitch or stall during the festive period upon the market; and
2. show commitment to the Christmas Market and the retail trade within this area during the festive period.

220 NEW AFFORDABLE HOUSING TENURE OPTIONS

The Chief Executive submitted a report informing Committee of the availability of additional affordable tenure options, being the "rent to buy" model and the "DIY shared ownership" model and requesting Committee's approval of further investigation of these models.

The DIY shared ownership model would be available for purchase of properties other than on new developments. Details of both of the schemes were provided to Members, along with background information about Heylo, who would be the provider in support of both schemes.

RESOLVED: That Committee approve that these new models of delivering affordable housing be fully investigated and reported back to this Committee.

221 REVISION OF THE STRATEGIC HOUSING WORKING GROUP TERMS OF REFERENCE

The Chief Executive submitted a report requesting that Committee accept revised and updated terms of reference of the Strategic Housing Working Group, to reflect the current issues and objectives of the group. Members considered the proposed terms of reference, which were approved with minor amendment.

RESOLVED: That Committee accept the amended revised terms of reference for the Strategic Housing Working Group.

222 UPDATE ON DISABLED FACILITIES GRANT AMENDMENTS

The Chief Executive submitted a report, updating Committee on proposed revisions to the Disabled Facilities Grants policy. The amendments that had been proposed and approved by Committee in May 2017 had not been approved by Lancashire County Council as a “social care capital project” as set out in the Better Care Fund. However, the proposals could be covered by the Regulatory Reform Order 2002 and this was set out in the Integration and Better Care Planning Requirements 2017/19, and this course of action would be investigated.

Committee were advised that four occupational therapists had been appointed for the Hyndburn/Ribble Valley area since the report had been prepared, which could address the reduced number of referrals which had been received.

Members queried the earliest date at which the amendments could be implemented, and considered that the scheme should be brought into operation before the next meeting if it was found to be lawful.

RESOLVED: That Committee

1. approve that the introduction of discretionary grant policies is investigated and reported to the next Health and Housing Committee;
2. if the investigation at 5.1 establishes that the policy can be introduced pursuant to the Regulatory Reform Order 2002, delegate the introduction to the Chief Executive to implement the amended policy without further reference to Committee.

223 CAPITAL MONITORING 2017/18

The Director of Resources submitted a report providing Committee with information relating to progress of the approved Capital Programme for this year. As at the end of July 2017, only 15.8% 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. The largest area of underspend was Disabled Facilities Grants. Expenditure was driven by the applications received for these grants, which depended on recommendations and referrals by occupational therapists. The appointment of new occupational therapists and possible confirmation of the amended Disabled Facilities Grant scheme may enable more eligible applications to be received.

The underspend on the Landlord Tenant Grants budget was due to a major application failing to gain planning approval, meaning that scheme was unlikely to proceed in 2017/18. Housing officers were encouraging applications for further schemes in the current year.

It was noted that the scheme for Clitheroe Market improvements was on hold, awaiting final plans for the Clitheroe Market Development Scheme.

Lancashire County Council had paid the Council a further £10,251 of 2016/17 Affordable Warmth Capital grant monies in 2017/18 which the Council had been unable to claim in 2016/17 under the original rules of the scheme. Subject to budget approval by Committee, this sum could be used for further affordable warmth grant payments in 2017/18.

RESOLVED: That Committee recommend approval to Policy and Finance Committee of an additional capital budget of £10,250 for affordable warmth-capital grants. The additional budget would be funded by additional affordable warmth grant already received from Lancashire County Council.

224 DOG WASTE BAG INITIATIVE

The Chief Executive submitted a report for Committee's information, advising Committee of the distribution of free dog waste bags to Parish Councils. Dog fouling was a high profile subject, attracting many complaints annually.

The scheme, which had been implemented, enabled communities to request more free dog waste bags in areas where they considered persistent dog fouling arising from irresponsible pet owners to be a particular problem. It was intended that this be achieved by working in partnership with Parish Councils, who would appoint a champion for distribution of waste bags as required.

RESOLVED: That the report be noted.

225 REVIEW OF DOG WARDEN SERVICE

The Chief Executive submitted a report for Committee's information, outlining the current service, as had been requested by Committee in May 2017. The report detailed the history of the service and issues relating to provision of the service. These issues included health and safety matters, service costs, the job description and duties, stray dogs, dog fouling, dog waste bins, training and personal protective equipment, equipment contained in the van, and considerations for the future of the service. An analysis of current performance was provided.

Members considered the balance of enforcement against education of the public, the adequacy of current staffing, and publicity to alert the general public to the wider issues.

RESOLVED: That the report be noted.

226 WORKING PARTNERSHIP WITH THE DOGS TRUST – UPDATE

The Chief Executive submitted a report for Committee's information updating Committee on the partnership events being held in conjunction with The Dogs Trust. The next event was due to be held in Longridge on 8 September 2017. The records for three previous events were provided for Members' information, with the Sabden event having attracted the best attendance.

RESOLVED: That the report be noted.

227 2016/17 YEAR END PERFORMANCE INFORMATION

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

RESOLVED: That the report be noted.

228 REVENUE OUTTURN 2016/17

The Director of Resources submitted a report on the outturn for the financial year 2016/17 in respect of the revenue budget for this Committee. There was an overall underspend of £196,873 for this Committee and, after allowing for transfers to and from earmarked reserves, the underspend decreased to £36,911. The main variations related to this underspend were highlighted.

RESOLVED: That the report be noted.

229 REVENUE MONITORING 2017/18

The Director of Resources submitted a report relating to the progress of the Committee's 2017/18 revenue budget as at the end of July 2017. The comparison between actual expenditure and budget to date showed an underspend of £79,525, as at the end of July 2017. After allowing for transfers to and from earmarked reserves, the underspend was decreased to £28,061. The main variations related to this underspend were highlighted.

RESOLVED: That the report be noted.

230 HEALTH AND WELLBEING PARTNERSHIP

The notes of the meeting held on the 6 July 2017 were noted by Committee.

231 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.

232 REQUEST TO WAIVE DISABLED FACILITIES GRANT REPAYMENT

The Chief Executive submitted a reporting outlining a request by the recipient of a discretionary grant for waiver of the obligation to repay the grant on sale of the property within 10 years of payment of the grant. Committee considered a letter of request and the notice of approval of the grant. Members were advised of the circumstances which gave rise to the exercise of discretion in the award of the original grant, subject to the 10 year condition which had been accepted by the applicant. Members considered all the circumstances which had been put forward by the applicant.

RESOLVED: That Committee decline the request to waive the grant repayment.

233 DCLG DOMESTIC VIOLENCE GRANT AWARD

The Chief Executive submitted a report for Committee's information that approval had been granted for a request to waive procurement rules for a contract to deliver domestic violence support services across the borough – part of a Lancashire wide DCLG bid. This had enabled prompt delivery of the service, part of the core provision of refuge and accommodation based services across Lancashire for victims of domestic violence.

RESOLVED: That the report be noted.

234 GENERAL REPORT – GRANTS

The Chief Executive submitted details of eight Disabled Facilities Grants, one Landlord and Tenant Grant, and seven affordable warmth capital grants.

Of the 180 property level flood resilience grants that had been approved, 161 applications had been fully completed and payment made. Of the balance of 19, work was complete in 9 subject to resolution of snagging issues, work had commenced for 8 and work was yet to commence for 2. Of the 32 business applications approved, 27 had been completed and payment made, with 5 still to complete. Officers were increasing efforts to ensure timely completion of each scheme before the closure of the Government programme.

RESOLVED: That the report be noted.

The meeting closed at 8.31pm.

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

Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 12 September 2017, starting at 6.30pm
Present: Councillor K Hind (Chairman)

Councillors:

J Alcock	S Hirst
S Atkinson	A Knox
S Bibby	G Mirfin
A Brown	I Sayers
P Elms	D T Smith
M French	R Swarbrick
T Hill	

In attendance: Chief Executive, Director of Community Services, Head of Revenues and Benefits, Head of Regeneration and Housing and Principal Policy and Performance Officer.

Also in attendance: Councillor M Fenton.

235 APOLOGIES

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

236 MINUTES

The minutes of the meeting held on 27 June 2017 were approved as a correct record and signed by the Chairman.

237 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

238 PUBLIC PARTICIPATION

There was no public participation.

239 BUDGET FORECAST 2018/19 – 2020/21

Committee considered the report of 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. 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.

The Chief Executive outlined the assumptions that had been made with regard to pay, inflation and interest rates, local government funding and Council Tax as well as the base budget additions relating to waste management, planning fee

income and the new Director of Planning and Economic Development. The report gave a forecast summary for Members' information where the following assumptions had been made:

- i) Use of balances of £250,000 each year from general fund balances to leave £1.7m by 31 March 2021.
- ii) Interest receipts assumes £20k next year, £25k in 2019/20 and £30k in 2020/21.
- iii) Annual pay increases of 2%.
- iv) General inflation in line with the Bank of England target of 2%.
- v) The same levels of use of New Homes Bonus and Business Rates growth as currently:
 - New Homes Bonus (£793k).
 - Business Rate growth above our baseline (£276k).
- vi) An annual £5 increase in the Band D Council Tax per annum.
- vii) Full loss of income of £430k with regard to LCC cost sharing.
- viii) A 20% increase in planning fees (£109k) with a similar increase in planning expenditure.
- ix) £110k for the creation of the post of Director of Planning and Economic Development.

The report outlined that based on all the assumptions stated the budget shortfall for 2018/19 would be £774k for 2019/20 £956k and for 2020/21 £1,139m). This latest budget forecast provides a starting point for the budget setting process and the Budget Working Group would continue to work towards being in the position next February to agree a balanced budget. In the meantime the Budget Working Group had considered the Council's approach to setting of fees and charges for 2018/19 and rather than simply suggest they should be increased by inflation, had recommended that there should be a fundamental review. Any revenue growth items should also be funded from identified savings.

RESOLVED: The Committee agreed with the Budget Working Group's advice to service committees regarding fees and charges.

240 ANNUAL REVIEW OF 2015/19 CORPORATE STRATEGY

The Director of Resources submitted a report seeking approval of the Council's reviewed Corporate Strategy 2017 – 2019. The Strategy contains five corporate priorities to address issues that matter most to the borough which are deliberately limited to focus attention over the lifespan of the strategy. Each priority has a number of objectives that will help to achieve the priorities and the objectives are supported by key actions. Measures of success are also outlined which should allow progress towards the achievement of the priority and

objective to be monitored. The review of the strategy had concluded that some changes to the Council's objectives and actions were required to reflect the change in Council leadership and these had been made.

RESOLVED: That Committee approve the reviewed Corporate Strategy 2017 – 2019.

241 CORPORATE PEER CHALLENGE UPDATE

The Director of Resources submitted a report updating Committee on the LGA Corporate Peer Challenge. The scope of the Peer Challenge is agreed with each Council and if required tailored to reflect local needs and specific requirements. There is a core component that looks at issues of leadership, governance, corporate capacity and financial resilience.

The Chief Executive and Principal Policy and Performance Officer had met with Neil Shaw – LGA Principal Advisor, to begin the scoping process and discussed timing of the challenge. The notes of the meeting were outlined in the report which included draft scope and focus, the timing of the Peer Challenge, the Peer team follow up and next steps.

It was confirmed that arrangements had begun to be made to have the Peer Challenge during the last 2 weeks in November or the first week in December.

RESOLVED: That Committee approve the scope and timing for the Peer Challenge as outlined in the report.

242 LOCAL TAXATION AND COUNCIL TAX WRITE-OFFS

Committee were asked to approve the write-off of National Non Domestic Rate debts and Council Tax debts relating to 5 companies that had been dissolved. Reasonable steps by various means had been taken to collect these debts.

RESOLVED: That Committee approve the writing-off of £35,475.55 NNDR debts and £1,445.37 Council Tax debts and associated costs of £540 where it had not been possible to collect the amounts due.

243 REFERENCES FROM COMMUNITY COMMITTEE – CAPITAL MONITORING 2017/18

The Director of Resources submitted a report asking Committee to consider a reference from the Community Services Committee with regard to a request for additional capital scheme budget for 2 schemes, with both increases to be fully financed from revenue.

The 2 schemes were:

- increased £1,790 budget required for the off-street car parks – upgrade of payment system scheme; and
- increased £1,450 budget required for the replacement mower (Kabota) PN09SW0 scheme.

RESOLVED: That Committee approve the request for the increased capital programme schemes totalling £3,240 with both increases to be fully financed from existing resources under the revenue budget.

244 CAPITAL MONITORING 2017/18

Committee considered a report on the progress of the approved capital programme for the period to the end of July 2017 with regard to schemes which fall under the remit of this Committee. The two schemes previously referred to as a reference from Community Services Committee had now been included.

RESOLVED: That Committee approve the additional capital budgets to Policy and Finance Committee of £1,790 for the off-street car parks upgrade of payment system scheme and £1,450 for the replacement mower (Kabota) PN09SW0 scheme.

245 CAPITAL MONITORING 2017/18

Committee considered a report on the progress of the approved capital programme for the period to the end of July 2017 with regard to schemes which fall under the remit of this Committee.

The ICT infrastructure refresh scheme was complete but had over spent by £1,350 which could be financed from the ICT repairs and renewals earmarked reserve. The report outlined the capital schemes and gave an update from the appropriate officer on progress.

RESOLVED: That Committee approve £1,350 additional capital budget for the ICT infrastructure refresh scheme as funded by a contribution to capital resources from the ICT repairs and renewals earmarked reserve.

246 OMBUDSMAN ANNUAL REVIEW LETTER 2017

The Chief Executive submitted a report informing Committee about referrals to the Local Government Ombudsman for the period 1.4.16 to 31.3.17.

RESOLVED: That the report be noted.

247 LOCAL GOVERNMENT BOUNDARY COMMISSION FOR ENGLAND REVIEW – FINAL RECOMMENDATIONS

The Director of Resources submitted a report providing Committee with updated information on the ward boundary review being carried out by the Local Government Boundary Commission for England. They had now published their final recommendations which would now become subject to a draft Order laid in Parliament. If accepted the draft Order would provide for new electoral arrangements for Ribble Valley Borough Council to be implemented at the local elections in 2019.

RESOLVED: That the report be noted.

- 248 OVERALL CAPITAL MONITORING 2016/17
- Committee received an update report on the progress of the overall approved capital programme for the period to the end of July 2017.
- RESOLVED: That the report be noted.
- 249 REVENUE OUTTURN 2016/17
- Committee considered a detailed report of the actual position for the revenue budget 2016/17 for this Committee
- RESOLVED: That the report be noted.
- 250 REVENUE MONITORING 2016/17
- Committee received a report showing the position for the first 4 months of this year's revenue budget as far as this Committee was concerned.
- RESOLVED: That the report be noted.
- 251 OVERALL REVENUE MONITORING 2017/18
- Committee received a report outlining the position on the revenue budget for the current financial year up to the end of July.
- RESOLVED: That the report be noted.
- 252 TREASURY MANAGEMENT MONITORING – 2017/18
- A report of the Director of Resources was submitted for Committee's information on the treasury management activities for the period 1 April 2017 to 31 July 2017 covering such areas as the Public Works Loan Board, borrowing requirements, temporary investments, Prudential indicators, Local Government Bonds Agency and approved organisation and recent events.
- RESOLVED: That the report be noted.
- 253 TIMETABLE FOR BUDGET SETTING
- Committee received a report on the timetable for setting the budget for 2018/19.
- RESOLVED: That the report be noted.
- 254 INSURANCE RENEWALS 2017/18
- Committee considered a report informing them of the insurance renewals for the period 20 June 2017 to 19 June 2018.
- RESOLVED: That the report be noted.

255 REVENUES AND BENEFITS REPORT

Committee considered a report which covered the following areas:

- National Non-Domestic Rates (NNDR).
- Council Tax.
- Sundry Debtors.
- Housing Benefit and Council Tax support performance.
- Housing Benefit overpayments.

RESOLVED: That the report be noted.

256 2016/17 YEAR END PERFORMANCE REPORT

Committee considered a report outlining the year-end report of 2016/17 that detailed performance against our local performance indicators.

RESOLVED: That the report be noted.

257 BUDGET WORKING GROUP MINUTES HELD 22 APRIL 2017 AND 12 JULY 2017

Committee received the minutes of the Budget Working Group meetings held on 20 April and 12 July 2017.

258 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

Committee considered a report submitted by Councillor J White, the Armed Forces Champion. The report included details of the visit by the Mayor, Councillor Joyce Holgate to the National Memorial Arboretum in Staffordshire.

RESOLVED: That the report be noted and Councillor White be thanked.

259 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next items of business being exempt information under Category 1 and 3 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

260 LOCAL TAXATION WRITE-OFFS

Committee considered a reporting asking them to approve the writing-off of Council Tax debts of £3,091.86 plus £240 costs where it had not been possible to collect the amount due.

RESOLVED: That Committee approve the writing-off of these debts.

261 REFERENCES FROM COMMUNITY COMMITTEE - BERRY LANE MEDICAL CENTRE, LONGRIDGE

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

received from Berry Lane Medical Centre, Longridge, to buy a piece of Council land to enable the centre to be expanded. The Director of Community Services gave a verbal update following the resolution of the Community Services Committee to inform the Policy and Finance Committee that this Committee was not opposed to a sale of this land for an appropriate amount if the proceeds could be used to significantly improve the remainder of the play area.

The Director of Community Services had spoken to the manager at the Medical Practice to convey this resolution and discussions were ongoing.

RESOLVED: That Committee defer making a decision with regard to the sale of the land at Berry Lane Medical Centre, Longridge until further information had been received.

262 REFERENCE FROM COMMITTEE – APPOINTMENT OF DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT

The Director of Resources submitted a report asking Committee to consider a reference from Personnel Committee regarding the appointment of a Director of Planning and Economic Development. Personnel Committee had considered a report regarding the job description, person specification and remuneration package of the Director of Planning and Economic Development along with the recruitment process, which included the appointment of a small Sub-Committee.

Committee considered the proposals of the Personnel Committee with regard to the person specification and the changes that had been made.

RESOLVED: That Committee

1. agree the recommendation from Personnel Committee regarding the job description, person specification and remuneration package for the Director of Planning and Economic Development with the reinstatement of 'entrepreneurial experience and a can do attitude' as a desirable requirement being included in the person specification; and
2. appoint a small Sub-Committee comprising of the Chairman and Vice Chairman of this Committee, Chairman of Personnel Committee and one Liberal Democrat to be advised by the Chief Executive and Head of HR to oversee the recruitment and selection process of the post.

263 RIBBLE VALLEY HOMES – PROPOSED AMALGAMATION

The Chief Executive submitted a report informing Committee of the proposed amalgamation of Ribble Valley Homes into Onward Homes. He reminded Committee that the Council had transferred their Council house stock in April 2008. An approach had now been received by the parent organisation Onward Homes, who want to amalgamate their existing six organisations into one single organisation, which they believe would be better placed to support both the Council and their tenants.

The Chief Executive had met with the Executive Director of Onward Homes who had provided additional information with regard to their proposal. Members

discussed the ramifications of the proposal may have on Ribble Valley residents and the fact that there would no longer be any Councillor representation on the Board.

RESOLVED: That Committee

1. note the proposed amalgamation of Ribble Valley Homes with Onward Homes; and
2. request the Chief Executive to report to the next meeting of this Committee following further dialogue with Onward Homes.

264 RE-DEVELOPMENT OF CLITHEROE MARKET SITE – UPDATE

The Chief Executive submitted a report updating Members on the market area re-development project and asking them to agree actions taken to progress a development scheme. Following the meeting of the Market Working Group in July 2017 where they had expressed some reservations around the submission scheme (plan A being over-developed) the scheme had been discussed with Barnfield Construction. A subsequent meeting had been held to discuss the Council's position and Barnfield design team were reviewing the scheme to address the concerns of the Council.

RESOLVED: That

1. Committee note the progress on the scheme together with the indicative timetable outlined in the report and endorsed the actions taken by the Leader, Deputy Leader and Chief Executive;
2. Committee instruct the Chief Executive, Chairman and Vice Chairman of this Committee to negotiate Heads of Terms, a development agreement and future control of the site;
3. Committee appoint a negotiating and design team consisting of the Chairman and Vice Chairman of this Committee (with substitutes as necessary) and appropriate officers;
4. all meetings held be Minuted; and
5. the Market Re-Development Working Group be consulted once the design is drawn up to ensure it has met the Council's requirements before it is presented to Policy and Finance Committee.

The meeting closed at 8.32pm.

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

Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 14 September 2017 at 6.30pm
Present: Councillor D Taylor (Chairman)

Councillors:

P Ainsworth	G Scott
P Dobson	R Sherras
P Dowson	N C Walsh
L Graves	

Parish Representatives:

P Tyson	Aighton Bailey & Chaigley
J Brown	Barrow
T Austin	Billington & Langho
G Cocks	Bowland Forest (Higher)
C Davies	Bowland with Leagram
H Douglas	Chatburn
P Brown	Chipping
A Schofield	Clayton-le-Dale
M Fenton	Clitheroe
J Hargreaves	Dutton
P Entwistle	Grindleton
M Hurst	Grindleton
I Forrester	Hothersall
R Beacham	Longridge
M Everett	Longridge
R Thornber	Newton-in-Bowland
P Young	Ramsgreave
R Whittaker	Rimington & Middop
A Haworth	Sabden
J Shorter	Sabden
R Hirst	Simonstone
G Meloy	Simonstone
P Hallett	Thornley-with-Wheatley
J Hilton	Waddington
H D Parker	Waddington
A Bristol	West Bradford
J Brown	Whalley
M J Highton	Whalley
T Gaffney	Wilpshire
S Giles	Wiswell
M Robinson	Wiswell

In attendance: Chief Executive, Head of Regeneration and Housing, Head of Planning Services.

Also in attendance: County Councillor Paul Rigby.

265

APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Borough Councillors B Hilton, M Robinson, D Smith and R Swarbrick and from the following Parish Representatives:

E Miller	Bowland Forest (Lower)
E Pickup	Clayton-le-Dale
P Robinson	Clitheroe
R Assheton	Downham
S Rosthorn	Newsholme & Paythorne
A Steer	Osbaldeston
E Law-Riding	Ribchester
A Ormand	Ribchester
D Peat	Simonstone
K Hodson	Slaidburn

266 MINUTES

The minutes of the meeting held on 15 June 2017 were approved as a correct record and signed by the Chairman.

267 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

268 MATTERS ARISING

(a) Minute 90

Councillor Sayers reported that the Little Green Bus staff had visited a number of parishes including Slaidburn, where some interest had been expressed. It was likely that one volunteer driver had been recruited, which experience had shown would normally attract more volunteers.

(b) Minutes 91(a)

The Head of Planning Services reported on information received from Lancashire County Council Highways in relation to development at Pendle Road, Clitheroe and the A59. Highways advised that the agreement for the A59 roundabout was nearing completion, with work expected to commence in March 2018. It was anticipated that there would be significant activity in relation to the site access roundabout on Pendle Road by early October 2017.

269 LANCASHIRE COUNTY COUNCIL CHAMPION FOR PARISHES

The Chairman introduced County Councillor Paul Rigby, the Cabinet Member of Lancashire County Council with the portfolio as Parish Champion. He explained his background as a County Councillor for 8 years, previously having been a Borough Councillor, and that he had been a Parish Councillor for 28 years. He had been Parish Champion since June 2017.

He believed that his role was to try to achieve a smooth liaison between Parish Councils and the County Council and explained that the County Council did wish to support Parish Councils. Since the change of administration in May, priorities have been rural transport and provision of an increased library service, but the County Council would be introducing further plans in the future.

As Parish Champion, he had a small budget available with which to make grants to Parish Councils.

In reply to questions, he explained that 7 libraries have been fast-tracked to open in November, but that he had no personal knowledge of the position with regard to Chatburn library. He would be interested to hear the views of the meeting with regard to non-response by Lancashire County Council Highways officers to electronic communication. Of his budget of £10,000 for grants, he had about half left for distribution in the current financial year – some requests had been held over from his predecessor in the post. There were no specific target areas or criteria for applications – contributions had been made for SPIDS (Speed Indication Devices), road marker signs and a car park. He informed Committee that he would pass on a request for mould to be cleared from road signs.

RESOLVED: That County Councillor Rigby be thanked for his presentation and attendance at the meeting.

270 MATTERS BROUGHT FORWARD BY PARISH COUNCILS

i) Permitted Development Rights in Conservation Areas

In response to a query from Wiswell Parish Council, the Head of Planning Services gave a verbal representation on permitted development rights, especially as they affect Conservation Areas, and changes in regulations. There had been a variation in permitted development regulations between 1995 and 2015, giving rise to what was perceived to be a loophole with regard to residential outbuildings. The current position was that an outbuilding of any size, incidental to the enjoyment of the house, and located within the curtilage of the house, was permitted development, provided that it met criteria as to its positioning and dimensions. General permitted development regulations prohibited such development without planning permission forward of a wall forming the principal elevation of the original house, and Conservation Area status extended this prohibition to buildings situated between a wall forming the side elevation of the house and the boundary of the curtilage. There had also been other changes in relation to permitted demolition in Conservation Areas. As plans for projects carried out under permitted development allowances were not submitted for planning approval and building regulations approvals were not in the public domain, there was no opportunity for Parish Councils to inspect such plans.

ii) Failure of Lancashire County Council Highways to reply to Emails and Electronic Communications

The representative from Wiswell Parish Council reported on submission of an electronic report for Lancashire County Council in February 2017, receipt of which had been rubber stamped and passed on, but with no progress on the Lancashire County Council website up to and including September 2017. Representatives from other Parish Councils reported on difficulties that had been encountered in obtaining responses from the department, and gave reports of various levels of success in obtaining a response from all departments at Lancashire County Council, ranging from lack of any response or progress, to very prompt response to telephone calls from one representative. Members also requested that

Lancashire County Council should review their system of updating records on the web page for electronic reporting of highways problems.

County Councillor Schofield suggested that, if problems were encountered, Parishes might wish to escalate their report to their local County Councillor, or to contact County Councillor Keith Iddon, the Cabinet Member for Highways. County Councillor Rigby suggested that the lead office for highways for the district be copied into emails that are submitted. He was also encouraging County Councillors to try to attend more meetings of Parish Councils within their area than had previously been the case.

It was proposed that the Parish Councils' Liaison Committee make a strong representation to the Head of Service for Highways at Lancashire County Council, Phil Durnell, to express their overwhelming disappointment at the lack of response to electronic communications and to seek reassurance that the issue will be addressed.

RESOLVED: That the Chief Executive submit a strong representation to Lancashire County Council on behalf of the Parish Councils' Liaison Committee, expressing disappointment at the lack of response to electronic communication and seeking reassurance that the issue would be addressed.

iii) Non-submission of amended plans to Parish Councils

Wiswell Parish Council raised concern that Parish Councils do not receive an update on all amended plans submitted in the course of determination of planning applications. The Head of Planning Services explained that approximately 40% of the 1,200 planning applications received in an average year will be amended during the course of the application. Government guidance is that the need for notification and consultation will depend on the significance of the amendment. As a rule, such notification and consultation will take place where it is considered that further comments may be received. Relevant factors in this determination included whether the changes are significant, whether there had been previous objections and, if so, whether the amendment addresses those objections, and whether the amendment was likely to have an impact where previous consultation had not taken place. He was willing to take on board any individual cases where Parish Councils felt there should have been re-consultation and would review any such matters on a case by case basis to determine if there was an issue. Concern was expressed by one representative that non-consultation diminished their ability to influence the outcome of an application.

271 ITEMS FOR FUTURE MEETINGS

The Chairman invited Members to put forward suggestions for speakers or presentations at future meetings. It was hoped that the Lancashire County Council Director of Public Health and Wellbeing would attend a future meeting.

272 HEALTH AND WELLBEING

The Head of Regeneration and Housing advised Committee that the Lancashire County Council Health and Wellbeing Strategy would be circulated, and drew

Members' attention to the Health and Wellbeing Showcase to be held at the Council Chamber on the 19 September 2017.

273

DOG WASTE

Members' attention was drawn to the Dog Waste Bag Initiative being carried out by the Environmental Health Section to tackle the issue of dog waste, and the project for communities and parishes to request and distribute free dog waste bags. Representatives were able to collect an initial supply at the meeting, and collection and distribution arrangements would be circulated.

The meeting closed at 7.18pm.

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

Minutes of Licensing Committee

Meeting Date: Tuesday, 19 September 2017, starting at 6.30pm
Present: Councillor J Alcock (Chairman)

Councillors:

A Brown	J Holgate
S Brunskill	S Hore
M Fenton	G Mirfin
G Geldard	R Newmark
L Graves	G Scott
R Hargreaves	
S Hind	

In attendance: Solicitor.

274

APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors P Elms and A Knox.

275

MINUTES

The minutes of the meeting held on 13 June 2017 were approved as a correct record and signed by the Chairman.

Committee received the minutes for the Licensing Sub-Committee meetings held on 19 June 2017 and 4 August 2017.

276

DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

277

PUBLIC PARTICIPATION

There was no public participation.

278

REVIEW OF HACKNEY FARES

The Chief Executive submitted a report seeking Committee's views about whether Hackney Carriage fares should be reviewed. The fares had not been altered since being set by Committee on 10 August 2006, and had last been reviewed in 2009. By Minute 78 on the 13 June 2017, Committee had authorised the Head of Legal and Democratic Services to consult licence holders and other relevant persons upon the proposal to review fares if necessary.

A letter had been circulated to all Hackney Carriage licence holders on 21 June 2017, consulting them on the proposal to review fares. No responses

have been received to this letter. Further, no request had been received from any party for a review of the fares.

In view of the lack of response to the consultation and there having been no request for review, the Chief Executive proposed that fares remain as set on 10 August 2006, and consider review every 3 years in the future.

RESOLVED: That

1. the Hackney Carriage fares remain as set on 10 August 2006;
2. there be consideration of a review of Hackney Carriage fares every 3 years.

279 TRAINING ON LICENSING SUB-COMMITTEES

The Chief Executive submitted a report informing Committee of training with regard to Licensing Sub-Committees, to be provided at this meeting and at the meeting of the Committee due to be held in November 2017.

Committee then received a video presentation by Philip Kolvin QC, giving guidance on recommended decision-making procedures for Licensing Sub-Committees, and principles of good decision-making. The question of appeals was also addressed, with the importance of properly considered and well drafted reasons in support of decisions being emphasised.

The presentation was supported by a hand-out, which also updated Members on the Licensing regime under the Licensing Act 2003, and the deregulation of music from certain licencing controls since April 2015.

280 NOTES OF SAFETY ADVISORY GROUP DATED 20 JULY 2017

Committee received the notes of the meeting of the Ribble Valley Safety Advisory Group dated 20 July 2017.

The meeting closed at 7.22pm.

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

Minutes of Economic Development Committee

Meeting Date: Thursday, 21 September 2017, starting at 6.30pm
Present: Councillor R Swarbrick (Chairman)

Councillors:

S Bibby	K Hind
I Brown	J Holgate
P Dowson	J Rogerson
P Elms	I Sayers
M Fenton	R Thompson
M French	

In attendance: Director of Community Services, Head of Financial Services, Head of Cultural and Leisure Services, Head of Regeneration and Housing, Regeneration Policy Officer and Tourism and Events Officer.

281 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Atkinson, P Elms and S Hirst.

282 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no declarations of pecuniary and non-pecuniary interest although the Chairman reminded Committee that he works for a broadband company.

283 PUBLIC PARTICIPATION

There was no public participation.

284 DRAFT RIBBLE VALLEY TOURISM DESTINATION MANAGEMENT PLAN

The Director of Community Services submitted a report asking Committee to consider a first draft of a Ribble Valley Tourism Destination Management Plan. He informed Committee that one of the key objectives of the Council is to encourage economic development throughout the borough with a specific focus on tourism, which it achieves through a number of services which impact on tourism but primarily through the employment of a dedicated officer with a budget for promotional activity.

The work of promoting tourism is achieved very much in partnership with the private sector and delivered through a number of ways. The report included the nature and scope of the work undertaken in stimulating tourism growth along with a draft Destination Management Plan, which Committee were asked to consider for private sector consultation.

Destination Management is a process of leading, influencing and co-ordinating the management of all aspects of a destination that contribute to a visitors

experience, taking account of the needs of visitors, local residents, businesses and the environment. The Destination Management Plan is a shared statement of intent to manage a destination over a stated period of time, articulating the roles of the different stakeholders and identifying clear actions that will be taken and the apportionment of resources.

It was intended that once the draft Destination Management Plan had been considered by Committee it would be circulated to the Ribble Valley Tourism Association and its Members for comments and reported back to this Committee for final approval. This Plan would then become an effective performance management framework for the new Committee with regard to tourism, reporting back periodically on its key actions.

Members discussed the Tourism Destination Management Plan and were impressed with the detail in it. It was felt it would be useful to determine other issues including the amount of business rates income from tourism, which sector of tourism brings in the most revenue and obtaining evidence in order to produce a wider Tourism Strategy in the future. Points were also raised about the state of tourist signposts within the borough as well as town centre signposting.

RESOLVED: That Committee

1. approve the draft Destination Management Plan for consultation;
2. ask that the Plan return to Committee incorporating comments from consultees for final approval;
3. advise that we seek consultancy assistance to investigate the underpinning evidence to establish the importance of tourism to the economy of Ribble Valley; and
4. create a heritage/tourist trail involving partners and products across Ribble Valley and launch a plan of action to enhance the heritage products available.

285

EMPLOYMENT LAND MONITOR

The Chief Executive submitted a report updating Members on employment land within the borough. Employment and a strong economy are important to the Ribble Valley and the Council has a responsibility to ensure that there is sufficient employment land provision in the area in order to facilitate employment and economic investment in the borough and make preparations to meet with business, economic and employment growth needs for the future. The report included a schedule of employment land in Ribble Valley at the current time. The borough needs a balanced portfolio of land to accommodate a sustainable growing economy that can respond to dynamic market conditions, and changing business needs and working practices and by initially establishing how much land there is consideration can then be applied to how much land is required in order to meet potential future demand within the local plan to 2028.

He informed Committee that the borough's planning policies are intended to intervene in this respect to ensure amongst other things, an appropriate balance between housing and employment uses in the borough.

With regard to the schedule of land, development was now under way on some of these sites and once completed, would be deducted from this table in the following year. Further additional sites to meet the future needs of business growth are currently being identified through Ribble Valley's recent submitted Housing and Economic Development Plan document through which the Council is allocating land to help address as a minimum the residual employment land requirements as measured against the overall requirement and spatial distribution of employment provision set out in the Core Strategy.

RESOLVED: That the report be noted.

286 TOWN CENTRES UPDATE

The Chief Executive submitted a report for Committee's information on activities in connection with Clitheroe town centre regeneration. The Council has a long history in working in partnership with local stakeholders and business groups and the two main towns of Clitheroe and Longridge in the Ribble Valley serve both the local community itself and the surrounding settlements within Ribble Valley.

It is important that regular monitoring takes place to ensure that the vitality and viability of these two town centres continues and the local business community in both Clitheroe and Longridge play an important role to assist in the long-term economic success of the area.

In recent years the Council had also assisted in the creation of town teams in both Clitheroe and Longridge. These have consisted of representatives from local interest groups, business, civic and other local stakeholders.

There was a continuing need to work closely with these established business groups and continue to develop initiatives and priorities to support the town centres of Clitheroe and Longridge, along with other service and retail centres in the borough to help ensure that they are economically successful and attractive places. The Council will continue to provide individual support, information and guidance directly to these business groups and assist in partnership working on activities to support trade in each of their locations.

RESOLVED: That the report be noted.

287 BROADBAND IN RIBBLE VALLEY

The Chief Executive submitted a report for Committee's information giving an update on fibre broadband services, its availability and future proposals for further rollout in the Ribble Valley. Super-fast broadband refers to a range of measures to ensure businesses and consumers are best able to access the benefits of high speed broadband internet connections.

The previous Lancashire superfast broadband programme began in 2013 which aimed to deliver high speed fibre broadband being rolled out and given access to 130,000+ premises across Lancashire between 2013 and the end of 2015. Superfast Lancashire is a partnership between Lancashire County Council and BT, with additional funding from the Government's broadband delivery UK as well as European Regional Development Fund, Blackburn with Darwen Council and Blackpool Council and has now commissioned more than 500 of the 900 fibre broadband roadside cabinets it is installing across Lancashire.

Superfast Lancashire completed the main phase of its programme at the end of June 2015 which will have enabled 97% of Lancashire homes and businesses to be covered by the fibre broadband network. It was pointed out to Members that this connection is only made to a cabinet in a village and that full connection to be made to a specific premises, this must be requested with the added frustration that in rural areas the distance of copper wire to a premises is a long way from the cabinet. Members asked for a map of the superfast broadband delivery for their information.

Many rural businesses have had to find alternative solutions for their broadband requirements which unfortunately come at a much higher cost than a connection through BT. It was important therefore that we continue to support businesses in our rural areas to ensure that they have the ability to access sufficient broadband speeds and that financial support is available to enable them to do this. The Council would continue to lobby for broadband issues to be included as part of the Lancashire Growth Programme and support be offered to existing businesses who require a better broadband connection with which to run their businesses.

RESOLVED: That the report be noted.

288 RURAL DEVELOPMENT PROGRAMME FOR ENGLAND 2014 – 2020

The Chief Executive submitted a report for Committee's information regarding the Rural Development Programme. This is jointly funded by the European Union and the Department of the Environment Food and Rural Affairs and the aims of the programme are to safeguard and enhance the rural environment, improve the competitiveness of the agricultural sector and foster sustainable and thriving rural businesses and rural economies across England.

The four main elements are environmental schemes, countryside productivity, growth programme and LEADER. The LEADER element of the funding is available to local businesses, communities, farmers, foresters and land managers.

The programme delivery is split into sub-regional areas and in Lancashire there are three local action groups that have been established to manage the RDPE programme of activity.

Each application is considered against the priorities identified and currently six projects have been approved in Ribble Valley with a number of further projects in development.

Committee felt it would be helpful if more information could be provided on grant funding available.

RESOLVED: That the report be noted.

289 CAPITAL MONITORING 2017/18

The Director of Resources submitted a report for Committee's information on progress on the approved 2017/18 Capital Programme for this Committee for the period to the end of July 2017. To date there had been no spend on the economic development initiative scheme. At this stage development opportunities to bring forward land for employment were being reviewed and would be reported to this Committee. It is anticipated that this capital scheme be considered to help support any emerging initiatives that arise as a result of that report.

RESOLVED: That the report be noted.

290 REVENUE MONITORING 2017/18

The Director of Resources submitted a report for Committee's information on the position for the first four months of this year's revenue budget as far as this Committee was concerned.

Committee were informed of the three cost centres that had been transferred from Policy and Finance and Community Services to this new Committee.

The comparison between actual and budgeted expenditure shows an overall underspend of £1,588 on the net cost of services. The current variances do not present any significant concern, however this situation can fluctuate depending on activities that take place.

RESOLVED: That the report be noted.

The Lancashire Enterprise Partnership Business Plan 2017 – 2020 entitled "Lancashire: The Place for Growth" was circulated to Members for information and would possibly be subject of discussion at a future meeting.

The meeting closed at 7.30pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 28 September 2017 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

S Atkinson	S Knox
I Brown	J Rogerson
S Brunskill	I Sayers
P Dowson	R Sherras
M French	R Swarbrick
G Geldard	D Taylor
S Hind	N Walsh

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

Also in attendance: Councillors K Hind, M Fenton and G Mirfin (from 7pm).

291 APOLOGIES

There were no apologies for absence from the meeting.

292 MINUTES

The minutes of the meeting held on 31 August 2017 were approved as a correct record and signed by the Chairman.

293 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor G Geldard declared an interest in planning application 3/2017/0573, Councillor J Rogerson declared an interest in planning application 3/2017/0664 and Councillor I Sayers declared an interest in planning applications 3/2017/0679 and 0680.

294 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2017/0664
GRID REF: SD 362738 441027

DEVELOPMENT DESCRIPTION:

ERECTION OF A WORKING NURSERY AND SHOP AT LITTLE TOWN LAKES,
LITTLE TOWN FARM, BEDLAM ROAD, THORNLEY PR3 2TL

The Head of Planning Services reported two additional letters of objection.

REFUSED for the following reason(s):

1. The proposal, by virtue of the cumulative level of development proposed, including the erection of a sales building, polytunnel, extent of hard-surfacing/car parking areas and unsympathetic perimeter fencing, would result in significant harm to the protected AONB landscape. It is further considered that the proposal result in the introduction of an alien, anomalous and discordant form of development that would result in a significant visual urbanising effect upon the landscape being of detriment of the character and visual amenities of the area contrary to Key Statement EN2 and Policies DMG1, DMG2 and DME2 of the Ribble Valley Core Strategy.
2. The proposal would be contrary to Key Statements DS1 and EC1 and Policies DMB3, DMG2 and DMB1 of the Ribble Valley Core Strategy and would result in development that would be harmful to the Development Strategy for the Borough as set out in the Core Strategy leading to unsustainable development.

(Michelle Unsworth spoke in favour of the above application. Patricia Norman-Brown spoke against the above application).

(Councillor Rogerson returned to the meeting).

2. APPLICATION NO: 3/2017/0674/P
GRID REF: SD 371966 446630

DEVELOPMENT DESCRIPTION:

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

APPROVED subject to the following conditions:

1. The development must be begun not later than the expiration of one year beginning with the date of this permission and demolition schedule including timescales submitted within 3 months 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:

Proposed Site Plan 4512-03/01 Rev D
Proposed Sectional Elevational 4512/03/07A
Proposed Plans and Elevations Plot 1 4512/03/02B
Proposed Plans and Elevations Plot 1 4512/03/03
Proposed Plans and Elevations Plot 1 4512/03/04
Proposed Plans and Elevations Plot 1 4512/03/05

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

Detailed Design/ Materials

3. Precise specifications or samples of all external surfaces including any replacement materials and surfacing materials of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved details shall be implemented as part of the development.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DME4 of the Core Strategy.

Demolition

4. A demolition plan showing timescales and method statement including site clearance shall be submitted to and approved in writing by the LPA within 3 months of the date of this decision and full demolition and removal of materials within the site and land restored to the satisfaction of the L.P.A. within 12 months of the date of this decision unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of visual amenity and the residential amenities of the occupiers of nearby properties and in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Highways

5. 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. 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.

- 6. 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 submitted 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: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy as vehicles reversing to and from the highway are a hazard to other road users.

- 7. The car parking area and garaging shown on the submitted plans shall be made available, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter.

REASON: In the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

- 8. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the back edge of the verge. The gates shall open away from the highway.

REASON: In the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

- 9. Prior to commencement of the development a plan showing detail of the sight line visibility splay of each access shall be submitted to and approved in writing by the LPA. The sight line splays will require walls, fences, trees, hedges, shrubs, ground growth, structures etc. to have a maximum height of 1.0m above the height at the centre line of the adjacent carriageway.

REASON: In the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

- 10. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall

be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy and to prevent stones and mud being carried onto the public highway to the detriment of road safety.

11. Prior to occupation of the units either a designated communal collection point for refuse collection shall be made available at an agreed location within the site or an improved turning area within plot 1 to allow refuse vehicles to manoeuvre in a safe manner.

REASON: In the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

Drainage

12. 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.

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. 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 body/bodies for the sustainable drainage system and comply with Policy DMG1 of the Ribble Valley Core Strategy.

13. No development shall commence until final 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 + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), 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 pre-development runoff rates. 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 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 and comply with Policy DMG1 of the Ribble Valley Core Strategy.

Landscape/Wildlife

14. Prior to commencement of any building work 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 incorporate the recommendations of the Visual Impact Assessment and Mitigation Report and Arboricultural Impact Report dated June 2016 and June 10th 2016 .

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

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

REASON: To ensure the proposal is satisfactorily landscaped and in the interests of biodiversity and appropriate to the locality in accordance with Key Statements and Policies DMG1, DME1, DME2, DME3 and DME4 of the Ribble Valley Core Strategy.

15. 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 building dependent bird/bat species site plan and include details of the locations and the numbers of artificial bird nesting boxes and artificial bat roosting.

The artificial bird/bat boxes shall be incorporated into individual buildings or trees or structures around the buildings during the construction of those buildings identified on the submitted plan and be made available for use

before the site 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 and Policies DMG1, DME1 and DME3 of the Ribble Valley Core Strategy

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

3. APPLICATION REF: 3/2017/0679
GRID REF: SD 374242 441801

DEVELOPMENT DESCRIPTION:

INTERNAL AND EXTERNAL ALTERATIONS TO PROVIDE SELF - CONTAINED RESIDENTIAL ACCOMMODATION AT FIRST AND SECOND FLOOR. ADDITIONAL CAR PARKING SPACE WITHIN THE EXISTING REAR GARDEN AT 18 PARSON LANE, CLITHEROE

REFUSED for the following reason:

1. The proposal is harmful to the special architectural and historic interest of the listed building, the setting of listed buildings in the group and the character and appearance of Clitheroe Conservation Area because of the loss of important fabric and design resulting from the incongruous and conspicuous First Floor door opening, the dog-leg and balconied steel staircase and extensive remodelling of the mid 19th century addition. This is contrary to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy.

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

4. APPLICATION REF: 3/2017/0680
GRID REF: SD 374242 441801

DEVELOPMENT DESCRIPTION:

INTERNAL AND EXTERNAL ALTERATIONS TO PROVIDE SELF - CONTAINED RESIDENTIAL ACCOMMODATION AT FIRST AND SECOND FLOOR. ADDITIONAL CAR PARKING SPACE WITHIN THE EXISTING REAR GARDEN AT 18 PARSON LANE, CLITHEROE (LBC)

REFUSED for the following reason:

1. The proposal is harmful to the special architectural and historic interest of the listed building because of the loss of important fabric, plan form and design resulting from the incongruous and conspicuous First Floor door opening, the dog-leg and balconied steel staircase, extensive remodelling of the mid-19th

century addition, blocking of the central staircase and further alteration to the two room arrangement at first and second floors.

(Councillor Sayers returned to the meeting).

5. APPLICATION REF: 3/2017/0284
GRID REF: SD 377838 433492

DEVELOPMENT DESCRIPTION:

PROPOSED BUSINESS PARK COMPRISING 18 INDUSTRIAL UNITS FOR B8 (STORAGE AND DISTRIBUTION) AND B1 (OFFICES AND LIGHT INDUSTRY) USES – RESUBMISSION OF APPLICATION 3/2015/0906) AT TIME TECHNOLOGY PARK, SIMONSTONE

The Head of Planning Services reported that the Lead Flood Authority had withdrawn their objections.

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

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

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

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

Location Plan (scale 1:1250)
1883/01F (amended plan received 05/09/17)
1883/03
1883/06
1883/07A
1883/08

REASON: For the avoidance of doubt and to clarify which plans are relevant and to ensure that the development is carried out in accordance with the approved plans.

Materials

3. Notwithstanding any description of materials in the application no above ground works shall take place until samples or full details of all materials to

be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

REASON: In order to ensure 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.

Amenity

4. Prior to the first use or occupation of each unit of the development as hereby permitted, a competent person shall have ensured that the rating level of noise emitted from the site's plant, equipment and machinery shall not have an impact on noise-sensitive premises. The assessment shall have been made in accordance with the current version of British Standard 4142 and the Planning Practice Guidance and confirmation of the findings of the assessment shall have been submitted to, and agreed in writing by, the Local Planning Authority and shall be adhered to thereafter.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance in accordance with Policy DMB1 of the Ribble Valley Core Strategy.

5. Details of the design, specification, fixing and finish, including sections at a scale of not less than 1:20, of extract vents, means of extract, air conditioning, ventilation or any other associated externally mounted/ located plant shall have been submitted to and approved in writing by the local planning authority prior to their use within the development.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance in accordance with Policy DMB1 of the Ribble Valley Core Strategy.

6. No external lighting shall be installed on the buildings hereby approved, or elsewhere on the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The approved details shall thereafter be fully implemented.

REASON: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

7. No goods, materials, waste products, containers or vehicle trailers, used in connection with the new units hereby approved shall be stored within the external areas of the site.

REASON: In order to ensure a satisfactory appearance in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

8. The units hereby approved shall only operate between the hours of 07:00-19:00 Monday to Friday inclusive, and 08:00-13:00 on Saturday and not at all on Sunday and Bank Holidays.

REASON: In order to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

9. Deliveries to and from the units hereby approved shall only take place between the hours of 07:00-19:00 Monday to Friday inclusive, and 08:00-13:00 on Saturday and not at all on Sunday and Bank Holidays.

REASON: In order to protect the residential amenities of the occupiers of the adjacent properties and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

10. There shall be no movements of HGV's or forklift trucks, used in connection with the units hereby approved, within the open areas of the site other than between 07:00-19:00 Monday to Friday, between 08:00-13:00 Saturday and not at all on Sunday and bank Holidays.

REASON: In order to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

11. No construction work, construction traffic or operation of any plant/machinery shall take place on the site during the course of the development hereby approved except between the hours of 08:00 hours and 18:00 hours Monday to Friday and 09:00 and 13:00 on Saturday. No construction work, construction traffic or operation of any plant/machinery shall take place on Sundays or Public Holidays. Furthermore, no deliveries or vehicles shall arrive on site outside these stipulated working hours.

REASON: In order to protect the residential amenity of the occupiers of the adjacent properties and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

12. Notwithstanding the provisions The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 and the Town and Country Planning (Use Classes) Order 1987 (as amended) or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the units hereby approved shall only be used for the purposes of use classes B1 and B8.

REASON: For the avoidance of doubt, and to avoid an over-intensive use and to ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies DMG1, EC1 and DMB1 of the Ribble Valley Core Strategy.

Highways

13. The car parking and manoeuvring scheme to be marked out in accordance with the approved plan and including a minimum of 15% incorporating electric charging facilities, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter.

REASON: To ensure that provision is made for electric powered cars and to support sustainable methods of travel in accordance with Key Statement DMI2 and Policy DMG3 of the Core Strategy.

14. Prior to commencement of development on site the existing access to Time Technology Park shall be physically and permanently closed.

REASON: To limit the number of access points and to maintain the proper construction of the highway in accordance with Key Statement DMI2 and Policy DMG3 of the Core Strategy.

15. 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. For the avoidance of doubt the Section 278 agreement shall include the re-positioning of the existing traffic island at the entrance point off Blackburn Road.

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 Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

16. 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 Blackburn Road. A similar survey shall be carried out every six months and the final inspection within one month of the completion of the last unit, and the developer shall make good any damage to Blackburn Road to return it to the pre-construction situation as required.

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

17. A Traffic Management Plan for the construction works, to be approved in writing by the planning department before any works begin on site and to include:-

- The parking of vehicles of site operatives and visitors;

- Loading and unloading of plant and materials used in the construction of the development;
- Storage of such plant and materials;
- Wheel washing facilities supplemented by road sweepers as necessary
- 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 the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway during the construction phase of the development in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

18. Cycling facilities shall be provided in accordance with a scheme that has first been approved by the Local Planning Authority and the cycle facilities shall be provided in accordance with the approved scheme before any unit hereby permitted becomes operative.

REASON: To ensure that provision is made for cycles and to support sustainable methods of travel in accordance with Key Statement DMI2 and Policy DMG3 of the Core Strategy.

19. Motorbike facilities shall be provided in accordance with a scheme that has first been approved by the Local Planning Authority and the motorbike facilities shall be provided in accordance with the approved scheme before any unit hereby permitted becomes operative.

REASON: To allow for the effective use of the parking areas in accordance with Key Statement DMI2 and Policy DMG3 of the Core Strategy.

20. The approved cycle path as shown on drawing 1883/01 F (amended plan received 05/09/17) shall be installed and made available for use before any unit hereby permitted becomes operative.

REASON: To ensure that provision is made for cycles and to support sustainable methods of travel in accordance with Key Statement DMI2 and Policy DMG3 of the Core Strategy.

21. Unless otherwise agreed in writing with the Local Planning Authority, the new estate road/access shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place on site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Key Statement DMI2 and Policy DMG3 of the Core Strategy.

Ecology and Trees

22. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any trees and shrubs. The duly approved landscaping scheme shall be carried out within 12 months of any unit hereby approved first being brought into use and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON: In order to achieve a satisfactory level of landscaping and provision of adequate off-road parking facilities in the interests of visual amenity and highway safety in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

23. The development hereby approved shall be carried out in complete accordance with the "Conclusions and Recommendations" measures detailed/recommended within Section 4 of the submitted Phase 1 Habitat Survey Report (JCA Ref: 12744/JoC2016-276)

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.

24. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird breeding season (March - August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird breeding season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

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.

25. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all the existing/retained trees and hedging shown detailed within the submitted Arboricultural Survey and its associated plan (ref: 160303TPP), shall have been enclosed with temporary protective fencing in accordance with BS5837:2012 [Trees in Relation to Demolition, Design & Construction] which is to be inspected on site by the Local Planning Authority. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To ensure that existing vegetation is adequately protected during construction in the interests of the visual amenity of the area in accordance with Policy DME1 of the Ribble Valley Core Strategy.

26. 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 locations(s) or wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall made available for use before the units hereby approved are first brought into use 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.

Drainage

27. Foul and surface water shall be drained on separate systems.

REASON: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy DME6 of the Ribble Valley Core Strategy.

28. 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 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 in accordance with the approved details.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the National Planning Policy Framework, Planning Practice Guidance and Policy DME6 of the Ribble Valley Core Strategy.

29. 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 contained within the NPPF and NPPG.

30. 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 + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), 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 the pre-development greenfield runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The sustainable drainage system flow calculations (PDF files showing the input and output data for flow calculations) and storm simulation plan for: 1 in 1 year, 1 in 2 year, 1 in 30 year and 1 in 100 year + allowance for climate change are still required as the Quick Storage Estimate in the submitted Drainage Strategy (Project Ref:17136) are grossly insufficient.
- 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 and that there is no flood risk on or off the site resulting from the proposed development in accordance with Policy DME6 of the Ribble Valley Core Strategy, and national guidance contained within the NPPF and NPPG.

- 31. 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 contained within the NPPF and NPPG.

- 32. 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 contained within the NPPF and NPPG.

INFORMATIVES

1. The applicant's attention is drawn to the comments received from National Grid/Caden Gas in respect of the hazardous pipeline in the vicinity of the development site. The applicant is therefore advised to contact National Grid/Caden Gas prior to any work commencing on site.
2. The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer.
3. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section (Area East) on 0300 123 6780, or email lhscustomerservice@lancashire.gov.uk

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

6. APPLICATION REF: 3/2017/0573
GRID REF: SD 373281 441769

DEVELOPMENT DESCRIPTION:

APPLICATION FOR 36 DWELLINGS (INCLUDING 11 AFFORDABLE UNITS), CAR PARKING, LANDSCAPING AND NEW ACCESS FROM UNION STREET, CLITHEROE

The Head of Planning Services reported that the Lead Flood Authority and United Utilities had no objections subject to imposition of appropriate conditions.

DEFERRED for further information in relation to flood and drainage issues.

(Mr McTaggart spoke in favour of the above application. Mr Dixon spoke against the above application. Councillor Fenton was given permission to speak on the above application. Councillor P Dowson left the meeting).

295 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2016/0974	Land West Preston Road Longridge	16/2/17	275	Issued 18/9/17
3/2017/0133	Land off Dale View Billington	31/8/17	41	With Legal

296 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2017/0190/P	Amend application 3/2013/0851 for development of The Whins. Full planning approval for the addition of 2 semi detached buildings consisting of four 3 bed houses (of these one is a replacement of one approved 5 bed detached house currently listed as plot 8)	Plot 8 The Whins Whins Lane Read
3/2017/0363/P	Change of use of land to sui generis (day care for dogs) and erection of timber shed 11.5m x 4m.	Stephen Moorlodge Wigglesworth Road Tosside

<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>
3/2015/0393 R	10/08/16	Land west of Preston Road Longridge (Grimbaldeston Fm)	Inquiry	In abeyance	Bespoke timetable
3/2017/0088 R	03/07/17	1 and 2 Abbeycroft The Sands Whalley	WR		Awaiting Decision
3/2017/0039 R	07/08/17	18 Netherwood Gardens Brockhall Village, Langho	HH		Awaiting Decision
3/2017/0272 R	08/06/17	Ribble View Barn Alston Lane Longridge	WR		Appeal Dismissed 22/08/17
3/2016/1196 R	03/07/17	Lower Standen Fm Whalley Road Pendleton	WR		Awaiting Decision
3/2016/0708 R	10/07/17	The Dog & Partridge Tosside	Hearing	05/09/17	Awaiting Decision
3/2016/0709 R	10/07/17	The Dog & Partridge Tosside	Hearing	05/09/17	Awaiting Decision
3/2017/0029 R	24/07/17	Field at Hellifield Road, Gisburn	WR		Awaiting Decision
3/2017/0045 R	Awaiting start date from PINS	Newton Hall Newton in Bowland	WR (to be confirmed)		
3/2016/1202 R	17/08/17	Barn within the grounds of Greengore Farm	WR		Statement due 21/09/17
3/2017/0192 R	19/07/17	Countess Hey Elmridge Lane Chipping	WR		Awaiting Decision
3/2017/0308 R	10/08/17	Fields Farm Barn Back Lane Chipping	HH		Awaiting Decision
3/2017/0220 R	07/08/17	2a Whittingham Rd Longridge	WR		Awaiting Decision
Enforcement	Awaiting start date from PINS	Demesne Farm Newsholme Gisburn	Hearing (to be confirmed)		
3/2017/0441 R	Awaiting start date from PINS	19 Woodfield View Whalley	WR (to be confirmed)		

<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>
3/2017/0595 R	Awaiting start date from PINS	St Marys Community Centre Church Street Clitheroe	WR (to be confirmed)		Dismissed
3/2016/0999 R	Awaiting start date from PINS	Land at Dale View Billington	WR (to be confirmed)		
3/2016/0980 R	Awaiting start date from PINS	Land off Dale View Billington	WR (to be confirmed)		

298 STATISTICS AND PERFORMANCE INFORMATION REPORT 2016/2017

The Director of Community Services submitted a report advising Committee of details in relation to performance targets for the year 2016/2017 which was an elaboration of a report taken to this Committee on 31 August 2017 by Michelle Haworth.

RESOLVED: That the report be noted.

299 BOLTON-BY-BOWLAND AND GISBURN FOREST NEIGHBOURHOOD PLAN – UPDATE

The Chief Executive submitted a report updating Committee on the Bolton-by-Bowland and Gisburn Forest Neighbourhood Plan. The Examination had been completed and the Examiner's report received by the Council had been published on the Council's website. The Parish Council had expressed a wish to hold an extraordinary Parish meeting to discuss the findings of the Examination, therefore agreement had been made to the report the Examiner's report and the Council's response to the November Planning and Development Committee.

RESOLVED: That the report be noted.

300 APPEALS

- a) 3/2017/0272/P – Change of use from agricultural building to a dwellinghouse with associated operational development at Ribble View Barn, Alston Lane, Longridge – appeal dismissed.

301 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.40pm.

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