

Minutes of Planning and Development Committee

Meeting Date: Thursday, 11 January 2018 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

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

In attendance: Director of Community Services, Head of Planning Services, Head of Legal and Democratic Services, Head of Environmental Health Services, Head of Financial Services, Countryside Officer.

487 APOLOGIES

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

488 MINUTES

The minutes of the meeting held on 30 November 2017 were approved as a correct record and signed by the Chairman.

489 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor J Rogerson declared an interest in planning applications 3/2017/0171 and 3/2017/0173 and Councillor S Knox declared an interest in planning application 3/2016/0927.

490 PUBLIC PARTICIPATION

The Chairman welcomed Reverend Froud who spoke on agenda item 10 – Tree Preservation Order at St Mary’s Centre, Clitheroe.

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

Councillor Rogerson left the meeting.

1. APPLICATION REF: 3/2017/0171
GRID REF: SD 376895 456092

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF EXISTING TWO STOREY REAR EXTENSION FROM BED AND BREAKFAST GUEST ROOMS AND CAFE TO FORM ONE NEW DWELLING AT THE DOG AND PARTRIDGE, TOSSIDE

APPROVED subject to the imposition of 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:

Gri/754/2228/01 Rev A (amended plan received 07/12/17).

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

3. Notwithstanding the requirements of condition 2 of this approval, prior to the dwelling hereby approved being brought into use, full details of the siting, height, design, materials, finish and mechanism for fixing to any parts of the listed building, of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The duly approved boundary treatments shall be constructed in full accordance with the approved details before either of the dwellings hereby approved are first occupied and shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the appearance of the surrounding area and the significance of Listed Building in accordance with Key Statement EN2 and Policies DME4, DMG1 and DMH3 of the Ribble Valley Core Strategy.

4. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, prior to the dwelling hereby approved being brought into use 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 the converted dwelling 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 safeguard the appearance of the surrounding area and the significance of Listed Building in accordance with Key Statement EN2 and Policies DME4, DMG1 and DMH3 of the Ribble Valley Core Strategy.

5. Notwithstanding the submitted information, details of the provisions to be made for building dependent species of conservation concern, artificial bat/bird roosting boxes, shall be 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 boxes/artificial roosting sites and the locations(s) or wall and roof elevations into which the above provisions shall be incorporated.

The artificial bat/bird boxes shall be 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 to reduce the impact of development in accordance with Key Statement EN4 and Policies DME2 and DME3 of the Ribble Valley Core Strategy.

6. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected within the curtilages 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 listed building and surrounding area in accordance with Key Statement EN2 and Policies DME4, DMG1 and DMH3 of the Ribble Valley Core Strategy.

7. Notwithstanding the provisions of Classes A-I of Schedule 2 Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no renewable energy sources shall be attached to the building or placed within the curtilage of any dwelling unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the listed building and surrounding area in accordance with Key Statement EN2 and Policies DME4, DMG1 and DMH3 of the Ribble Valley Core Strategy.

8. The car parking and manoeuvring areas for the dwelling (and retained public house) shall be provided as shown on Drawing Number Gri/754/2228/01 Rev A (amended plan received 07/12/17) prior to the first occupation of the dwellinghouse hereby permitted, and shall be permanently maintained thereafter clear of any obstruction to their designated purpose.

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

9. Prior to installation on site, full details of the design, material and finishes of any replacement windows or doors shall have been submitted to and approved in writing with the Local Planning Authority. The windows and doors shall be installed in accordance with the agreed details and retained as such thereafter.

REASON: In order to safeguard the appearance of the surrounding area and the significance of Listed Building in accordance with Key Statement EN2 and Policies DME4, DMG1 and DMH3 of the Ribble Valley Core Strategy.

10. The residential curtilage for the dwelling hereby approved shall be restricted to that shown on approved Drawing Gri/754/2228/01 Rev A (amended plan received 07/12/17).

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 Key Statement EN2 and Policy DMG1 of the Ribble Valley Core Strategy.

(Mr Hoerty spoke in favour of the above application. Mr Waddington spoke against the above application).

2. APPLICATION REF: 3/2017/0173
GRID REF: SD 376895 456092

DEVELOPMENT DESCRIPTION:

LISTED BUILDING CONSENT FOR CHANGE OF USE OF EXISTING TWO STOREY REAR EXTENSION FROM BED AND BREAKFAST GUEST ROOMS AND CAFE TO FORM ONE NEW DWELLING AT THE DOG AND PARTRIDGE, TOSSIDE.

APPROVED subject to the imposition of 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:

Gri/754/2228/01 Rev A (amended plan received 07/12/17).

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

3. Notwithstanding the requirements of condition 2 of this approval, prior to the dwelling hereby approved being brought into use, full details of the siting, height, design, materials, finish and mechanism for fixing to any parts of the

listed building, of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The duly approved boundary treatments shall be constructed in full accordance with the approved details before either of the dwellings hereby approved are first occupied and shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the appearance of the surrounding area and the significance of Listed Building in accordance with Key Statement EN2 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy.

4. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, prior to the dwelling hereby approved being brought into use 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 the converted dwelling 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 safeguard the appearance of the surrounding area and the significance of Listed Building in accordance with Key Statement EN2 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy.

5. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected within the curtilages 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 listed building and surrounding area in accordance with Key Statement EN2 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy.

6. Notwithstanding the provisions of Classes A-I of Schedule 2 Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no renewable energy sources shall be attached to the building or placed within the curtilage of any dwelling unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the listed building and surrounding area in accordance with Key Statement EN2 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy.

7. Prior to installation on site, full details of the design, material and finishes of any replacement windows or doors shall have been submitted to and approved in writing with the Local Planning Authority. The windows and doors shall be installed in accordance with the agreed details and retained as such thereafter.

REASON: In order to safeguard the appearance of the surrounding area and the significance of Listed Building in accordance with Key Statement EN2 and Policies DME4, DMG1 and DMH3 of the Ribble Valley Core Strategy.

(Councillor Rogerson returned to the meeting. Councillor S Knox left the meeting)

3. APPLICATION REF: 3/2016/0927
GRID REF: SD 371930 435481

DEVELOPMENT DESCRIPTION:

OUTLINE APPLICATION FOR THE DEVELOPMENT OF A CLASS C2 CONTINUING CARE RETIREMENT COMMUNITY AT LAND OFF ELKER LANE, BILLINGTON

MINDED TO APPROVE on the basis that they considered the benefits of the scheme would outweigh any harm to strategic policies or visual impact. Application to go back to future Committee with inclusion of appropriate conditions.

(Mr Sumner spoke in favour of the above application. Councillor S Knox returned to the meeting)

492 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2017/0573	Land off Union Street Clitheroe	26/10/17	36	With LCC
3/2017/0616	Former Clitheroe Hospital Chatburn Road, Clitheroe	26/10/17	60	With Applicants Solicitor
3/2017/0433	Land at Henthorn Road Clitheroe	30/11/17	24	With LCC

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2017/0133	Land off Dale View Billington	31/8/17	13 weeks	41	Decision 30/11/17

493 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>
3/2017/0029 R	24/07/17	Field at Hellifield Road, Gisburn	Hearing	30/01/2018	Awaiting Hearing
3/2017/0192 R	19/07/17	Countess Hey Elmridge Lane Chipping	WR		Awaiting Decision
3/2017/0220 R	07/08/17	2a Whittingham Road, Longridge	WR		Appeal Allowed 14/12/2017
Enforcement	17/11/17	Demesne Farm Newsholme Gisburn	Hearing	10/04/18	Statement and suggested conditions due 29/12/2017
3/2017/0441 R	Awaiting start date from PINS	19 Woodfield View Whalley	WR (to be confirmed)		
3/2016/0999 R	24/10/17	Land at Dale View Billington	WR		Appeal Withdrawn 01/12/2017
3/2016/0980 R	24/10/17	Land off Dale View Billington	WR		Appeal Withdrawn 01/12/2017
3/2016/1192 R	16/11/17	Hammond Ground Whalley Road Read	Inquiry	1, 2, 3, 9,10 May 2018	Bespoke timetable Statement due 2 January 2018
3/3016/1082 R	30/11/2017	74 Higher Road Longridge and land to the rear.	WR		Statement due 04/01/18
3/2017/0751 R	13/12/2017	The Ridge Highcliffe Greaves Grindleton	WR		Statement due 17/01/18

494 REVISED REVENUE BUDGET 2017/2018

The Director of Resources submitted a report outlining the revised Revenue Budget for 2017/2018 for this Committee. The Head of Financial Services reminded Members that at this time of year the estimates are revised for the current financial year in order to predict the likely outturn. This also assists in preparing the original estimates for the coming financial year.

The 2017/2018 original budget had included provision for pay increases at 1.1% and price increases at 1.5%. As well as using data on past performance, there had been detailed discussions with budget holders and Heads of Service on past

service provision and future plans which played an integral part in the budget setting process.

He informed Committee that the revised budget for 2017/2018 showed a decrease in net expenditure of £12,360 compared to the original estimate, after allowing for transfers to and from earmarked reserves. A comparison between the original and revised budgets for each cost centre was included for Committee's information and the significant variances were highlighted.

RESOLVED: That Committee agreed the revised revenue estimate for 2017/2018.

495 REVISED CAPITAL PROGRAMME 2017/2018

The Director of Resources submitted a report seeking Committee's approval of the revised capital programme for the current financial year for this Committee. The original capital programme for 2017/2018 had been approved by Policy and Finance Committee in February 2017 and since then regular reports had been presented to this Committee on progress with the capital programme. No capital schemes were planned for this Committee in 2017/2018 but the introduction of the Planning Portal Link to the Planning Application System and Planning System Update 2016/2017 scheme has not been completed and had therefore been transferred into the 2017/2018 capital programme budget after approval by this Committee. Some progress on the planning portal integration and partial migration to the Assure system is being made and there may be some spend before year end. Given this the revised estimate for the scheme will remain unchanged at £30,200 to facilitate any spend in year and any unspent budget will be rolled forward at year end as slippage to support spend in 2018/2019.

RESOLVED: That Committee approved the 2017/2018 revised estimate of £30,200 for this Committee's capital programme as set out in the report.

496 ORIGINAL REVENUE BUDGET 2018/2019

The Director of Resources submitted a report asking Committee to agree the draft revenue budget for 2018/2019 for this Committee for consideration at Special Policy and Finance Committee. With regard to the Council's overall financial position, Members were reminded that in September the updated Council's four year budget forecast had predicted budget gaps of £774,000 in 2018/2019; £956,000 in 2019/2020 and £1,139,000 in 2020/2021.

Members were informed that in October 2016 the Council had submitted an efficiency plan to the Government in order to secure a multi-finance settlement and that this had again been successful. The Government had also announced that there would be no changes to the New Homes Bonus Scheme at this time and had also agreed to the Lancashire Business Rate pool that would now also include Burnley Borough Council as a new member.

The Budget Working Group would continue to meet over the coming weeks and would ultimately make recommendations to Special Policy and Finance Committee on 6 February 2018 in order to achieve a balanced budget.

The proposed fees and charges for 2018/2019 had been considered by Committee in October and had been incorporated into the service budgets.

Following in-depth service analysis and meetings between accountants, budget holders, Head of Service and management team, the proposed draft budget was now presented to Members.

Estimates had been prepared on current levels of service with allowance for pay and price increases at 2%. The budget for each cost centre within the report was presented individually showing the original estimate, savings, inflation, variations to the standard budgeted inflation, unavoidable changes to service costs, support services and capital charges, which then culminated in the draft original estimate for 2018/2019.

14 cost centres were presented for this Committee and comments given on any large variances.

The draft budget was also summarised in two ways; one over the cost of the service provided by the Committee (objective) and the other over the type of expenditure and income (subjective).

The net expenditure for this Committee is estimated to decrease by £71,850 after allowing for associated movements on earmarked reserves. The main reasons for this net decrease related to planning control and enforcement, the local development scheme, building control fee earning and support service costs.

RESOLVED: That Committee agreed the revenue original estimate for 2018/2019 and submit this to Special Policy and Finance Committee.

497 PROTOCOL FOR MEMBERS AND OFFICERS DEALING WITH DEVELOPMENT MANAGEMENT

The Chief Executive submitted a report seeking Member approval for revisions to the Planning Protocol. This protocol had been considered by a working group in December 2016 that had suggested various amendments to the protocol. Since that protocol had been approved, further areas had been identified where Members would benefit from clearer guidance, namely:

- receiving and giving professional advice including from officers of other authorities, eg LCC;
- circulation of documents, emails and additional information by Members at Committee and prior to Committee;
- lobbying;
- advice for Members speaking at Planning and Development Committee, ie not Members of the Committee.

Members discussed the proposed further amendments.

RESOLVED: That Committee approved the amended Planning Protocol as outlined in the report.

498 TREE PRESERVATION ORDER ST MARY'S CENTRE, CLITHEROE

The Director of Community Services submitted a report reminding Members that at their November meeting they had resolved to defer a decision in relation to this TPO to allow further investigation and obtain more information which included the

removal of the Ivy from the wall. This further investigation had now been carried out and Members were asked to consider three viable options regarding the TPO.

RESOLVED: That Committee agreed not to confirm the TPO and that the Council now issue the decision not to confirm the order which would allow the tree to be removed and the stitch pointing on the retaining wall to be completed by the applicant.

499 APPROVAL OF INCREASE TO BUILDING CONTROL FEES 2018/2019

The Chief Executive submitted a report asking Committee to approve increased fees and charges in relation to Building Control Services. The Head of Environmental Health Services informed Committee that building regulation charges are subject to competition and that they must therefore be competitive and fair whilst maintaining cost recovery for the service. Several charges had been reduced to reflect the relatively low input from our service whilst other charges had been rounded to keep the charges easier to understand.

RESOLVED: That Committee approved the recommended increased fees and charges in relation to Building Control Services as set out in the report.

The meeting closed at 7.35pm.

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