



Ribble Valley Borough Council

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Members of the Council are hereby summoned to attend a meeting of the Council to be held in the **TOWN HALL, CHURCH STREET, CLITHEROE** on **TUESDAY, 16 OCTOBER 2018** at **6.30PM**.

CHIEF EXECUTIVE
8 October 2018

BUSINESS

Part I – items of business to be discussed in public

1. Apologies for absence.
2. Declarations of interest.
3. Public participation session – presentation of petition.
4. To confirm the minutes of the meeting of **Council** held on **10 July 2018**.
5. Mayoral Communications.
6. Review of Constitution following Appointment of New Director – report of Chief Executive.
7. Review of Political Balance for the Municipal Year 2018/19 Arising from the Resignation of Councillors from the Conservative Group – report of Chief Executive.
8. Leader's Report and Question Time.
9. Notice of Motion in the Name of Cllr Allan Knox:

"This Council has no confidence in the Chairman of Policy & Finance".
10. 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: 3 JULY – 4 OCTOBER 2018			
COMMITTEES	DATE OF MEETING	PAGE	MINUTE NO'S
LICENSING SUB-COMMITTEE	3 JULY	1 – 2	150 – 153
COUNCIL	10 JULY	3 – 9	154 – 165
SPECIAL PLANNING & DEVELOPMENT COMMITTEE	17 JULY	10 – 13	166 – 171
ACCOUNTS & AUDIT COMMITTEE	25 JULY	14 – 18	172 – 184

ACCOUNTS & AUDIT SUB-COMMITTEE	1 AUGUST	19 – 21	185 – 190
PLANNING & DEVELOPMENT COMMITTEE	2 AUGUST	22 – 44	191 – 201
LICENSING SUB COMMITTEE	6 AUGUST	45 – 46	202 – 204
COMMUNITY SERVICES COMMITTEE	4 SEPTEMBER	47 – 52	205 – 220
PLANNING & DEVELOPMENT COMMITTEE	6 SEPTEMBER	53 – 83	221 – 236
PERSONNEL COMMITTEE	12 SEPTEMBER	84 – 87	237 – 250
ACCOUNTS & AUDIT SUB-COMMITTEE	13 SEPTEMBER	88 – 89	251 – 253
HEALTH & HOUSING COMMITTEE	13 SEPTEMBER	90 – 94	254 – 272
LICENSING SUB-COMMITTEE	17 SEPTEMBER	95	273 – 276
LICENSING COMMITTEE	18 SEPTEMBER	96 – 99	276 – 287
ECONOMIC DEVELOPMENT COMMITTEE	20 SEPTEMBER	100 – 104	288 – 300
EMERGENCY COMMITTEE	25 SEPTEMBER	105	301 – 302
POLICY & FINANCE COMMITTEE	25 SEPTEMBER	106 – 115	303 – 334
PARISH COUNCIL LIAISON COMMITTEE	27 SEPTEMBER	116 – 120	335 – 342
PLANNING & DEVELOPMENT COMMITTEE	4 OCTOBER	121 – 151	343 – 353

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 Licensing Sub-Committee

Meeting Date: Tuesday, 3 July 2018, starting at 2pm
Present: Councillor J Alcock (Chairman)

Councillors:

A Brown
S Hind

In attendance: Solicitor, Electoral and Licensing Officer and Taxi Enforcement Officer.

150 APOLOGIES

There were no apologies.

151 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

152 EXCLUSION OF PRESS AND PUBLIC

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

153 LICENSING HEARING – TAXIS

Private Hire Driver's Licence and Operator's Licence

The Sub-Committee received a report from the Chief Executive, which included details of infringements which had taken place. A licence holder, who held a Private Hire Driver's Licence and an Operator's Licence, attended with his representative and explained the circumstances in which the Taxi Enforcement Officer had observed a vehicle which was not displaying signage required in accordance with the Council's requirements.

The Sub-Committee considered all the circumstances, including the representations by the licence holder and his representative, and determined the use of sanctions against the licence holder.

RESOLVED: That the driver's Private Hire Driver's Licence should be suspended for 28 days.

Private Hire Vehicle Licence

The Sub-Committee received a report from the Chief Executive, which included details of infringements which had taken place in contravention of the Council's Private Hire Vehicles Standard Conditions. The Sub-Committee heard from the driver/operator, who gave his explanation of the circumstances resulting in the infringements reported.

The Sub-Committee considered all the circumstances, including the representations of the driver/operator, and determined the use of sanctions against the driver/operator.

RESOLVED: That the vehicle licence be suspended for 21 days.

The meeting closed at 2.25pm.

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

Minutes of Meeting of the Council

Meeting Date: Tuesday, 10 July 2018, starting at 6.30pm
Present: Councillor S Carefoot (Chairman)

Councillors:

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

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

154 PRAYERS

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

155 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Bennett, S Bibby, P M Dobson, P Elms, G Geldard, T Hill, J Rogerson and J White.

156 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

157 PUBLIC PARTICIPATION

Steven Rush of the Clitheroe Residents' Action Group addressed the Council regarding the proposed market redevelopment. He urged the Council to respect the wishes of residents and not to destroy the outdoor market. He referred to a recent survey that he had undertaken.

The Leader responded by saying that the Council had listened to the views of the local residents via the Infusion Survey that had been carried out.

Mrs Baron also spoke on the redevelopment of the market and referred to 800 years of heritage and asked that the regeneration of this area be sympathetic.

As a market trader she reported that a market hall was not wanted by the traders rather they needed a traditional open market. She expressed concern that the future of the market was being decided behind closed doors.

The Leader responded again that the Council had listened to the views of the public and that hopefully the Council would produce something for Clitheroe that would regenerate the area.

Mr Sowter also spoke on the redevelopment of the market. As a user of the market he also suggested that a market hall was not wanted but that a simple low cost scheme to refurbish and cover the existing market would be adequate. He also referred to the discussions being taken in private.

The Leader responded by explaining that the redevelopment was commercially sensitive and therefore had to be kept confidential at this time.

The Mayor thanked the public participants.

At this point in the meeting a proposal was made under Standing Order 8.1.3 to move that the agenda be re-organised so that the item on the market redevelopment could be considered at this point. This proposal was seconded and voted upon and was subsequently lost.

158 COUNCIL MINUTES

The minutes of the meeting held on 24 April 2018 and the Annual Council on 8 May 2018 were approved as a correct record and signed by the Chairman.

159 MAYORAL COMMUNICATIONS

The Mayor reported on a varied range of engagements that he had attended since the last meeting as well as those attended by the Deputy Mayor. These included an afternoon tea at Simonstone School, two 90th birthdays, Burnley at Home, Chipping Steam Fair and tea with the High Sheriff at Hoghton Tower.

He thanked the Deputy Mayor for standing in for him whilst he had his hip replacement operation.

160 LEADER'S SPEECH

The Leader reported that the 12 Leaders of the boroughs and districts in Lancashire had elected him as Vice-Chairman of the Leaders' Group and as a consequence he was now one of the 12 Directors on the Lancashire Enterprise Partnership.

He also reminded Councillors that the new Director of Economic Development and Planning commences her role with the Council on 6 August and along with the Chairman of Economic Development Committee would design an Economic Development Strategy for the borough. He also proposed that the new Director and the Chair of Economic Development Committee and himself would attend LEP meetings on behalf of the borough.

The Leader informed Councillors that a recent appeal in Longridge for 123 homes in Higher Road had been lost.

The Planning and Development Committee will be considering the Council's Housing Land Availability at a special meeting on 17 July 2018. In the near future as a Council we would be considering the Government's new NPPF which may solve this problem for us. In parallel the Council would also be carrying out a 5 year review of the Core Strategy and looking at CIL.

The Leader reported that on behalf of the Council he had attended, along with the Leader of the Liberal Democrats and the Chief Executive, the Local Government Association Conference in Birmingham which had been dominated by the issues of Brexit, social care, housing and economic development.

The Conference had received a report from the Local Government Association post-Brexit England Commission, the findings of which he endorsed to allow Local Government to do more. The key recommendation being to allow Local Authorities to raise borrowing caps to enable more affordable homes to be built.

Finally the Leader was pleased to report having enjoyed the excellent Jazz Festival and that working groups were now involved in the launching of the new promotional website and finalising the details of the Clitheroe Food Festival.

161

LEADER'S QUESTION TIME

The Leader of the Opposition, Councillor Alan Knox, asked the Leader to give an update on the plight of the Hen Harrier in the Forest of Bowland.

The Leader was pleased to report that the RSPB Wardens had discovered two Hen Harrier nests with 8 chicks in total on the United Utilities Bowland Estate in early spring and had been monitoring them closely ever since.

Next Councillor Knox asked if the Leader thought there would be any skills shortages post-Brexit in the Ribble Valley. The Leader responded to say that much would depend on what the actual Brexit deal finally reached with the EU was and that at this moment in time it was still far from certain, however there was an emerging concern that we may lose skilled workers in the food processing, tourism and agricultural sectors following our exit from the EU.

Finally Councillor Knox asked about the usage of plastic cups, bottles and straws that the Council had gone through in the past 3 years. The Leader gave details of bottled water and purchase of plastic cups for the Council for the years 2015/16, 2016/17 and 2017/18.

162

REVIEW OF POLITICAL BALANCE FOR MUNICIPAL YEAR 2018/19 ARISING FROM THE RESIGNATION OF COUNCILLORS FROM THE CONSERVATIVE GROUP

The Chief Executive submitted a report revising the Council's current Committee arrangements following a review of the political balance calculation. Three Members of the Council had resigned from the Conservative Group and had set up their own political group called the Democratic Conservatives. This meant that the overall political balance of the Council had changed and must therefore

be recalculated to take this into account. This also meant the membership on Committees would change as well as there being a vacancy for a Conservative Councillor on the Police and Crime Panel.

RESOLVED: That the Council

1. approved the allocation of Committee seats and confirmed the appointment of Members to Committees as set out in the report; and
2. that Councillor Ged Mirfin be appointed as the Council's Representative on the Police and Crime Panel.

163 COMMITTEE MINUTES

(i) Policy and Finance Sub-Committee – 23 and 24 April 2018

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

(ii) Council – 24 April 2018

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

(iii) Annual Council – 8 May 2018

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

(iv) Community Committee – 22 May 2018

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

(v) Planning and Development Committee – 24 May 2018

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

(vi) Health and Housing Committee – 7 June 2018

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

(vii) Licensing Committee – 12 June 2018

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

(viii) Personnel Committee – 13 June 2018

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

(ix) Economic Development Committee – 14 June 2018

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

(x) Policy and Finance Committee – 19 June 2018

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

(xi) Parish Council Liaison Committee – 21 June 2018

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

(xii) Emergency Committee – 28 June 2018

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

(xiii) Planning and Development Committee – 28 June 2018

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

164 EXCLUSION OF PRESS AND PUBLIC

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

An amendment was made to this resolution that this next item of business not be taken in Part 2 but be considered in Part 1 of the Agenda as it was such an important issue to the public. A recorded vote was requested and the appropriate number of Councillors supported this.

A debate ensued as to the implications of considering this issue in Part 1 and it was again reiterated that there were commercial reasons why it should continue to be discussed in Part 2.

At the end of the debate a recorded vote was taken.

The following Members voted for the motion:

I Brown	S Knox
M Fenton	M Robinson
M French	G Scott
R Hargreaves	D Smith
A Knox	R Thompson

The following Members voted against the motion:

P Ainsworth	S Hirst
J Alcock	J Holgate
S Atkinson	S Hore
A Brown	G Mirfin
S Brunskill	R Newmark
P Dowson	I Sayers
R Elms	R Sherras
L Graves	R Swarbrick
B Hilton	D Taylor
K Hind	N Walsh

The following Members abstained:

S Carefoot
S Hind

The motion was lost and the next item of business was considered under Part 2 of the Agenda.

165

CALL-IN OF AGENDA ITEM 28 POLICY AND FINANCE COMMITTEE MEETING 19 JUNE 2018

The Chief Executive submitted a report asking Council to consider the decision of Policy and Finance Committee relating to the proposed Clitheroe Market Redevelopment that had been called-in under Standing Order 29.

A proposal was made that the plan considered by Policy and Finance Committee on 19 June 2018 should not be acted upon and that the Market Redevelopment Working Group should be re-established in order to consider options for regeneration of the market based on the Council's public consultation of 2016/17.

A recorded vote was requested and the appropriate number of Councillors supported this.

Councillors debated the issue and in particular the points that the Working Group had concluded that the scheme should be amended to reflect. It was again emphasised that the resolution of the Policy and Finance Committee was to move the scheme forward a step but that at this point there was no commitment to a contract. The debate covered detailed elements of the proposals for the re-development of the market area and the pros and cons of them.

At the end of the debate a recorded vote was taken.

The following Members voted for the proposal:

I Brown	A Knox
P Dowson	S Knox
M Fenton	M Robinson
M French	G Scott
R Hargreaves	R Thompson
S Hind	

The following Members voted against the proposal:

P Ainsworth	J Holgate
J Alcock	S Hore
S Atkinson	G Mirfin
A Brown	R Newmark
S Brunskill	I Sayers
R Elms	R Sherras
L Graves	D Smith
B Hilton	R Swarbrick
K Hind	D Taylor
S Hirst	N Walsh

The following Member abstained:

S Carefoot

The motion was lost.

The Leader then proposed that the Council support the decision of the Policy and Finance Committee made at their meeting on 19 June 2018. Again a recorded vote was requested and sufficient Councillors supported this action.

The following Members voted for the motion:

P Ainsworth	J Holgate
J Alcock	S Hore
S Atkinson	G Mirfin
A Brown	R Newmark
S Brunskill	I Sayers
R Elms	R Sherras
L Graves	D Smith
B Hilton	R Swarbrick
K Hind	D Taylor
S Hirst	N Walsh

The following Members voted against the motion:

I Brown	A Knox
P Dowson	S Knox
M Fenton	M Robinson
M French	G Scott
R Hargreaves	R Thompson
S Hind	

The following Member abstained:

S Carefoot.

RESOLVED: That the Council support the decision of Policy and Finance Committee at their meeting on 19 June 2018 to:

1. approve the scheme as now proposed in principle for it to move to the next stage;
2. agree that heads of terms, a development agreement and financial appraisal be prepared based upon the scheme as now presented and reported back to Policy and Finance Committee for consideration; and
3. delegate to the Chief Executive in consultation with the Chairman and Vice-Chairman of Policy and Finance Committee, a strategy for publicising the scheme as it develops.

The meeting closed at 8.55pm.

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

Minutes of Special Planning and Development Committee

Meeting Date: Tuesday, 17 July 2018 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

S Atkinson	S Hind
R Bennett	J Rogerson
I Brown	R Sherras
S Brunskill	R Swarbrick
M French	N Walsh

In attendance: Director of Community Services, Head of Regeneration and Housing, Head of Planning Services.

Also in attendance: Councillors L Graves, M Fenton, B Hilton, K Hind, S Hirst, M Robinson, G Scott and D Taylor.

166 APOLOGIES

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

167 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor N Walsh declared an interest in Agenda item 5 and left the meeting.

Councillor S Atkinson declared an interest in Agenda item 5, in particular Highmoor Park included in the tranche 2 sites.

168 PUBLIC PARTICIPATION

Mrs Douglas spoke on item 5 – Proposed Additional Housing Land Allocations to be included within Housing and Employment Land development plan document and made particular reference to a site not included in the suggested allocations in Chatburn as an alternative to the suggested site.

Mr Honeywell spoke on agenda item 5 – Proposed Additional Housing Land Allocations to be included within Housing and Employment Land development plan document with particular reference to Highmoor Park, Clitheroe which was included in the tranche 2 sites.

169 HOUSING LAND AVAILABILITY

The Chief Executive submitted a report providing Members with key information that had informed the calculation of the most recent housing land availability survey which had a base date of 31 March 2018. The report also informed Members of the current housing land supply position with a 5% and 20% buffer and key information to illustrate the reasons why the Council needed to consider the allocation of additional sites as a main modification to the Housing and

Economic DPD. The report detailed the background to the Council's duty to ensure a five year supply of deliverable housing land and went on to make particular reference to the 10% slippage calculation and the windfall calculation, and the ways in which these two calculations affect the five year land supply figure.

In accordance with the NPPF each Local Planning Authority should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their objectively assessed needs with an additional buffer of 5% or 20% where there has been a record of persistent under-delivery of housing to provide a realistic prospect of achieving the plan supply and to ensure choice and competition in the market for land.

Reference was made to a recent appeal decision where the Inspector had concluded that there was a shortfall in the housing land availability. With this in mind the current housing land availability survey had provided a calculation based on both a 5% and 20% buffer in order to make explicit the five year supply for each circumstance. The annualised requirement when applying a 5% buffer is 426 dwellings and with a 20% buffer is 487 dwellings. With a 5% buffer the Council can demonstrate a 5.3 year supply and with a 20% buffer the Council can demonstrate a 4.6 year supply.

The report went on to explain the implications of supply outturn. Planning on the basis of the 5% buffer assumption not only brings with it the risk of unsounding the plan but also a potential risk of costs against appealed planning decisions, should it be shown that the Council should have adopted the 20% buffer on the evidence available. To protect the Council from this position, it was felt sensible to consider a buffer of additional identified sites to safeguard against that risk.

To protect the integrity of the plan and the Council's ability to direct development, it is suggested that the impact of a 20% buffer is adjusted to deliver at least the same years supply as at 5% that is 5.3 years. This way the Council's ability to demonstrate a five year supply against either assumption is strengthened and risks are mitigated. Given that the buffer to close the gap identified is some 300 dwellings and that 136 are identified in the April to June quarter, the residual buffer to identify to provide a robust supply for strategic purposes is in the order of 165 dwellings. In addition to the units already approved a number of applications remain to be determined and once approved will contribute to supply.

The Head of Regeneration and Housing reminded Members that the housing requirements set out in the plan are not a ceiling and development will continue to be determined with the presumption in favour of sustainable development and the provision of policies set out in the adopted Core Strategy. It was inevitable therefore that additional sites would come forward and he also stressed that the ability to demonstrate a five year supply in itself could not be used to refuse planning applications where otherwise they accord with policy provisions.

The identified buffer residual should be met by way of additional allocations which would be put forward as part of the Examination process as proposed main modifications for considerations by the Inspector. If agreed these would be subject to a statutory six week period of consultation, the outcome of which

would be presented to the Inspector to help inform his deliberations at the Examination in November.

Members considered the report and although there was some concern about infrastructure in parts of the borough, it was felt that in order to cover ourselves the Council had no option.

RESOLVED: That Committee

1. endorse the revised method of calculation used to apply the 10% slippage and the uplift of the windfall allowance of 115 to 130 dwellings as set out in the report; and
2. note the implications of the survey in relation to five year supply.

170 PROPOSED ADDITIONAL HOUSING LAND ALLOCATIONS TO BE INCLUDED WITHIN HOUSING AND EMPLOYMENT LAND DEVELOPMENT PLAN DOCUMENT

The Chief Executive submitted a report outlining the background to the selection of a series of proposed additional housing allocations to the submitted Housing and Economic Development DPD and setting out maps of those sites proposed for selection.

Whilst the Council can demonstrate a five year supply with a 5% buffer, it cannot do so when a 20% buffer is applied, therefore to address this urgent issue, further housing land allocations would need to be considered. To allow the time necessary to select and consult on these additional site allocations, the Examination had been postponed to November 2018. The detailed criteria used to select the proposed sites were set out for Committee's information. A series of tests had been applied to an initial group of sites that were put to the Council in Regulation 18 and 19 consultations on the Housing and Economic Development DPD, but were at the time considered inappropriate as they did not relate to the then specific requirements for sites only in Mellor and Wilpshire. These sites were now put forward as Principal Settlement sites, Tier 1 sites and Tranche 2 sites which were not included in the recommendation to be put forward at this stage but as part of the plan review. With regard to the Principal Settlement sites, the Head of Regeneration and Housing informed Committee that the Lancashire County Council had indicated that the sites at Pendleton Brook Day Centre, Clitheroe and Clitheroe Joint Divisional Office, Clitheroe were not deliverable within the five year period and should therefore be discounted at this stage. The other two sites in the Principal Settlements were site 15, Chatburn Road, Clitheroe (NE portion only) and site DEVPR3, land off Hawthorne Place, Clitheroe. These both had approximately 40 units each. There had been no other suitable sites that fulfilled the collection criteria put forward in the other Principal Settlements of Whalley or Longridge.

The Tier 1 sites included south of Laycocks Farm, Langho; north of Ribblesdale View, Chatburn; Hough Head, Whins Lane, Simonstone; and an additional allocation to that already proposed in Wilpshire.

Tranche 2 sites also suggested to be included as part of the future plan review were Mellor Lane, Mellor; Highmoor Farm, Clitheroe; and south east of Main Road, Gisburn.

Councillor Gary Scott was given permission to speak on this item and referred to the land at Ribblesdale View, Chatburn being included, as this was outside the settlement boundary in a rural village, where the residual requirement had already been met.

(Councillor Stephen Atkinson left the meeting at this point)

Councillor Mary Robinson was given permission to speak on this item and made a plea that when new houses were built, that 30% affordable be maintained in order for young people to be able to afford to remain in the Ribble Valley.

Councillor Stuart Hirst was given permission to speak on this item and referred to the additional allocation proposed in Wilpshire. He thought it would make more sense to bring forward the site at Highmoor Farm, Clitheroe.

Members discussed the merits of the various sites and asked officers to comment upon the flexibility of bringing Tranche 2 sites forward instead of using Tier 1 sites. The problem highlighted was one of deliverability within a five year period which was more likely with a site of 100 units as opposed to a smaller number.

RESOLVED: That Committee approve the need for further housing allocations to be made on the basis outlined in the report; acknowledge the deletion of sites 11 and 14 (Lancashire County Council); that site 13 Highmoor Farm, Clitheroe be exchanged for site 18 north of Ribblesdale View, Chatburn and the additional allocation at Wilpshire site HAL2 and that they be consulted on and submitted to the Examination as proposed main modifications to the submitted Housing and Economic Development DPD.

171 APPEALS

3/2017/0593 – Erection of fence to the front of the property with a pedestrian access at Ivy Cottage, Chapel Lane, West Bradford – appeal dismissed.

The meeting closed at 7.30pm.

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

Minutes of Accounts & Audit Committee

Meeting Date: Wednesday, 25 July 2018, starting at 6.30pm
Present: Councillor G Mirfin (Chairman)

Councillors:

P Ainsworth	A Knox
J Alcock	R Newmark
P Dowson	R Sherras
L Graves	R Thompson
B Hilton	

In attendance: Chief Executive, Head of Financial Services and Ian Pinches (Grant Thornton)

172 APOLOGIES

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

173 MINUTES

The minutes of the meeting held on 11 April 2018 were approved as a correct record and signed by the Chairman.

174 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

175 PUBLIC PARTICIPATION

There was no public participation.

176 LOCAL CODE OF CORPORATE 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 necessary Corporate Governance arrangements in place to perform effectively.

The Local Code of Corporate Governance is reviewed and approved annually by this Committee and is the Council's forward looking statement of how the governance culture of the organisation will be driven. Within the framework there are 7 core principles that look to steer the application of good governance in everything that Members and staff undertake by highlighting how their work on behalf of the Council will be approached.

The review of the Council's Code had resulted in the document being substantially different from that of previous years in the way that it is structured.

This has been undertaken in order to more clearly communicate the key governance principles and the expected behaviours or culture that the CIPFA/SOLACE publication “Delivering Good Government in Local Government” would expect of an organisation such as the Council.

The new format of the Code also links more closely with the structure of the Annual Governance Statement which is the backward looking review of how the Council has performed or acted in relation to the principles that it said it would abide by as detailed within the local Code of Corporate Governance at the beginning of the year.

The Annual Governance Statement had been reviewed and considered by the Council’s Corporate Management Team and following its approval would be published on the Council’s website.

It was proposed to undertake wider training with staff and Members on the 7 principles outlined and the manner in which we approach our work as detailed within the Code to further strengthen this aspect of the Council’s culture.

Committee considered the Code and requested that a statement regarding managing data encompassed all data including commercial confidentiality and not just personal data.

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

177 ANNUAL GOVERNANCE STATEMENT FOR 2017/18

The Director of Resources sought Committee’s approval of the Annual Governance Statement 2017/18. All Councils are required to prepare an Annual Governance Statement each year in accordance with the “Delivering Good Government in Local Government Framework” and to report publicly on the extent to which they comply with their own Local Code of Corporate Governance. This includes how we have monitored the effectiveness of our governance arrangements in the previous financial year and detail any planned changes in the coming period.

A detailed exercise had been undertaken in the annual review of the Council’s Governance arrangements which reflects on the Council’s Code of Corporate Governance and how it actually performed. In reviewing how the Council and its staff and Members have acted over the period of review, evidence is also gathered to support the conclusion reached.

As a result of this year’s annual review there had been a number of areas raised and detailed within the statement:

- Peer Challenge Review;
- Refuse vehicle maintenance costs;
- Communications Strategy.

Progress in addressing the issues raised would be monitored during the year and would also be reviewed at the time of next year's annual review. The Annual Governance Statement will be published alongside the Council's Statement of Accounts and is currently on the Council website in draft form which would be updated once approved.

RESOLVED: That Committee approve the Annual Governance Statement 2017/18 as outlined in the report.

178 AUDIT FINDINGS REPORT

Ian Pinches 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 ending 31 March 2018.

He informed Committee that Grant Thornton anticipated providing an unqualified opinion on the financial statements and there were no significant issues to be brought to Committee's attention.

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

- the Council's financial statements give a true and fair view of the Council's financial position and the Council's expenditure and income for the year;
- the Council's financial statements have been properly prepared in accordance with the CIPFA/LASAAC Code of Practice on local authority accounting and prepared in accordance with the Local Audit and Accountability Act 2014.

He reported that as auditors they are required to obtain sufficient appropriate audit evidence about the appropriateness of management's use of the going concern assumption in the preparation and presentation of the financial statements and to conclude whether there is a material uncertainty about the entity's ability to continue as a going concern. With regard to this he reported that there was no anticipated impact on their audit opinion and their proposed opinions would remain unmodified in respect of going concern.

The report went on to outline significant audit risks that were not specific to Ribble Valley as well as significant audit risks that were specific to Ribble Valley that had not identified any issues. Nor had any issues been identified with regard to reasonably possible audit risks.

With regard to the value for money conclusion based on the work performed to address the significant risks Grant Thornton concluded that the Council continues to be effective in its financial management and continues to plan for sustainable use of its resources.

Ian Pinches reported that the audit opinion was a credit to the Council and 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.

179 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 2017/18 on behalf of the Council.

180 APPROVAL OF AUDITED STATEMENT OF ACCOUNTS 2017/18

The Director of Resources submitted a report asking Committee to formally approve the Statement of Accounts 2017/18 following the completion of the audit.

The Head of Financial Services reminded Committee that the 2017/18 financial year was the first where we were required to meet the new deadlines for release of our Statement of Accounts for external audit by 31 May 2018 and approval following audit by 31 July 2018. These same deadlines had been matched in last year's close down process in preparation for this year's new requirements.

He highlighted the Members' role in approval of the Statement of Accounts following the conclusion of the audit is to demonstrate their ownership of the statements, their confidence in the Director of Resources and the process by which accounting records are maintained and the statements prepared.

This year the main areas from the Code that has impacted on the Council had been:

- amendments to introduce key reporting principles for the Narrative Report and clarification on the reporting requirements for accounting policies and going concern reporting.

The Head of Financial Services went on to outline the general fund outturn position for 2017/18, along with the general fund balances, earmarked reserves, business rates, collection fund and balance sheet.

The final outturn of a deficit of £183,000 means that we have taken £100,000 less from general fund balances than was estimated when the revised estimates were prepared. There has also been £299,000 more (revenue only) added to earmarked reserved than forecast at revised estimate, which was largely due to

the accounting treatment required for grants received but not yet spent, but also resulted from the increase in Section 31 Grants around business rates and the set aside in the new business rates growth reserve.

RESOLVED: That Committee approve the audited Statement of Accounts.

181 AUDITOR APPOINTMENT – HOUSING BENEFIT ASSURANCE PROCESS

The Director of Resources submitted a report informing Members of the appointment of Grant Thornton as the Council's auditors for the Housing Benefit Assurance process. A fee had been accepted as detailed based on Grant Thornton undertaking what is known as the discovery testing. From the 2018/19 housing benefit subsidy claim we are now required to appoint our own auditor and Grant Thornton had been appointed.

RESOLVED: That the report be noted.

182 INTERNAL AUDIT PROGRESS REPORT 2018/19

The Director of Resources submitted a report for Committee's information on the internal audit progress to date for 2018/19. The report included the full Internal Audit Plan for 2018/19 for Committee's information.

The first couple of months of this year had been spent completing audits on fees and charges, Clitheroe Market, car parking, cash receipting as well as assurance work around corporate governance. The progress to date with the 2018/19 Audit Plan was satisfactory.

RESOLVED: That the report be noted.

183 PLANNED AUDIT FEE 2018/19

The Planned Audit Fee letter for 2018/19 from Grant Thornton was included for Committee's information.

RESOLVED: That the report be noted.

184 2017/18 YEAR END PERFORMANCE INFORMATION

The Director of Resources submitted a report for Committee's information for the year end 2017/18 detailing performance against our local performance indicators.

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).

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Minutes of Accounts & Audit Sub-Committee

Meeting Date: Wednesday, 1 August 2018 starting at 10am
Present: Councillor S Hirst (Chairman)

Councillors:

A Knox
R Sherras

In attendance: Chief Executive, Head of Legal and Democratic Services (Monitoring Officer), and Investigating Officer.

Also in attendance: Councillors S Bibby, P Elms, M French, T Hill, K Hind, S Hind, S Knox, M Robinson, R Thompson.

185 APOLOGIES

There were no apologies for absence from the meeting.

186 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

187 APPOINTMENT OF CHAIRMAN

RESOLVED: That Councillor Stuart Hirst be confirmed as Chairman of this Sub-Committee.

188 EXCLUSION OF PRESS AND PUBLIC

It was requested by the Subject Member that a member of the public, Mr John Hill, be allowed to stay in the meeting to offer advice to the Subject Member. Members discussed this issue and confirmed they would abide by the Council's Standing Orders. Mr Hill left the meeting at this point.

RESOLVED: That by virtue of the following items of business being exempt information under Part 1 of Category 1 and 2 of Schedule 12A of the Local Government Act 1972 and after consideration of the public interest the press and public be now excluded from the meeting.

At this point in the meeting the Chairman stressed this was not the hearing but a meeting to confirm the procedure to follow when the hearing took place.

An objection was made to Councillor Hirst acting as Chairman or sitting on the Sub-Committee panel hearing as it was alleged by the Subject Member that he did not pass the bias test and the Subject Member explained his reason for this. Several Councillors were given consent to address the Committee and commented upon this issue. The Chairman noted and rejected the reasoning relating to bias and commented that he felt it was his duty and responsibility as the Chairman of Accounts and Audit Committee to act as Chair. The other two Members on the Sub-Committee confirmed this course of action.

189 HEARING PANEL – PROCEDURAL MATTERS

The Chief Executive submitted a report asking the Members of the Sub-

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Committee to consider the procedural matters set out in the report in preparation for a hearing regarding a complaint that had been received relating to the conduct of a Councillor. After consulting an Independent Person the Monitoring Officer had referred the complaint to the Council's Solicitor to investigate. The report of the Investigating Officer concluded that there was evidence of a breach of the Council's Code of Conduct. The Monitoring Officer in consultation with the Independent Person had to consider whether the matter should either be referred to the hearing panel or be dealt with by local resolution. As local resolution was not considered appropriate by either party, the Council's procedure requires the matter to be referred to the Sub-Committee.

The report outlined various issues with regard to the Council's procedure for dealing with Code of Conduct complaints including utilising additional guidance; whether the hearing should be in Part 2; calling witnesses to give evidence and how that evidence would be tested; the role of the Independent Person; representation at the hearing and additional matters that included costs and bias.

With regard to the use of additional guidance, it was agreed that the procedure rules for Standards Committee hearings attached at Appendix 2 and taken from the Monitoring Officer's handbook would be used.

It was also agreed that any Sub-Committee meetings relating to the complaint should be held in Part 2, as the matters to be considered involved exempt information and the public interest lay in not allowing public access.

Members considered whether additional witnesses could be called as the Subject Member had requested in his statement. Members discussed this issue and agreed that additional willing witnesses could be called as long as their written statements, which would be disclosable to the Investigating Officer and complainant, were submitted within 28 days ie on or before the 30 August 2018. In addition, as an alternative consideration should be given to agreeing facts. It was resolved that the Sub-Committee would be reconvened to consider the additional statements received and determine arrangements for the Investigating Officer to be given time to respond. At the request of a Member of the Sub-Committee it was also agreed that an additional witness be asked to attend when the complaint was determined. The procedure for dealing with witnesses would be as outlined in the Monitoring Officer's handbook (Annex 2). The Investigating Officer reminded the Committee that she had reserved her position to call more witnesses subject to considering the Subject Members additional witnesses. It was confirmed that the Investigating Officer could be questioned as well as the witnesses but that all questioning would be in an informal context to assist the Committee in their deliberations and would not take the form of cross-examination/re-examination.

With regard to the role of the Independent Persons, it was confirmed that Mr Taylor would be invited to attend the hearing in order that the panel could take his views into account before making a decision and Mr Dearing would also be invited to attend. It was also confirmed that the Independent Persons were under no obligation to give their views in writing. The Monitoring Officer explained the role of the Independent Person in that the Sub-committee had to have regard to the views of an Independent Person prior to reaching their decision. It was confirmed that the Subject Member had met one of the Independent Persons.

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With regard to representation at the hearing the Council's procedure permits this but it was clarified that if a representative was to be used, then either the representative or the party should address the panel and ask questions.

Additional matters had been raised relating to bias and costs. The Sub-Committee were informed that there was no provision for costs for either side. An issue was raised by the Subject Member that in his opinion the Monitoring Officer did not pass the bias test as she was too close to the whole process and that the whole issue of the complaint should be reconsidered by the Accounts and Audit Committee following an adjournment of this hearing. The Sub-Committee discussed this issue and resolved that the hearing should go forward to the Sub-Committee as required by the Council's procedure.

The Subject Member again requested to have a consultation with the Independent Person that he had not met with. Following clarification from the Monitoring Officer with regard to the role of the Independent Persons and the separation kept so as to avoid conflict, the Chief Executive reiterated that because the independent Person would listen to the evidence at the Sub-Committee hearing and then give his views in his opinion it was inappropriate for the Subject Member to speak to either this person or any of the Sub-Committee Members prior to that hearing.

RESOLVED: That Sub-Committee

1. agreed to have regard to the guidance outlined in the procedure rules based on Standards Committee hearings from the Monitoring Officer's handbook set out in Appendix 2;
2. agreed that the Sub-Committee hearings should be held in Part 2;
3. afforded the Subject Member, 28 days to submit additional written witness statements and any additional written material following which the Sub-Committee would reconvene to consider these statements and decide which witnesses were required and how much time the Investigating Officer should be given to respond to the additional evidence;
4. agreed that both Independent Persons can attend the Sub-Committee hearing, to assist the Sub-Committee and to observe;
5. noted the advice regarding representation at the hearing; and
6. confirmed that there was no provision for costs on either side and noted the representations made relating to bias and an alternative procedure and resolved to go forward to a Sub-Committee panel hearing of the complaint in accordance with the Council's adopted procedure.

190 LOCAL HEARING RELATING TO A BREACH OF THE COUNCIL'S CONDUCT

The Chief Executive submitted a report for the Sub-Committee's information outlining the background to the complaint relating to the conduct of a Council Member.

RESOLVED: That the report be noted.

The meeting closed at 11.27am.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 2 August 2018 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

I Brown	S Hind
S Brunskill	S Knox
P Dowson	J Rogerson
M French	R Sherras
G Geldard	R Swarbrick

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

Also in attendance: Councillors M Fenton, K Hind, G Mirfin, M Robinson, G Scott and R Thompson.

191 APOLOGIES

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

192 MINUTES

The minutes of the meeting held on 28 June 2018 were approved as a correct record and signed by the Chairman.

193 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor S Brunskill declared an interest in planning application 3/2018/0348 Thurstons Farm, Myerscough Road, Balderstone.

194 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2018/0274
GRID REF: SD 374016 438307

DEVELOPMENT DESCRIPTION:

ERECTION OF 1380 SQ M, TWO-STOREY RETAIL UNIT FOR THE SALE OF LARGE FURNITURE ITEMS, ASSOCIATED INTERIOR FIXTURES AND FITTINGS AND ANCILLARY TEA ROOM ON LAND AT BARROW BROOK ENTERPRISE PARK, BARROW

The Head of Planning Services reported upon another objection that had been received.

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:

Location Plan (scale 1:1250)

17.65 PL01 Rev D (amended plan received 31/05/18)

17.65 PL02 Rev A

17.65 PL03 Rev A

17.65 PL04 Rev A

17.65 PL05 Rev A

17.65 PL10 Rev C (amended plan received 13/07/18)

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

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any Order revoking or re-enacting that Order, subject to the exceptions below, the Class A1 (retail) floorspace hereby approved shall only be used for the sale of the following broad categories of goods: carpets, floor coverings, furniture, home furnishings and household and homeware items including art and pictures, home accessories, pictures and picture frames and lighting; and up to 15% of the net sales area floorspace of the retail unit hereby approved is permitted to be used as a café/restaurant (Class A3).

REASON: To ensure that the unit is used in accordance with the use specified within the submitted Retail Impact Assessment as other retail uses may not be considered acceptable in accordance with Policies DS2, DMG1 and DMR3 of the Ribble Valley Core Strategy.

4. Prior to the commencement of development on site, the north west boundary of the proposed development site shall be clearly pegged/marked out for the inspection of the Local Planning Authority in order to ensure that a 11.5m wide access strip is provided to the north west of the development site, as shown on the approved plans.

REASON: For the avoidance of doubt, to ensure that the development is carried out in accordance with the submitted plans and to ensure that future access to the neighbouring site is protected.

Materials and details

5. 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 building 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 Key Statement EN2, and Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

6. Prior to the first use or occupation of the unit hereby permitted, full details/specifications of any plant machinery, including the extraction system, refrigeration units, air conditioning units (including details of their position, appearance, noise levels and model numbers used) shall have been submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed in complete accordance with the approved details prior to the unit being brought into use and used whenever odours are being produced, and all filters/equipment should be retained as agreed thereafter and maintained to ensure optimum operation.

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.

7. Within three months of the commencement of development, details of the construction and design of any 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 unit hereby approved is first brought into use 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 requirements of condition 2 of this approval, within three months of development first taking place, full details of the siting, height, design, materials and finish to be used in the construction of all boundary treatments to the site 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 the unit hereby approved is first brought into use and shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity in accordance with the requirements of Core Strategy Key Statement EN/2 and Policy DMG1, and the National Planning Policy Framework.

Amenity

9. The unit hereby approved shall only be open for trade or business between the following hours:

09:30 - 20:00 Monday to Friday inclusive,
09:30 – 18:00 on Saturday; and
10:00 – 16:00 on Sunday and Bank Holidays.

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

10. There shall be no deliveries or collections to/from the unit hereby approved except between the following hours:

06:00 – 20:00 Monday to Friday inclusive;
07:30 – 18:00 Saturday; and
09:30 – 17:00 Sunday and Bank Holidays.

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

11. Notwithstanding the requirements of condition 2 of this approval, no external lighting shall be installed on the building 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. Only the duly approved lighting shall be installed on the building hereby approved.

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.

Highways

12. The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan (17.65 PL10 Rev B - amended plan received 05/07/18) 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.

13. Within three months of commencement of development a scheme for the provision of both cycling and motorcycling facilities on site shall have been submitted for the written approval of the Local Planning Authority and the duly approved cycling and motorcycling facilities shall be provided in accordance with the approved plan, 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.

14. Unless otherwise agreed in writing by the Local Planning Authority, for the duration of the construction works, 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. 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 Ribble Valley Core Strategy Policies DMG1 and DMG3.

16. Prior to work commencing on site a Construction Management Plan (CMP) shall be submitted for the written approval of the Local planning Authority. The CMP should detail how deliveries during construction will be managed and where workers on the site will park during construction.

REASON: To minimise the impact of construction on existing residents in the vicinity of the site in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

17. A minimum of 4 car parking spaces shall have the facility of an electrical supply suitable for charging an electric motor vehicle.

REASON: In order to promote sustainable transport as a travel option and reduce thereby carbon emissions in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

Ecology/trees

18. The development hereby approved shall be carried out in complete accordance with the "Mitigation Measures and Ecological Enhancements" as detailed/recommended within Section 6 of the submitted Ecological Appraisal titled "*Barrow Brook Business Village, Clitheroe – March 2018*".

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.

19. Unless otherwise agreed in writing with the Local Planning Authority, no development shall take place until all existing trees and hedges shown to be retained on approved drawing 17.65 PL10 Rev B (amended plan received 05/07/18), 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 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 trees of landscape and visual amenity value on or adjacent to the site or those likely to be affected by the proposed development in accordance with Key Statement DME2 and Policies DMG1 and DME1 of the Ribble Valley Core Strategy.

20. No works above ground level on the construction of the unit hereby approved shall take place 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) on either the building or nearby trees into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into the building or placed within nearby trees during the construction stage of the development and made available for use before the unit hereby approved is 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 DME3 of the Ribble Valley Core Strategy.

21. The proposed landscaping scheme as shown on approved drawing 17.65 PL10 Rev B (amended plan received 05/07/18) shall be planted within 12 months of the unit hereby approved being first brought into use or such other period as shall be agreed in writing by the Local Planning Authority. Any parts of this vegetation removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by vegetation of similar size and species to those originally required to be planted.

REASON: In order to achieve a satisfactory level of landscaping in the interests of visual amenity in accordance with the requirements of Key Statement EN2 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

Drainage

22. 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.

23. 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 into 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.

24. 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 + an appropriate allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in AOD;
- b) The drainage scheme should demonstrate that the surface water run-off rate must not exceed 5l/s. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for implementation, including phasing where applicable;
- e) Site investigation and test results to confirm infiltrations rates. If infiltration is shown to be a viable option for the disposal of surface water, then this should then be used as the primary method for disposing of surface water from the site. Disposal via a surface water body will only be considered where infiltration is proved to be unsuitable;
- f) 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 to ensure there is no flood risk on or off the site resulting from

the proposed development, and to ensure water quality is not detrimentally impacted in accordance with Policy DME6 of the Ribble Valley Core Strategy.

25. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the construction phase(s) of development does not pose an undue flood risk on site or elsewhere and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies in accordance with Policy DME6 of the Ribble Valley Core Strategy.

26. 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.

INFORMATIVES

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

(Mr Walker spoke in favour of the above application. Mr Wilkinson spoke against the above application). (Councillors G Scott and G Mirfin were given permission to speak on the above application).

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

2. APPLICATION REF: 3/2018/0348
GRID REF: 363854 431292

DEVELOPMENT DESCRIPTION:

THE PROPOSED VARIATION OF CONDITION 2 FROM PLANNING PERMISSION 3/2008/0603 TO ALLOW PLANT MAINTENANCE AND STORAGE (MACHINERY AND PARTS) BY A THIRD PARTY AT THURSTONS FARM, MYERSCOUGH ROAD

The Head of Planning Services reported upon another objection received.

APPROVED subject to the following conditions:

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

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

Noise Scheme

2. Prior to the commencement of any of third party plant maintenance or storage (machinery and parts) an acoustic scheme must first be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with BS4142 and must determine the current background noise levels for daytime, evening and night at the boundary of the nearest residential property and identify appropriate mitigation measures, where necessary, to ensure background noise is not exceed. Thereafter any mitigation measures must be installed and maintained in accordance with the approved details.

REASON: This needs to be prior to commencement to safeguard the amenity of nearby residents having regard to Policy DMG1 of the Ribble Valley Core Strategy and National Planning Policy Framework.

External Lighting

3. Prior to installation of any floodlighting or other form of external lighting, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority.

This shall include the following information:

- a statement of frequency of use, and the hours of illumination;
- a site plan showing the area to be lit relative to the surrounding area, indicating parking or access arrangements where appropriate, and highlighting any significant existing or proposed landscape or boundary features;
- details of the number, location and height of the proposed lighting columns or other fixtures;
- the type, number, mounting height and alignment of the luminaires;
- the beam angles and upward waste light ratio for each light;
- an isolux diagram showing the predicted illuminance levels at critical locations on the boundary of the site and where the site abuts residential properties or the public highway to ensure compliance with the institute of lighting engineers Guidance Notes for the reduction of light pollution to prevent light glare and intrusive light for agreed environmental zone ; and
- where necessary, the percentage increase in luminance and the predicted illuminance in the vertical plane (in lux) at key points.

The lighting shall be installed and maintained in accordance with the approved scheme.

REASON: In the interest of visual amenity and/or highway safety having regard to Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

(Mrs Barker spoke against the above application). (Councillor Brunskill returned to the meeting)

3. APPLICATION REF: 3/2018/0372
GRID REF: SD 372904 441529

DEVELOPMENT DESCRIPTION:

CREATION OF NEW ARTIFICIAL GRASS PITCH (AGP) AND REFURBISHMENT OF EXISTING MULTI USE SPORTS AREA WITH ASSOCIATED FENCING, FLOODLIGHTING, ACCESS PATHWAYS AND STORAGE UNITS AT PLAYING FIELD, EDISFORD ROAD, CLITHEROE, BB7 3LA.

The Head of Planning Services reported upon an additional letter and his intention to amend condition 6.

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

Time

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.

Plan related

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:

Storage elevation	SSL2464 00
Floodlighting scheme	SSL2464 07
Artificial pitch details (details received 14/6/18)	SSL2464 04Rev01
Elevation details	SSL2464 05
Site plan	SSL2464 00
Site Location plan	SSL2464 00

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 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 Key Statement EN2, and Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

Drainage

4. The drainage for the development shall be carried out in accordance with FRA dated 4 april2018. No surface water shall drain directly or indirectly into the public sewer.

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

Amenity

5. Within 6 months of development first being operational, a further luminance and acoustic report based on the sites operation shall have been submitted to, and approved in writing by the Local Planning Authority.

REASON: In the interests of safeguarding residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. The development approved shall only be used between the hours of 0800-2200 Monday to Friday and 0830 to 1900 hours Saturday and Sunday with

the floodlights switched off no later 15 minutes after the permitted hours, unless otherwise agreed in writing by the Local Planning Authority following a review through the requirement of condition 5 of this consent.

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

Lighting

7. The external lighting shall be in full accordance with the lighting report appendix A and plans submitted with the application. Only the duly approved lighting shall be installed on the buildings hereby approved.

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.

Highways

8. 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 Ribble Valley Core Strategy Policies DMG1 and DMG3.

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

- the parking of vehicles of site operatives and visitors;
- the loading and unloading of plant and material;
- the storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding;
- details of working hours;
- routes to be used by vehicles carrying all plant and materials to and 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.

10. Notwithstanding the proposed pedestrian accesses to the site and within 3 months of the date of this permission a scheme showing details of the pedestrian entrances including gateways and guardrails if appropriate shall be submitted to and approved in writing by the LPA and fully implemented before the site is operational.

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

(Councillor Robinson was given permission to speak on the above application)

4. APPLICATION REF: 3/2018/0394/P
GRID REF: SD 373947 438343

DEVELOPMENT DESCRIPTION:

CHANGE OF USE FROM CLASS B1 TO CLASS B8 (STORAGE OR DISTRIBUTION) TOGETHER WITH MINOR EXTERNAL ALTERATIONS AND A CHANGE IN THE HOURS OF OPENING AT LAND AT LONG CLOSE, BARROW BROOK ENTERPRISE PARK, BARROW BB7 9BQ

The Head of Planning Services reported an amendment to condition 3.

APPROVED subject to the following:

- 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

- Proposed Floor Plan – Dwg No 8372-103-03
- Proposed Site Plan – Dwg No 8372-103-05
- Proposed Elevations – Dwg No 8372-103-04A

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

Amenity

- 3 The premises shall only be open for customers between the hours: 0700 to 2000 Monday to Friday; 0700 to 1800 Saturdays and 0900 to 1600 on Sundays 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.

4. There shall be no deliveries or collections in connection with the operation of the business to/from the new units hereby approved between the hours of 0700 and 2000 hours, and none at all on Saturdays, Sundays 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.

(Ms St Pierre spoke in favour of the above application. Mr Wilkinson spoke against the above application).

5. APPLICATION REF: 3/2018/0396
GRID REF: SD 377329 449543

DEVELOPMENT DESCRIPTION:

DEMOLITION OF AN EXISTING POTTING SHED AND COVERED SALES AREA, TO BE REPLACED WITH A GLASSHOUSE AND LINKING ACCESS TO THE EXISTING GARDEN KITCHEN. CONSTRUCTION OF A TWO STOREY DEMONSTRATION UNIT WITH OFFICES AND TOILETS. THE CONSTRUCTION OF A COVERED TERRACE AREA ADJACENT TO THE KITCHEN GARDEN. CONSTRUCTION OF A TRAINING/CLASSROOM. COVERED WALKWAYS AT HOLDEN CLOUGH NURSERY, BOLTON BY BOWLAND

The Head of Planning Services reported amendments to conditions 4 and 5.

MINDED TO APPROVE and DEFERRED AND DELEGATED to the Head of Planning Services.

Time limit

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

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

Details

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

001 Rev B (amended plan received 06/07/18)

002 Rev C (amended plan received 06/07/18)

003 Rev B (amended plan received 29/05/18)

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

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 extensions and buildings 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 Key Statement EN2, and Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

Amenity

4. The use of the cafe and shop and detached demonstration area/office building in accordance with this permission shall be restricted to the hours between 0900 and 1830 on any day unless the café has been pre booked in conjunction with the use of the detached training room and limited to 52 events in any calendar year.

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

5. The use of the training room building (as identified as such on approved drawing 003 Rev B – amended plan received 29/05/18) in accordance with this permission shall be limited to giving lectures/presentations on a pre-booked basis only and shall be restricted to the hours between 0900 and 2130 on any day and businesses shall leave the site no later than 2200 hours.

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

6. No external lighting shall be installed on any building or extension hereby approved, or elsewhere within 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. Only the duly approved lighting shall be installed on the buildings hereby approved.

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 external plant machinery/equipment, including any extraction system, refrigeration units, air conditioning units, shall be installed on the building hereby approved until full details/specifications (including details of their position, appearance, noise levels and model numbers used) have first been submitted to and approved in writing by the Local Planning Authority. Any external equipment shall be installed in complete accordance with the approved details and maintained to ensure optimum operation.

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.

8. 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 08:00 hours and 18:00 hours Monday to Friday and between 09:00 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.

Highways

9. Unless otherwise agreed in writing with the Local Planning Authority, the C3 use (café/restaurant) of the site, including both internal and external facilities, shall be restricted to a total of 140 covers of which only 100 shall be internal covers.

REASON: To ensure a balance is maintained between floor space and car parking provision in accordance with Policies DMG1 and 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 in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

11. Prior to work commencing on site a Construction Management Plan (CMP) shall be submitted for the written approval of the Local Planning Authority. The CMP should highlight how delivery and construction vehicles will access the site, how construction vehicles will be managed and where workers on the site will park during construction.

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

Ecology

12. The development hereby approved shall not commence during the bird breeding season (February - August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the site is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development 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: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Ribble Valley Core Strategy Policy DME3 and the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

13. Within three months of development first taking place on site, 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 installed and made available for use before the extensions/buildings 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.

14. The development hereby approved shall be carried out in complete accordance with the "Recommendations and Mitigation" measures as detailed recommended within Section 9 of the submitted Bat Survey undertaken by envirotech ref: 4669 received 13/07/18.

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

15. 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.

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

6. APPLICATION REF: 3/2018/0435
GRID REF: SD 374247 441101

DEVELOPMENT DESCRIPTION:

DEMOLITION OF EXISTING PROPERTY AND ASSOCIATED OUTBUILDINGS AND ERECTION OF SIX DWELLINGS AT 32 HALL STREET, CLITHEROE, BB7 1HJ

The Head of Planning Services reported upon more letters of objection that had been received.

MINDED TO REFUSE and taken back to Committee with an appropriate reason for refusal, which shall make reference to residential and visual amenity and highway safety and parking. Highway and parking issues to be referred back to the highway authority for further advice.

(Mr Kinder spoke in favour of the above application. Mr Doran spoke against the above application).

7. APPLICATION REF: 3/2018/0441
GRID REF: 368254, 432744

DEVELOPMENT DESCRIPTION:

RETENTION OF UNAUTHORISED EXTENSION OF DOMESTIC CURTILAGE AND 0.6 METRE BOUNDARY FENCE AT 57 RIBCHESTER ROAD, CLAYTON LE DALE BB1 9HT

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

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

Site Location Plan Drawing no1
Amended Plan received 02.07.2018- Plan View Drawing no2.

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

- 2 The development hereby approved shall be implemented as detailed on Amended Plan View drawing no 2 received 02.07.2018 within 14 days from the date of this permission.

REASON: To safeguard the amenity of the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

(Ms Dickman spoke in favour of the above application. Mr Aspden spoke against the above application).

8. APPLICATION REF: 3/2018/0487
GRID REF: SD 366281 435438

DEVELOPMENT DESCRIPTION:

ERECTION OF NEW BARN STABLE AT LAND TO REAR OF DE TABLEY MEWS, BLACKBURN ROAD, RIBCHESTER

APPROVED 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 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 – David/01

Elevations – David/02

Site Plan – David/03

Location of PIR lights – David/04 (received 26/06/18)

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

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be carried out in accordance with the materials detailed within Section 9 of the submitted application forms and the submitted Design and Access Statement.

REASON: In order 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. The stables hereby approved shall be for private use by the applicant (Mr David McCartney of Three Arches Cottage, De Tabley Mews, Blackburn Road - PR3 3ZQ) and the applicant's family members. The stables shall not be used as a separate commercial business.

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

5. Prior to its installation, full details and specification of the proposed generator and proposed sound proofing insulation within the room that this generator will be installed shall have been submitted for the written approval of the LPA. The generator shall be installed in accordance with the approved details and shall not be used until the room within which it is installed is fully sound proofed in accordance with the duly approved details, and maintained as such thereafter.

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

9. APPLICATION REF: 3/2018/0530
GRID REF: SD 373261 436108

DEVELOPMENT DESCRIPTION:

CHANGE OF USE TO NEW RESTAURANT AND RETAIL SPACE WITH INTERNAL ALTERATIONS AT THE STABLES REAR OF KING STREET, WHALLEY.

REFUSED for the following reasons:

1. The proposal is harmful to the character and appearance of Whalley Conservation Area and the setting of the Church of St Mary and All Saints and Whalley Abbey listed buildings because of the loss of important historic fabric, loss of design interest resulting from the installation of UPVC windows and doors and disruption to the peaceful character of the area. This is contrary to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy.
2. The application contains inadequate detail to ascertain the impact of development on highway safety and residential amenity. In the absence of this information the Council is unable to establish whether the proposed development would comply with Policies DMG1 and DMG3 of the Core Strategy.

10. APPLICATION REF: 3/2018/0537
GRID REF: SD 374972 437491

DEVELOPMENT DESCRIPTION:

ERECTION OF ONE SELF-BUILD DWELLING AND ASSOCIATED WORKS (RESUBMISSION OF APPLICATION 3/2017/1188). WISWELL BROOK FARM MOORSIDE LANE WISWELL BB7 9DB

REFUSED for the following reasons:

1. The proposal is considered contrary to Key Statements DS1, DS2 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that the granting of approval would lead to the creation of a new residential dwelling and/or associated residential curtilage being partially located in the defined open countryside, located outside of a defined settlement boundary, without sufficient or adequate justification.
2. The proposal would lead to the perpetuation of an unsustainable pattern of development in a Tier 2 location, without sufficient or adequate justification, that does not benefit from adequate walkable access to local services or facilities - placing further reliance on the private motor-vehicle contrary to the aims and objectives of Key Statement DMI2 and Policies DMG2 and DMG3 of the adopted Core Strategy and the National Planning Policy Framework presumption in favour of sustainable development.

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

11. APPLICATION REF: 3/2018/0008
 GRID REF: SD 374748 441061

DEVELOPMENT DESCRIPTION:

DEMOLITION OF EXISTING DWELLING AND ERECTION OF 34 BUNGALOWS FOR THE OVER 55S WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND OPEN SPACE AT 30 PEEL PARK AVENUE AND LAND TO THE REAR CLITHEROE BB7 1ET

WITHDRAWN from the Agenda by the Head of Planning Services.

196 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2017/0653	Land at Chatburn Road Clitheroe	28/6/18	30	With Legal

197 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2017/1208	Change of use and conversion of former church to form one new dwelling, demolition of existing rear lean-to extension and reconfiguration of existing roof structure to rear extension	Former Presbyterian Church Blackburn Road Ribchester
3/2018/0330	Erection of one new dwelling with occupier restricted to those associated with Alchemie technology, extension to existing laboratory and office (use class B1a and B1b)	Blue Bell Farm Higher Road Longridge
3/2018/0341	Erection of log cabins and camping pods on agricultural land and formation of new access and track to service them	The Brows Farm Bros Baron Higher Road Longridge
3/2018/0571	Upgrade of existing nitrogen generation plant to include construction of new acoustically controlled plant room. Construction of new road for access to 2 sheds	BAE Samlesbury Aerodrome Balderstone

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Date of Inquiry/Hearing if applicable</u>	<u>Progress</u>
3/2016/1192 R	16/11/17	Hammond Ground Whalley Road Read	Inquiry adjourned	09/10/18	Bespoke timetable Updated proofs of inquiry to be submitted by 11/09/2018
3/2017/0675 R	28/02/18	46 Higher Road Longridge	WR		Awaiting Decision
3/2017/0593 R	23/04/18	Ivy Cottage Chapel Lane West Bradford	HH		Appeal Dismissed 21/06/18
3/2017/1139 Conditions disputed	Awaiting start date from PINS	Sands Cottage The Sands Whalley	WR (to be confirmed)		
3/2018/0009 R	24/04/18	Stables at Stockbridge Knowles Brow Hurst Green	WR		Appeal Dismissed 09/07/18
3/2017/0857 R	Awaiting start date from PINS	Lowood Whins Lane Read	WR (to be confirmed)		
3/2018/0113 Conditions not discharged	Awaiting start date from PINS	102 Lowergate Clitheroe	WR (to be confirmed)		
3/2018/0153 R	11/06/18	1 Highcliffe Greaves Grindleton	HH		Awaiting Decision
3/2018/0217 and 3/2018/0218 R	Linked appeals awaiting start date from PINS	Eastham House Fm Clitheroe Road Mitton	WR (to be confirmed)		
3/2018/0079 R	Awaiting start date from PINS	New Ings Farm Hellifield Road Bolton by Bowland	WR (to be confirmed)		
3/2017/0961 R (Variation of S106 Ag)	Awaiting start date from PINS	Land at Chapel Hill Longridge	Hearing (to be confirmed)		
3/2017/0962 R	Awaiting start date from PINS	Land off Sheepfold Crescent Barrow BB7 9XR	Hearing (to be confirmed)		
3/2018/0159 R	16/07/18	5 Barn Croft Clitheroe	HH		Awaiting Decision

<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>
3/2018/0069 R	Awaiting start date from PINS	Land off Whalley Rd Mellor Brook	WR (to be confirmed)		
3/2018/0263 R	Awaiting start date from PINS	10 Knowsley Road Wilpshire	WR (to be confirmed)		

199 PLANNING APPLICATION CALL-IN PROCEDURES

The Director of Community Services submitted a report requesting Committee to amend the call-in procedure in relation to planning applications by removing the request in relation to householder applications. Members were reminded that a report in relation to call-in procedures had been discussed at the 8 March 2018 Planning and Development Committee and following discussion it was resolved that the Head of Planning Services in consultation with the Chair and Vice Chair of Committee would continue to review the call-in arrangements where necessary. The previous report had detailed the number and type of applications called-in and one of the findings was the high number of household applications being called-in. It was agreed that these would have been unlikely to have generated significant public interest and in most cases had been the result of a request from the applicant or consultant representing the applicant. Following discussions with the Chair and Vice Chair it had been agreed that household applications should be excluded from the call-in arrangements. This would be in accordance with the general purpose of call-ins which was to allow the opportunity for Members to request key applications and ones that may have a strategic interest to be determined by Committee.

RESOLVED: That Committee agree that household extension applications be exempt from the call-in procedure and the delegation scheme be amended accordingly.

200 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

201 APPEALS

- a) 3/2018/0009 – change of use of existing barn into a single dwelling at Browns Stables at Stockbridge, Knowles Brow, Hurst Green – appeal dismissed.
- b) 3/2017/0675 – outline residential development including access, all other matters reserved at land at 46 Higher Road, Longridge – appeal dismissed.
- c) 3/2017/0675 – application for costs – refused.

The meeting closed at 8.20pm.

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

Minutes of Licensing Sub-Committee

Meeting Date: Monday, 6 August 2018 starting at 2pm
Present: Councillor J Alcock (Chairman)

Councillors:

A Brown
S Brunskill

In attendance: Solicitor - RVBC, Admin & Licensing (Alcohol & Entertainment) Officer - RVBC, Committee Clerk - RVBC, Catherine Ball applicant, Paul Douglas (applicant's representative), Greg Key (relevant representation), Carmel Satterthwaite (relevant representation), Ian Satterthwaite (relevant representation), Laurence Manton (relevant representation), Peter Ebdon (relevant representation), Helen Greenwood (relevant representation), Geoff Gray (relevant representation), Susan Crook (relevant representation), Lesley Anne Manton (relevant representation), Adam Giddins (relevant representation), Ross Webb (relevant representation), Geoff Carefoot (relevant representation), Karl Kirkup (relevant representation), Deborah Kirkup (relevant representation), Maxine Gray (relevant representation), Mr Woodward (relevant representation), Mrs Woodward (relevant representation) and Mrs Slater (relevant representation).

202 APOLOGIES

There were no apologies for absence from the meeting.

203 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

204 THE DOG INN, MARKET PLACE, LONGRIDGE PR3 3RR

The Sub-Committee considered a report submitted by the Head of Legal and Democratic Services on the determination of an application required under Section 35 of the Licensing Act 2003. A copy of the application for variation of the premises licence, including the proposed licensable activities and hours of operation, was included in the report together with a copy of the current licence. Application was to extend the opening hours of the premises and the hours for sale of alcohol, and for provision of regulated entertainment and late night refreshment at the premises.

The applicant's representative made verbal representations to the Sub-Committee, setting out the history of the premises and the background to the current application, including the anticipated extent of the use of the premises if the application were to be successful. He emphasised that the responsible authorities had not submitted an objection to the application, and that the application had expressly been submitted for performance of live or recorded music outdoors to conclude at 2000 hours. Representations were also made by Catherine Ball, Adam Giddins and Ross Webb in support of the application.

Those who were present to object to the application and who had made relevant representations were then given the opportunity to question Mr Douglas, Miss Ball, Mr Giddins and Mr Webb.

Representations were made in opposition to the application by Ian Satterthwaite, Carmel Satterthwaite, Karl Kirkup, Geoff Carefoot, Helen Greenwood, Geoff Gray and Mr Woodward. Others present were also given the opportunity address the Sub-Committee. Concern was expressed about problems with noise when the premises were in previous ownership as well as in the current ownership, and emphasis was placed on the contours of the land behind the premises which could act to magnify the impact of noise in certain directions. Reference was also made to problems experienced locally with regard to the behaviour of those who had left licensed premises in Longridge.

The Sub-Committee had also received 41 written representations, some in favour and some in opposition to the application. These were taken into account by the Sub-Committee.

The Sub-Committee gave careful consideration to the representations made by all parties, both verbal and written. The Sub-Committee also considered the requirements of the Licensing Act 2003, the licencing objectives, the relevant regulations and the Council's Licensing Policy.

RESOLVED: That the Sub-Committee refuse the application to extend the opening hours of the premises, but grant the variation of the premises licence in respect of sale of alcohol to extend the permitted hours to conclude at 0030 hours each night, and for provision of regulated entertainment from 0800 to 0030 hours indoors and 0800 to 2000 hours outdoors, and of late night refreshment from 2300 to 0030 hours each night.

The Sub-Committee decision is available at:

https://www.ribblevalley.gov.uk/downloads/file/11680/dog_inn_longridge

The meeting closed at 3.28pm

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

Minutes of Community Services Committee

Meeting Date: Tuesday, 4 September 2018, starting at 6.30pm
Present: Councillor S Hore (Chairman)

Councillors:

J E Alcock	R Newmark
A Brown	M Robinson
R Hargreaves	G Scott
S Hind	N Walsh
S Hirst	J White
S Knox	

In attendance: Director of Community Services, Head of Engineering Services, Head of Cultural and Leisure Services, Director of Resources, Principal Accountant.

Also in attendance: Councillor M Fenton, Councillor K Hind.

205 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Holgate, I Sayers and R Thompson.

206 MINUTES

The minutes of the meeting held on 22 May 2018 were approved as a correct record and signed by the Chairman.

207 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor S Knox and M Robinson declared an interest in Agenda item 7 – Ribble Valley in Bloom and Christmas Light Grants and Councillors M Robinson and R Newmark declared an interest in Agenda item 8 – Roefield Football Project.

208 PUBLIC PARTICIPATION

The Chairman welcomed four people to take part in the public participation item.

Mr Gary Lane, a Trustee of the Ribble Valley Community Sports Trust spoke on Agenda item 8, the Roefield Football Project. He informed Committee that the Ribble Valley Community Sports Trust were grateful for the offer from the Lancaster Foundation towards the proposed project as he felt it couldn't happen without them. The proposed project was looking to improve pitch provision, especially all-weather, and as there was no budget available from RVBC it was an important offer. The project would be self-supporting with a no-risk rent to RVBC and additional car park income.

Mr Geoff Carefoot spoke on Agenda item 9, Kestor Lane Recreation Ground, Longridge and referred to the recreation ground being a memorial to those fallen in World War I and the need for it to be protected. He informed Committee it was

suiting to Fields in Trust Centenary Status and that the Longridge Town Council were unanimous in their support for this option.

Mr Charles Carefoot also spoke on this Agenda item and referred to the strength of feeling from Longridge people about any building on this site and the fact that it needs some form of permanent protection. He appealed for the wishes of the Longridge Town Council regarding Fields in Trust Status to be respected.

Steve Ashcroft, a member of the Longridge Town Council, reminded Committee that they had already decided to dedicate the land to World War I but not under the Fields in Trust Centenary Fields initiative. He informed Committee that the Longridge Town Council were unanimous in their support of the Fields in Trust option and encouraged the Committee to apply for this as soon as possible.

The Chairman thanked all the public participants for attending the meeting.

209 REVISITING MEMBER/OFFICER PROTOCOL

The Chief Executive submitted a report for Members to take a re-look at the Member/Officer Protocol. One of the recommendations of the Peer Challenge Review was that the Council should revisit this Member/Officer Protocol as an opportunity to make suggestions as to how the Protocol could be strengthened or improved.

RESOLVED: That Committee make no changes to the Member/Officer Protocol at this time.

210 THE FUTURE OF BRING SITES

The Director of Community Services submitted a report asking Committee to consider the future of Council Bring Sites in the borough. These are areas in car parks and on streets, at which the Local Authorities or third parties provide containers for the public to deposit recyclable materials.

There are presently 15 Council operated Bring Sites in the Ribble Valley that have suffered some problems such as fly tipping, vandalism or illegal deposit of trade waste. The Council have operated the sites to promote recycling in the borough, however since the introduction of kerbside recycling 97% of residents now have access to recycling at home.

Members discussed the Bring Sites and felt that it was important that the Parish Councils involved be consulted upon this issue before any decision was taken.

RESOLVED: That Committee defer the decision to remove the Council operated Bring Sites until the Parish Councils involved have been consulted and that report be brought back to Committee in due course.

(Councillors S Knox and M Robinson left the meeting)

211 RIBBLE VALLEY IN BLOOM AND CHRISTMAS LIGHTS GRANTS

The Director of Community Services submitted a report presenting the recommendations of the Working Group in relation to the allocation of granted

under Ribble Valley in Bloom and requesting delegation of the allocation of grants under the Christmas Lights Scheme.

The Grants Working Group had met in June to consider the applications made for Ribble Valley in Bloom grants and recommendations had been made to the five applicants.

The applications for Christmas Lights grants would be held in abeyance until late October at which point the Working Group would meet to consider those received.

RESOLVED: That Committee

1. endorse the allocations by the Working Group as outlined in relation to Ribble Valley in Bloom grants and approve delegation of the same in the future; and
2. delegate to the Director of Community Services in consultation with the Grants Working Group the allocation of Christmas Lights grants in due course.

(Councillor S Knox returned to the meeting. Councillor R Newmark left the meeting)

212 EDISFORD ARTIFICIAL PITCH PROPOSAL

The Director of Community Services submitted a report providing Committee with information on a revised financial offer from the Lancaster Foundation and Clitheroe Wolves Football Club to lease land from the Council to build an artificial pitch area on the Council's existing ATP and the adjacent grass pitches and cricket wicket.

The report reminded Committee that on 13 March 2018 they had agreed a revised project proposal from the Lancaster Foundation and Clitheroe Wolves FC whereby they would create a new charity and the Lancaster Foundation would fully fund two areas of ATP. One essentially covering the Council's existing site and an adjacent full size pitch, both to be operated independently of the Council by a new charitable body. In leasing the land on which this would be built, the Lancaster Foundation and Clitheroe Wolves FC had proposed a cash and in-kind offer to pay £20,000 annual lease plus 10% of the available time would be given to the Council for sports development purposes. The scheme provided no additional changing rooms and no public toilets for the facility.

Since then the Lancaster Foundation and Clitheroe Wolves FC had been working up the scheme and had now determined that the deal they had previously offered and Committee agreed to was no longer suitable to them. The revised offer being proposed is that the Council only receives £10,000 for the first year of operation payable once the facility is built and then £20,000 per annum thereafter. The 10% of slots available for sports development had been withdrawn.

Committee discussed the new offer now put forward and expressed particular concern with regard to the withdrawal of the 10% allocation of available time that the Council would use for sports development purposes. There was unanimous

agreement that the project remained a fantastic one and that should agreement not be able to be reached, then the Council should look at alternatives to achieve it anyway. Members considered the implications of the reduced offer and although the income had to be taken into account, there was much more concern about being able to retain the 10% time allocation to use on Council initiatives.

RESOLVED: That Committee is happy to proceed on the basis of the offer that was accepted in March and ratified by the Council in April 2018. If that offer has now been withdrawn, then Committee instruct officers to investigate alternative means of delivering a similar scheme involving a full-size 3G pitch on the same site.

(Councillor M Robinson and R Newmark returned to the meeting).

213 KESTOR LANE RECREATION AREA, LONGRIDGE

The Director of Community Services submitted a report following on from the discussion at the last meeting of Committee in May 2018 that had requested the advantages and disadvantages of alternative management/ownership options for the Kestor Lane recreation ground in Longridge. At the meeting in May, it had been agreed to dedicate the Kestor Lane recreation ground site to the fallen of World War I with a dedication ceremony to take place in November 2018 and that options with regard to the actual site be subject of further information. The report outlined the advantages and disadvantages to six options which included transferring the land to the ownership of Longridge Town Council; registering the land as an Asset of Community Value; entering into a legal agreement with Fields in Trust; dedicating the land and/or renaming it to commemorate the ending of World War I; maintaining the current position or leasing the land to a Longridge community body.

Longridge Town Council had responded to Committee's request for their views by expressing a clear preference for entering into a legal agreement with Fields in Trust and in particular as a Centenary Field. Committee considered the various options outlined in the report and felt it was important to recognise the area as a war memorial.

RESOLVED: That Committee agreed to RVBC entering into a legal agreement with Fields in Trust for the Kestor Lane recreation area, Longridge as a Centenary Field.

214 JUNIOR PARK RUN

The Director of Community Services submitted a report providing an update and review on the Clitheroe Castle Junior Park Run. Committee had agreed to give the Clitheroe Castle Junior Park Run permission to operate for a period of 12 months after which it would be reviewed. The report outlined some of Clitheroe Castle Junior Park Runs achievements during their operation and noted that it was a popular event.

RESOLVED: That Committee authorises the Director of Community Services to formally write to Clitheroe Castle Junior Park Run organisers to extend their permission to use the Clitheroe Castle grounds indefinitely unless any problems are experienced.

215 REVENUE OUTTURN 2017/2018

The Director of Resources submitted a report for Committee's information on the outturn for the 2017/2018 financial year in respect of the revenue budget for this Committee. The report showed the overall spend of this Committee by cost centre compared to the revised estimate and details of variances.

She highlighted that the most concerning area of overspend had been in relation to refuse vehicle repairs and maintenance. Work was ongoing monitoring the level of spend in this area in the 2018/2019 financial year with reports being submitted monthly to CMT. Budget Working Groups have also received reports on the issue.

RESOLVED: That the report be noted.

216 REVENUE MONITORING 2018/2019

The Director of Resources submitted a report updating Members on the position for the period April to July 2018 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 holder's comments and agreed action plans.

The Director of Resources informed Committee that refuse vehicle repairs and maintenance spend for the period was currently in line with the budget, however there are concerns around income generated through the sale of waste paper and cardboard. This is due to falling market prices. The situation will continue to be monitored closely.

RESOLVED: That the report be noted.

217 CAPITAL MONITORING 2018/2019

The Director of Resources submitted a report providing Members with information on the progress of the approved Community Services Committee 2018/2019 capital programme for the period to the end of July 2018. 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 detailed financial information and budget holder's comments. At the end of July 2018 £476,238 had been spent or committed which equated to 55.7% of the annual capital programme for this Committee.

RESOLVED: That the report be noted.

218 2017/2018 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.

219

GENERAL REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

The Director of Community Services submitted a report updating Committee on issues in engineering services, cultural and leisure services and the Platform Gallery and Visitor Information Centre.

A question was asked with regard to a specific session at Ribblesdale Pool which had been changed recently. Officers informed Committee that it would continue to be monitored.

RESOLVED: That the report be noted.

220

REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

The meeting closed at 7.45pm

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 6 September 2018 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

S Atkinson	S Knox
R Bennett	J Rogerson
I Brown	R Sherras
P Elms	R Swarbrick
M French	N Walsh
S Hind	

In attendance: Director of Economic Development and Planning, Head of Planning Services, Head of Legal and Democratic Services, Principal Planning Officer.

Also in attendance: Councillors S Hirst, G Mirfin and G Scott.

221 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Brunskill, P Dowson and G Geldard.

222 MINUTES

The minutes of the meeting held on 17 July and 2 August 2018 were approved as a correct record and signed by the Chairman.

223 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor Stephen Atkinson declared an interest in planning application 3/2018/0008 – 30 Peel Park Avenue, Clitheroe and Councillor J Rogerson declared an interest in planning application 3/2018/0635 – Fellside, Birdy Brow, Stonyhurst.

224 PUBLIC PARTICIPATION

There was no public participation.

225 REVISITING MEMBER/OFFICER PROTOCOL

The Chief Executive submitted a report for Members to take a re-look at the Member/Officer Protocol. One of the recommendations of the Peer Challenge Review was that the Council should revisit this Member/Officer Protocol as an opportunity to make suggestions as to how the Protocol could be strengthened or improved.

RESOLVED: That Committee make no changes to the Member/Officer Protocol at this time.

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

1. APPLICATION REF: 3/2018/0143
GRID REF: SD 373128 437134

DEVELOPMENT DESCRIPTION:

CHANGE OF USE FROM AGRICULTURAL TO B8 STORAGE AND DISTRIBUTION AT THE BARN, SHAW HOUSE FARM, CLITHEROE ROAD, WHALLEY BB7 9AD

The Head of Planning Services reported a late amendment received regarding access details.

MINDED TO APPROVE and DEFERRED AND DELEGATED to the Director of Economic Development and Planning

2. APPLICATION REF: 3/2018/0380
GRID REF: SD 368134 432869

DEVELOPMENT DESCRIPTION:

PROPOSED EXTENSION TO THE CHURCH TO INCORPORATE NEW CAR PARKING FACILITY AT ST PETERS CHURCH, RIBCHESTER ROAD, CLAYTON LE DALE BB1 9EQ

The Head of Planning Services reported an additional condition regarding a bat survey and alterations to existing conditions.

MINDED TO REFUSE to go back to Committee for appropriate reasons in relation to Green Belt and visual impact.

Time

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

REASON: Required to be imposed 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.

Plan related

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 (drawing ref. 5115-0782 (01)001_2.2)

Existing site plan (drawing ref. 5115-0782 (01)002_2.2)

Existing ground floor plan (drawing ref. 5115-0782 (02)001_2.2)

Existing roof plan (drawing ref. 5115-0782 (02)002_2.2)
Existing section A-A (drawing ref. 5115-0782 (04)001_2.2)
Proposed site plan (drawing ref. 5115-0782 (06)001_2.2)
Proposed ground floor plan (drawing ref. 5115-0782 (07)001_2.2)
Proposed roof plan (drawing ref. 5115-0782 (07)002_2.2)
Proposed elevations (drawing ref. 5115-0782 (08)001_2.2)
Proposed section A-A (drawing ref. 5115-0782 (09)001_2.2)
MLD_18129_001 RevA – Landscape masterplan
MLD_18129_002 – Planting plan
Construction Management Plan (drawing ref. 51/2015/0782/18)
Proposed new double door (drawing ref. 51/2015/0782/17)

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

Materials

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

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and to protect the character and appearance of the building with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

Detailing

4. Notwithstanding the submitted details, prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation of the buildings/alterations hereby approved shall have been submitted to and approved by the Local Planning Authority.

For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles and materials. 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 and to protect the character and appearance in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

Highways

5. No development shall take place until a Construction Method Statement for the relevant phase 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:

The location of parking of vehicles of site operatives and visitors
The location for the loading and unloading of plant and materials
The location of storage of plant and materials used in constructing the development
The locations of security hoarding
Days and hours of operation for all construction works
Contact details for the site manager

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 car parking area shown on the submitted plan Proposed site plan (drawing ref. 5115-0782 (06)001_2.2) shall be fully implemented to the satisfaction of the LPA before occupation of the new building and there after retained in perpetuity.

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.

Landscaping

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

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

8. All tree works/tree protection shall be carried out in strict accordance with the submitted drawing Construction Management Plan received on 17/8/18. The specified tree protection measures shall remain in place throughout the construction phase of the development and the methodology hereby approved shall be adhered to during all site preparation/construction works.

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

9. Prior to commencement of development notwithstanding the submitted details a repeat bat survey for the presence of bats on the site and

surrounding habitat shall be submitted to and approved in writing by the Local Planning Authority in consultation with specialist advisors. Site work operation shall be carried out in accordance with the survey and all mitigation conservation measures implemented as approved otherwise agreed in writing by the Local Planning Authority. The development shall be carried out within strict accordance of the approved details.

REASON: To protect any bats that may be present on or adjacent to the site in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

(Daniel Hughes spoke in favour of the above application. Annette Patterson spoke against the above application).

3. APPLICATION REF: 3/2018/0435
GRID REF: SD 374247 441101

DEVELOPMENT DESCRIPTION:

DEMOLITION OF EXISTING PROPERTY AND ASSOCIATED OUTBUILDINGS AND ERECTION OF SIX DWELLINGS AT 32 HALL STREET, CLITHEROE, BB7 1HJ

WITHDRAWN from the Agenda by Officers.

4. APPLICATION REF: 3/2018/0488
GRID REF: SD 374154 438021

DEVELOPMENT DESCRIPTION:

APPLICATION FOR OUTLINE CONSENT FOR 20 BUNGALOWS FOR THE ELDERLY (6 DETACHED TWO-BED AND 14 SEMI-DETACHED ONE-BED) AND 9 AFFORDABLE, TWO-BED APARTMENTS WITH ASSOCIATED ROADS, ANCILLARY WORKS LANDSCAPING AND ACCESS. RESUBMISSION OF APPLICATION 3/2017/0962. LAND OFF SHEEPFOLD CRESCENT, BARROW BB7 9XR

REFUSED for the following reasons:

1. The proposal is considered contrary to Key Statements DS1, DS2 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that the approval would lead to the creation of a new residential dwellings in the defined open countryside, located outside of a defined settlement boundary, without sufficient or adequate justification which would cause harm to the development strategy for the borough.
- 2 The proposal is consider to be contrary to Key Statement DS1 and DS2 and Policy DMG2 of the Ribble Valley Core Strategy in that the proposal would contribute to a level of development that already significantly exceeds the anticipated level of housing development embodied within the Ribble Valley

Core Strategy in terms of the planned residual need for the settlement of Barrow. It is further considered that the level of over-supply of housing, as a result of the proposed development would undermine the Development Strategy for the Borough which seeks to critically establish both the pattern and intended scale of development in relation to housing numbers in order to achieve a sustainable pattern of development across the Borough for the duration of the plan period.

(Brian Sumner spoke in favour of the above application).

5. APPLICATION REF: 3/2018/0582
GRID REF: SD 376631 443898

DEVELOPMENT DESCRIPTION:

RESIDENTIAL DEVELOPMENT OF UP TO NINE UNITS AT LAND TO THE SOUTH OF CHATBURN OLD ROAD, CHATBURN

The Head of Planning Services reported a late item.

REFUSED for the followings reasons:

1. The proposal is considered contrary Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation of new dwellings in the open countryside without sufficient justification. The proposed development would create a harmful precedent for the acceptance of other similar unjustified proposals which would have an adverse impact on the implementation of the planning policies of the Council contrary to the interests of the proper planning of the area in accordance with core principles and policies of the NPPF.

(Councillor G Scott was given permission to speak on the above application. Judith Douglas spoke in favour of the above application. Paul Whittaker (Chatburn Parish Council) spoke against the above application).

6. APPLICATION NO: 3/2018/0595/P
GRID REF: SD 371022 433653

DEVELOPMENT DESCRIPTION

PROPOSED RAISED TERRACE TO REAR AT THE LORD NELSON PUBLIC HOUSE, WHALLEY OLD ROAD, LANGHO, BB6 8DU

REFUSED for the following reason:

1. The proposed development, by virtue of the raised terrace's siting and elevated position, would fail to accord with Policy DMG1 of the Ribble Valley Core Strategy. The use of the balcony would result in unacceptable noise and disturbance, especially during evenings and weekends, which is likely to have a negative impact on the amenity of existing residents and would impact on the ability of neighbours to enjoy their gardens peacefully. Furthermore, it

would facilitate overlooking of residential gardens resulting in an undue loss of privacy.

(Terry Moore spoke against the above application).

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

7. APPLICATION REF: 3/2018/0008
GRID REF: SD 374748 441061

DEVELOPMENT DESCRIPTION:

DEMOLITION OF EXISTING DWELLING AND ERECTION OF 34 BUNGALOWS FOR THE OVER 55S WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND OPEN SPACE AT 30 PEEL PARK AVENUE AND LAND TO THE REAR CLITHEROE BB7 1ET

The Head of Planning Services reported another objection and modification to conditions.

MINDED TO REFUSE to go back to committee with appropriate reasons based on lack of affordable housing.

Timings and Commencement

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

REASON: Required to be imposed 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 – OS-01
- Site Layout – 17-15-SK01 A
- Street Scenes – 17-15-S01
- Garage Detail – GD-01
- Materials Plan – 17-15-SK02
- Boundary detail – 17-15-SK01
- House Type booklet
- Design and Access Statement

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

Matters of Design

3. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

REASON: The proposed materials are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. Prior to the commencement of the development details of the 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.

Landscape

5. The development hereby permitted shall be carried out in accordance with the boundary treatment proposals as detailed on approved drawing no. 17-15-SK01.

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

6. No development including any site preparation, scrub/hedgerow clearance shall commence until the measures to protect the trees identified in the approved Arboricultural Impact Assessment prepared by Ascerta and shown in Appendix 2, drawing no. P.904.17.02 A have been carried out in accordance with BS5837 (2012): 'Trees in Relation to Construction'. Such fencing shall be erected in its entirety prior to any other operations taking place on the site. This fencing should not be breached or removed during development. Furthermore within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials unless expressly agreed by the Local Planning Authority.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development in accordance with Policies DMG1 and DME2 of the Ribble Valley Core Strategy.

Drainage and Flooding

7. 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.

- 8 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 post development surface water run-off rate will not exceed the pre-development greenfield run-off rate for the corresponding rainfall event. The maximum surface water run-off rate from the development will be no greater than 10.6l/s. 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 watercourses (open or culverted) 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 a site investigation and test results to confirm infiltrations rates. If infiltration is shown to be a viable option for the disposal of surface water, then this should then be used as the primary method for disposing of surface water from the site. Disposal via an ordinary watercourse will only be considered where infiltration is proved to be unsuitable.
- 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 to ensure 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.

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

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

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

- 10 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 proposed development can be adequately maintained and to ensure 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.

Highways

11. Prior to any building work commencing on site a scheme for the provision of facilities to charge electric vehicles within at least 30% of the dwellings hereby approved shall have been submitted to the Local Planning Authority for approval. The development shall be carried out in strict accordance with the approved details and the charging facilities shall be made available for

use prior to the occupation of each dwellings house within which they will be installed.

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.

12. 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.

13. 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 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;
- 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.
- Details of working hours
- The method of demolition for the existing property
- The erection and maintenance of security hoarding
- 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.

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

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

15. The parking, 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 Site Layout Drawing prior to the occupation of any of the dwellings. 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.

16. 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.

Ecology and Trees

17. The development hereby approved shall be carried out in complete accordance with the recommendations and mitigation measures detailed within the submitted Protected Species Survey (Dec 2016) and Phase 1 Habitat Survey (Dec 16).

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.

18. 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.

Residential Amenity

19. 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.

Archaeology and Heritage

20. No development shall take place until the applicant or their agent or successors in title have secured the implantation of a programme of archaeological investigation and recording works. This must be carried out in accordance with a written scheme of investigation which shall first be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the safeguarding of recording of any items of archaeological importance associated with the site and in accordance with Policy DME4 of the Ribble Valley Core Strategy.

21. No development shall be commenced until details of proposed arrangements of future management and maintenance of the proposed streets within the development have been submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

REASON: In to ensure safe access for residents of the estate and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

INFORMATIVES:

1. 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.
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 on 0300 123 6780, or emailing the Developer Support Section, Lancashire County Council, Environment Directorate, at lhscustomerservice@lancashire.gov.uk

3. 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.

(Debbie Smith spoke in favour of the above application. Henry Farrar spoke against the above application).

(Councillor Atkinson returned to the meeting)

8. APPLICATION REF: 3/2018/0361
GRID REF: SD 377579 437273

DEVELOPMENT DESCRIPTION:

FULL APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF CULVERT TO SABDEN BROOK; DEVELOPMENT OF 30 DWELLINGS INCLUDING RE-CONSTRUCTION OF FORMER MARBIL OFFICE BUILDINGS AS NEW DWELLINGS; RECONSTRUCTION OF BASE OF MILL CHIMNEY AS AN ECOLOGY TOWER AND ASSOCIATED ACCESS AND LANDSCAPING. FORMER VICTORIA MILL WATT STREET SABDEN BB7 9ED

The Head of Planning Services confirmed the plan/drawing numbers.

DEFERRED and DELEGATED to the Director of Community Services for approval to allow for further negotiation regarding the detailed wording of conditions and following the satisfactory completion of a Legal Agreement within 3 months from the date of this decision subject to the following conditions:

Timings and Commencement

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

REASON: Required to be imposed 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:

1582SPL/VMS-LP01: Location Plan
1582SPL/VMS-SL01 - Rev: K: Site Layout Arrangement Plan
1582SPL/VMS-ASH.01 – Rev: A: Plots 1-4 - Ashton
1582SPL/VMS-ASH.02 – Rev: A: Plot 8 - Ashton
1582SPL/VMS-ASH.03 – Rev: A: Plots 9-10 - Ashton
1582SPL/VMS-BRE.01 - Rev: A: Plot 19 - Brearly
1582SPL/VMS-BT0.1 - Rev: B: Boundary Treatment
1582SPL/VMS-COB.01 – Rev: A: Plot 26 - Cobden
1582SPL/VMS-EAM.01 – Rev: A Plot 27 - Eames
1582SPL/VMS-FES.01 – Rev: A Plots 13,14,16,17, 21 - Fester

1582SPL/VMS-GAR.01 – Rev: A: Single Garage
 1582SPL/VMS-GAR.02 –Rev: A: Double Garage
 1582SPL/VMS-GAR.03 –Rev: A: Treble Garage
 1582SPL/VMS-GAR.04 – Rev: A: Feature Garages
 1582SPL/VMS-HAR.01 – Rev: A: Plot 5 - Hartford
 1582SPL/VMS-HUT.02 – Rev: A: Plot 11 - Hutton
 1582SPL/VMS-KT01a – Rev: A: Plot 18
 1582SPL/VMS-KT01b – Rev: A: Plot 18
 1582SPL/VMS-KT02a – Rev: A Plot 20
 1582SPL/VMS-KT02b – Rev: A Plot 20
 1582SPL/VMS-MIL.01 – Rev: A Plots 28-30 – Mill Building Ground Floor
 1582SPL/VMS-MIL.02 – Rev: A Plots 28-30 – Mill Building First Floor
 1582SPL/VMS-MIL.03 – Rev: A Plots 28-30 – Mill Building Second Floor
 1582SPL/VMS-MIL.04 – Rev: A Plots 28-30 – Mill Building Elevations Front
 1582SPL/VMS-MIL.05 – Rev: A Plots 28-30 – Mill Building Elevations Rear
 1582SPL/VMS-MIL.06 – Rev: A Plots 28-30 – Mill Building Elevations Side 01
 1582SPL/VMS-MIL.07 – Rev: A Plots 28-30 – Mill Building Elevations Side 02
 1582SPL/VMS-NC01– Rev: A: Proposed Replacement Chimney Structure and Ecology Mitigation Tower
 1582SPL/VMS-NC02– Rev: A: Proposed Replacement Chimney Structure and Ecology Mitigation Tower
 1582SPL/VMS-OBC.01 – Rev: A Plots 22-24 – Proposed Office Block Conversion
 1582SPL/VMS-PEN.01 – Rev: A Plot 7 - Pendleton
 1582SPL/VMS-REA.01 – Rev: A Plot 6 – Read
 1582SPL/VMS-SS.01 – Rev: C: Street Scene A
 1582SPL/VMS-SS.02 – Rev: C: Street Scene B
 1582SPL/VMS-SS.03 – Rev: C: Street Scene C
 1582SPL/VMS-SS.04 – Rev: C: Street Scene D
 1582SPL/VMS-SS.05 – Rev: C: Street Scene E
 1582SPL/VMS-SS.06 – Rev: C: Street Scene F
 1582SPL/VMS-TWI.01 – Rev: A Plot 12 - Twistleton
 1582SPL/VMS-WHI.01 – Rev: A Plot 25 – Whittaker
 GL0900 01 B – Detailed Landscape Proposals
 GL0900 02 A – Sabden Brook Landscape Sections
 17140-C-SK.06 Rev A - Extents of Adoptable Highway

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

Matters of Design

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

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Key Statements EN2, EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

4. Notwithstanding the submitted details, elevational details including 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 prior to their installation.

For the avoidance of doubt the submitted details shall also include the precise nature and location for the provision of measures to maintain and enhance wildlife movement within and around the site by virtue of the inclusion of suitable sized gaps/corridors at ground level (including those within residential curtilages) to encourage terrestrial species movement.

The development shall be carried out in strict accordance with the approved details. The agreed wildlife corridors/gaps shall be retained in perpetuity and thereafter remain free from obstructions which would preclude their use by wildlife.

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 Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

5. Notwithstanding the submitted details, elevational details including the precise location of all street furnishings to be erected within the development shall have been submitted to and approved by the Local Planning Authority prior to their installation. 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 Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

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

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

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

REASON: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development in

accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

7. 1:20 section details of each elevation of the proposed Ecology Mitigation Towers shall have been submitted to and approved by the Local Planning Authority prior to the commencement of their construction. 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 and appropriate ecological/biodiversity mitigation/enhancement is provided in accordance with Key Statements EN2 and EN4 and Policies DMG1, DME3 and DME4 of the Ribble Valley Core Strategy.

Landscape and Ecology

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 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 indicate the type of provision to be provided and identify the actual wall and roof elevations into which the above provisions shall be incorporated and shall take account of the recommendations contained within the Extended Phase 1 Habitat Survey and Bat Report dated 12/04/2018 Ref: 13611e/DB.

The artificial bird/bat boxes shall be incorporated into those individual dwellings during the construction their 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 to reduce the impact of development in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

9. 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 phasing for the delivery of the Ecology Mitigation Towers has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved phasing/timings.

REASON: In the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from

the development in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

10. The landscaping proposals hereby approved (GL0900 01B) shall be implemented in the first planting season following occupation or use of the development unless otherwise required by the reports above, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

11. Precise specifications, locations and the timings for the installation of interim bat boxes as recommended within the submitted Extended Phase 1 Habitat Survey and Bat Report (Ref: 13611e/DB) shall have first been submitted to and approved by the Local Planning Authority prior to the commencement of any development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal.

The development shall be carried out in strict accordance with the approved details including the agreed timings for installation and duration for retention of the interim bat box provision.

REASON: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

12. 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 European Protected Species Mitigation Licence has been submitted to and obtained from Natural England. For the avoidance of doubt the submitted licence shall take account of the measures/timings and mitigation recommendations of the following approved documentation:

Extended Phase 1 Habitat Survey and Bat Report – 13611e/DB
Otter, Water Vole and Crayfish Survey & Report – 13611 f/g/DB

A copy of the licence obtained shall then be submitted to and agreed in writing by local planning authority in consultation with Natural England.

The actions, methods & timings included in the mitigation measures identified and the conditions of the Natural England Licence shall be fully implemented and adhered to throughout the lifetime of the development.

REASON: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

13. No removal of vegetation including trees or hedges shall be undertaken within the nesting bird season of 1st March – 31st August unless otherwise agreed in writing by the Local Planning Authority.

Any removal of vegetation outside the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal to ensure that removal does not result in unacceptable impacts upon nesting birds or other species of conservation concern.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds, to protect the bird population and species of importance or conservation concern from the potential impacts of the development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

14. All tree works/tree protection shall be carried out in strict accordance with the submitted Arboricultural Method Statement (13611-B/AJB). The specified tree protection measures shall remain in place throughout the construction phase of the development and the methodology hereby approved shall be adhered to during all site preparation/construction works.

The agreed tree protection shall remain in place and be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protection areas(s) specified without written consent of the Local Planning Authority.

REASON: To protect trees of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development in accordance with Key Statement EN4 and Policies DME3 and DMG1 of the Ribble Valley Core Strategy.

Highways

15. The new estate roads between the site and Whalley Road and Watt Street 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 in accordance with Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy.

16. 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.

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 Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy.

17. 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 Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy.

18. All garage facilities shall have facility of an electrical supply suitable for charging an electric motor vehicle, the details of which shall have first been submitted to and approved in writing by the Local Planning Authority prior to first occupation of any of the dwellings hereby approved. The development shall be carried out in accordance with the approved details.

REASON: In order to promote sustainable transport as a travel option and reduce thereby carbon emissions in accordance with Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy.

Flooding and Drainage

19. 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 flood levels in AOD;
- B. The drainage strategy should demonstrate that post development surface water run-off from the application site will not exceed the existing surface water runoff rate for the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;
- C. A site layout plan showing flood water exceedance routes, both on and off site – these must be directed away from property and critical infrastructure;

- D. A timetable for implementation, including phasing as applicable;
- E. Details of water quality controls, where applicable.

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

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

- 20. 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.

- 21. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.

REASON: To ensure that the construction phase(s) of development does not pose an undue flood risk on site or elsewhere and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies in accordance with Policy DME6 of the Ribble Valley Core Strategy.

22. No occupation of the dwellings hereby approved shall take place until the Sabden Brook culvert has been removed and the watercourse restored to open channel in accordance with drawing 1582SPL/VMS-SL01 Rev K and drawing 17140-C-SK.05E

REASON: To reduce the risk of flooding to the proposed development and future users in accordance with Policy DME6 of the Ribble Valley Core Strategy.

23. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in accordance with Policy DME6 of the Ribble Valley Core Strategy.

Further Control over Development

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or

extended, no new windows shall be inserted, no alterations to the roof shall be undertaken and no buildings or structures shall be erected within the curtilage of the dwellings hereby approved unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area or be of detriment to residential amenity in accordance with Key Statements EN2, EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

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

REASON: To ensure that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle upon the street scene/area in accordance with Key Statements EN2, EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

(Sarah Barraclough spoke in favour of the above application. Grace Astley spoke against the above application. Councillor Mirfin was given permission to speak on the above application).

9. APPLICATION NO: 3/2018/0575/P
GRID REF: SD 365547 432295

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF PART OF FIELD TO CREATE TIPI WEDDING VENUE TO BE USED FOR HALF OF EACH YEAR AT HAWKSHAW FARM, CLAYTON LE DALE, BB2 7JA

DEFERRED AND DELEGATED to the Director of Economic Development and Planning for approval subject to the receipt of acceptable highways details 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: 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 drawing ref.

Site Location Plan 1:2500

Proposed Site Plan 1:1000 (amended plan received 20.08.2018)
Hawkshaw Wedding Tipees 1:200
Wedding Tipee Facilities 1:100 (received 20.08.2018)

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

3. The tipees and ancillary structures (catering container and toilet unit) shall be permitted on the site between the dates of 1st of May and 30th September only and events shall be operated for a maximum of 24 days during this period. The applicants shall keep a written record of all events and this shall be made available for inspection by the Local Planning Authority upon request.

REASON: In accordance with Policies EN2, DMG1 and DMB3 of the Ribble Valley Core Strategy, in order to limit use of the site ensuring it remains for seasonal use only.

4. Unless otherwise agreed in writing with the Local Planning Authority, the site shall be operated in strict accordance with the Venue Management Plan (received 22.08.2018) at all times.

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. The approved landscaping scheme (Proposed Site Plan 1:1000 and the document titled 'Ecological Appraisal and Proposed Landscaping Scheme') shall be implemented in the first planting season following first use of the development and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policies DMG1, EN2, and DME2 of the Ribble Valley Core Strategy.

6. Unless otherwise agreed in writing with the Local Planning Authority, the proposed earth bund shall be constructed prior to first use of the development in accordance with the approved plans and shall be seeded and planted accordingly.

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

7. No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to, and approved in writing by, the Local Planning

Authority prior to first occupation/use of the site. Any external lighting that is installed shall accord with the details so approved.

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

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

REASON: To ensure adequate parking is available within the site and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

9. There shall be no amplified or percussive music of any form (including discos) within the site hereby approved after midnight and site users will be required to vacate the site by 00.30am.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

10. The noise rating level from the site shall not exceed the World Health Organisation recommendations (35dB LAeq day time and 30dB LAeq night time internal levels at the nearest noise sensitive receptor and 50dB LAeq on the nearest noise sensitive receptor's external patios and gardens).

REASON: To protect the amenity of the occupants of neighbouring properties in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

11. Full details of the catering container and toilet block shall be submitted to and approved by the Local Planning Authority, and then implemented strictly in accordance with those agreed details before the site is first occupied.

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

12. Details of facilities to be provided for the storage and removal of commercial refuse and waste from the site shall be submitted to and approved by the Local Planning Authority, and then implemented strictly in accordance with those agreed details before the site is first occupied and thereafter retained.

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.

13. Prior to commencement of development notwithstanding the submitted details a repeat bat survey for the presence of bats on the site and surrounding habitat shall be submitted to and approved in writing by the Local Planning Authority in consultation with specialist advisors. Site work operation shall be carried out in accordance with the survey and all mitigation conservation measures implemented as approved otherwise agreed in writing

by the Local Planning Authority. The development shall be carried out within strict accordance of the approved details.

REASON: To protect any bats that may be present on or adjacent to the site in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

INFORMATIVE NOTES:

1. Under the Environmental Permitting (England & Wales) Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold an environmental permit issued by the Environment Agency. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period may be registered as an exempt activity provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly desludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

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

10. APPLICATION NO: 3/2018/0635/P
GRID REF: SD 368582 440483

DEVELOPMENT DESCRIPTION:

FORMATION OF A NEW AGRICULTURAL ACCESS AND ERECTION OF A NEW PROPOSED AGRICULTURAL BUILDING (RESUBMISSION OF APPLICATION 3/2018/0273) AT FELLSIDE, BIRDY BROW, STONYHURST, CLITHEROE BB7 9QY

The Head of Planning Services referred to more information received from the applicant.

APPROVED with conditions.

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

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

2. 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 Wor/856/2438 and J927/access/Fig1.

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

3. The external facing materials (including all external surfaces of the development), detailed on the approved plans, shall be used and no others substituted.

REASON: To ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and EN2 of the Ribble Valley Core Strategy.

4. The site access (J927/access/Fig1) shall be provided in all respects prior to the use of the building hereby approved. The land within the visibility splays denoted on the approved plans shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.

REASON: 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 and to ensure adequate visibility for the drivers of vehicles entering and leaving the site.

5. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 7.5m into the site shall be appropriately paved in tarmacadam, concrete, block paviers, or other approved materials.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy and to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

6. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 7.5m behind the nearside edge of the carriageway and the gates shall open away from the highway.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy and to permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

7. The roadside hedge shown on the approved plans shall be relocated in accordance with the Hedge Transplant Method Statement provided with the application prior to the access being used for vehicular purposes and shall be reinforced and maintained for a period of five years during which time any plants that are found to be dead or dying shall be replaced.

REASON: To maintain and enhance the appearance of the locality.

8. Notwithstanding the provisions The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the building hereby approved shall only be used for the housing of livestock, or storage of agricultural machinery/equipment, in conjunction with the remainder of the holding.

REASON: In order to ensure the building is used for agricultural use only and to protect the landscape quality of the open countryside in accordance with Policy EN2.

9. No vegetation clearance works or other works that may affect nesting birds shall take place between the months of March and September inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections carried out by a suitably qualified ecologist, and submitted in writing to the Local Planning Authority.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed or harmed, and in order to comply with the requirements of Policy DME3 of the Ribble Valley Core Strategy.

10. All trees and hedgerows adjacent to the proposed development and/or application area/boundary identified to be retained shall be adequately protected during construction, in accordance with BS5837; 2012 'Trees in relation to design, demolition and construction' equivalent unless otherwise agreed. The protection measures shall be put in place and maintained during the construction period of the development.

REASON: To protect trees and hedges on and adjacent to the site in accordance with Policies DME1 and DME3 of the Ribble Valley Core Strategy.

(Councillor Rogerson returned to the meeting).

227

SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2017/0653	Land at Chatburn Road, Clitheroe	28/6/18	30	Out for signature

228

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2018/0349	Application to run a small taxi booking office – no access to the public	Fleet Street Garage Fleet Street Lane Ribchester
3/2018/0557	Application for reserved matters approval for 18 dwellings, landscaping and associated works following outline consent 3/2015/0010 (duplicate application)	Land off Longsight Road Langho
3/2018/0567	Proposed demolition of existing rear extension. New two storey extension to rear and alterations to the main roof to create a gable	36 Chesterbrook Ribchester
3/2018/0608	Proposed development of 4 bedroom detached family dwellings	The Coach House 26 Whalley Road Wilpshire

229

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>
3/2016/1192 R	16/11/17	Hammond Ground Whalley Road Read	Inquiry adjourned	09/10/18	Bespoke timetable Updated proofs of inquiry to be submitted by 11/09/2018
3/2017/0675 R	28/02/18	46 Higher Road Longridge	WR		Appeal Dismissed 20/07/18
3/2017/1139 Conditions disputed	13/08/18	Sands Cottage The Sands Whalley	WR		Statement due 17/09/18
3/2017/0857 R	13/08/18	Lowood Whins Lane, Read	WR		Statement due 17/09/18
3/2018/0113 Conditions not discharged	13/08/18	102 Lowergate Clitheroe	WR		Statement due 17/09/18
3/2018/0153 R	11/06/18	1 Highcliffe Greaves Grindleton	HH		Appeal Allowed 21/08/18
3/2018/0217 and 3/2018/0218 R	Linked appeals awaiting start date from PINS	Eastham House Fm Clitheroe Road Mitton	WR (to be confirmed)		
3/2018/0079 R	23/07/18	New Ings Farm Hellifield Road Bolton by Bowland	WR		Statement due 27/08/18

<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>
3/2017/0961 R (Variation of S106 Ag)	Awaiting start date from PINS	Land at Chapel Hill Longridge	Hearing (to be confirmed)		
3/2017/0962 R	Awaiting start date from PINS	land off Sheepfold Crescent Barrow	Hearing (to be confirmed)		
3/2018/0159 R	16/07/18	5 Barn Croft Clitheroe	HH		Awaiting Decision
3/2018/0069 R	Awaiting start date from PINS	Land off Whalley Road Mellor Brook	WR (to be confirmed)		
3/2018/0263 R	20/08/18	Showley Brook Rest Home 10 Knowsley Rd Wilpshire	WR		Statement due 24/09/18
3/2018/0303 R	Awaiting start date from PINS	Croftlands Chipping	WR (to be confirmed)		

230 TREE PRESERVATION ORDER 3/19/3/210 – LAND OFF CHATBURN OLD ROAD, CHATBURN

The Dc submitted a report for Committee to consider objections to the land off Chatburn Old Road, Chatburn Tree Preservation Order 2018 and to decide whether the order should be confirmed. The report outlined the background to this particular issue and the fact that the trees are considered to be of visual amenity value to the locality and to the wider tree scape but also forms part of a screen for the new development.

RESOLVED: That Committee confirm the land off Chatburn Old Road, Chatburn Tree Preservation Order 2018.

231 REVENUE OUTTURN 2017/2018

The Director of Resources submitted a report for Committee's information on the outturn for the financial year 2017/2018 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 £161,225. On the net cost of services after transfers to and from earmarked reserves the overall underspend is £106,116.

RESOLVED: That the report be noted.

232 REVENUE MONITORING 2018/2019

The Director of Resources submitted a report informing Committee of the position for the period April to July 2018 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.

233 CAPITAL MONITORING 2018/2019

The Director of Resources submitted a report informing Members on progress of the approved 2018/2019 Planning and Development Committee Capital Programme for the period to the end of July 2018. To date there had been no spend on the introduction of planning portal link to the planning application system and planning system update scheme. The Council's ICT team are in discussions with the software supplier on the approach, timings and revised costings for the scheme work and the scheme approach will be reviewed by the new Director together with the Head of Planning Services and the ICT Manager.

RESOLVED: That the report be noted.

234 2017/2018 YEAR END PERFORMANCE INFORMATION

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.

235 APPEALS

- a) 3/2018/0153 – Remove conservatory, increase size of extension, ground and first floor, rebuild in natural stone with blue slate roof at 1 High Cliffe Greaves, Grindleton – appeal allowed.

236 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 8.03pm.

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

Minutes of Personnel Committee

Meeting Date: Wednesday, 12 September 2018 starting at 6.30pm
Present: Councillor I Brown (Chairman)

Councillors:

P Ainsworth	A Knox
P Dobson	J White
T Hill	

In attendance: Chief Executive, Head of HR.

Also in attendance: Councillors S Atkinson and D Smith.

237

APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Elms, S Hore and D Taylor.

238

MINUTES

The minutes of the meeting held on 13 June 2018 were approved as a correct record and signed by the Chairman.

239

DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

240

PUBLIC PARTICIPATION

There was no public participation.

241

REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

242

REVISITING MEMBER/OFFICER PROTOCOL

The Chief Executive submitted a report for Members to take a further look at the Member/Officer Protocol. One of the recommendations of the Peer Challenge review was that the Council should revisit the Member/Officer Protocol as an opportunity to make suggestions as to how the Protocol could be strengthened or improved.

RESOLVED: That Committee make no changes to the Member/Officer Protocol at this time.

243 QUALIFICATION TRAINING – REIMBURSEMENT OF FEES

As requested at the last meeting the Director of Resources submitted a report setting out the Council's policy on reimbursement of training and examination fees where a member of staff leaves the authority within two years of completion of training or fails to complete their studies. Currently, staff were required to repay 75% of fees on leaving within 12 months of obtaining a qualification and 50% on leaving within two years.

Members considered the current policy and how the Council may endeavour to achieve a proper return on investment.

RESOLVED: That the training policy be amended to seek repayment of 100% of course fees (including examination fees) on a member of staff leaving within one year of obtaining a qualification and 75% of course fees (including examination fees) on leaving within two year of obtaining a qualification.

244 2017/2018 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. Members were given detailed analysis of the figures.

RESOLVED: That the report be noted.

245 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.

246 REQUEST TO EXTEND FLEXIBLE RETIREMENT

The Director of Resources submitted a report asking Members to consider requests from two members of staff for an extension of their flexible retirement arrangements.

The Committee considered the individual circumstances of the requests, the interests of the Council and the overall provisions in respect of flexible retirement. Committee also discussed the desirability of a clear policy for determination of future applications, including, in particular, requirement for the duration of any period of flexible retirement to be agreed.

RESOLVED: That

1. the flexible retirement arrangements for each member of staff be extended for 12 months from 1 April 2019, working the same hours per week as under the existing arrangements;
2. Committee review the existing Early Retirement Policy at a future meeting.

247 TRANSITION TO NEW NJC PAY SPINE 2019

The Director of Resources submitted a report informing Members of plans to implement the new pay spine on 1 April 2019. Members considered the new pay scale agreed between the National Employers and the unions, together with advice from the National Joint Council for Local Government Services and representations from Unison on implementation.

RESOLVED: That

1. staff be assimilated to the new pay spine on 1 April 2019 and increments be applied subsequently;
2. all new spinal column points in the new pay spine be active and incorporated into the new grades;
3. there be a report to Policy and Finance Committee on 25 September 2018 to accept the implementation of the new pay spine and associated change to staffing budgets;
4. following an equality impact assessment of implementation, the annual pay policy statement incorporating the new pay spine be submitted to Full Council in January 2019 for approval;
5. letters be issued to all staff in February 2019 informing them of their new grade; and
6. transition to the new pay spine be fully implemented on 1 April 2019.

248 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.

249 STAFF ESTABLISHMENT UPDATE

The Director of Resources submitted a report updating Members on the full staff establishment for the Council.

RESOLVED: That the report be noted.

250 TRAINING REPORT

The Director of Resources presented a report for Committee's information detailing training courses approved since the last meeting.

RESOLVED: That the report be noted.

The meeting closed at 7.15pm.

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

Minutes of Accounts & Audit Sub-Committee

Meeting Date: Thursday, 13 September 2018, starting at 10am
Present: Councillor S Hirst (Chairman)

Councillors:

A Knox
R Sherras

In attendance: Chief Executive, Head of Legal and Democratic Services (Monitoring Officer) and Investigating Officer.

Also in attendance: Councillors S Atkinson, J Alcock, S Bibby, A Brown, S Brunskill, T Hill, B Hilton, K Hind, S Hind, G Mirfin, R Thompson, N Walsh.

251 APOLOGIES

There were no apologies for absence from the meeting.

252 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

253 MINUTES

The minutes of the meeting held on 1 August 2018 were approved as a correct record.

A Councillor (the Subject Member) commented in relation to Minute 188 and reiterated his concern that on 1 August a member of the public assisting him as his legal representative had not been allowed to stay in the meeting when both the Monitoring Officer and Investigating Officers were qualified Solicitors.

He also reiterated his objection made to Councillor Hirst acting as Chairman or sitting on the Sub-Committee panel hearing.

At this point in the meeting the Chief Executive made a statement.

“He reported that the complaint had now been running since last November and the procedure being used was the National Model and in line with National Guidance. He had just informed the Sub-Committee in the briefing that because of the:

- i) refusal by the Subject Member to accept the Council’s agreed procedure;
- ii) the constant undermining of the Council’s procedure by the Subject Member both internally within the Council and externally to third parties; and

iii) the interference and intimidation experienced throughout the entire process.

That he intended to report to the next Accounts and Audit Committee that Council Officers felt unable to reach a satisfactory conclusion to this complaint.

He would be advising both the Independent Persons and the Complainant of this decision and more details would be given to the Accounts and Audit Committee as to why this decision had reluctantly been reached.”

The Chief Executive reminded Councillors that the Council has a duty of care to its employees and he takes this responsibility very seriously.

The Sub-Committee accepted this decision but expressed concern about determination of the complaint.

The meeting closed at 10.09am.

If you have any queries on these minutes please contact Marshal Scott (425111).

Minutes of Health & Housing Committee

Meeting Date: Thursday, 13 September 2018 at 6.30pm
Present: Councillor B Hilton (Chairman)

Councillors:

S Bibby	R Hargreaves
S Brunskill	K Hind
P Dobson	R Sherras
M Fenton	J White
L Graves	

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

254 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Newmark, M Robinson and R Thompson.

Not in attendance: Councillors R Elms and D Smith.

255 MINUTES

The minutes of the meeting held on 7 June 2018 were approved as a correct record and signed by the Chairman.

256 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

257 PUBLIC PARTICIPATION

There was no public participation.

258 REVISITING MEMBER/OFFICER PROTOCOL

The Chief Executive submitted a report for Members to take a further look at the Member/Officer Protocol. One of the recommendations of the Peer Challenge review was that the Council should revisit this Member/Officer Protocol as an opportunity to make suggestions as to how the protocol could be strengthened or improved.

Members raised queries about the lack of gender neutral language in the current Protocol and the respective accountability of elected Members and employed officers.

Members specifically requested that the Chief Executive report to Accounts and Audit Committee on three issues. Firstly, it was considered that the Protocol should include a specific timescale for its periodic review – intervals of 2 years or 3 years were suggested. Secondly, it was suggested that the protocol be revisited in the Committee cycle in June/July 2019 after election of the new

Council, to instruct new Members and remind returning Members of the Protocol. Thirdly, it was suggested that the Protocol be included in training for new Members, and that there be formal recognition of the mentoring/buddy system to support new Members.

RESOLVED: That the Chief Executive take the following issues to Accounts and Audit Committee:

- a) a specified review period to review the Protocol;
- b) revisit the Protocol in the Committee cycle after the 2019 election;
- c) incorporate the Protocol in training for new Members.

259 HOUSING ALLOCATION REVIEW

The Chief Executive submitted a report informing Members of a review of the housing allocation system, resulting in a refresh of a number of documents used in the allocation of affordable rented accommodation by Registered Providers. Approval was sought for the introduction of the revised documents.

Members were reminded of the ongoing responsibility of the Council to facilitate a system for allocation of social housing to meet housing need in the area. The need for review had arisen following changes to the homelessness legislation, a discrepancy in definition of 'local connection' in Section 106 Agreements between the Council and developers compared to the definition in the application form, and alterations arising with the transfer of administration of the housing waiting list to Onward Homes.

Members raised various queries regarding content of the proposed forms, including difficulties with regard to Parish boundaries, issues for service personnel on application, support which was available for those completing the forms, and the impact of an applicant having refused a reasonable offer of accommodation. The Strategic Housing Officer was to review the proposed forms in the light of the comments.

RESOLVED: That Committee approve

1. the amendments made to the housing application form;
2. the amendments made to the allocation of points for the housing waiting list;
3. the nomination agreement between Registered Providers and RVBC for the allocation of units; and
4. the introduction of a monitoring return for all nominations in the borough.

260 CEMETERY REGULATIONS AND ENFORCEMENT

The Chief Executive submitted a report updating Members on the rules which applied in other cemeteries and graveyards in relation to memorabilia and other items placed on graves and in other locations. It was noted that there was a growing trend for such memorials, and there was a need to develop and maintain

good practice. It was acknowledged that this is a sensitive issue, and direction was sought from Members on the approach to be taken.

Members considered a range of issues, including education for purchasers of graves as a priority, the existing regulations including the stronger guidelines already in place in respect of the woodland burial area, the unsuitability of certain items on graves and the potential impact of memorabilia on neighbouring graves. Members considered that an incremental approach was desirable, commencing with the woodland burial area, and supported by an educational initiative for new purchasers of graves.

RESOLVED: That Committee support

1. the clearance of any objects from the woodland burial area; and
2. the Council's educational drive on the cemetery regulations.

261 REVENUE OUTTURN 2017/2018

The Director of Resources submitted a report for Committee's information on the outturn for the financial year 2017/2018 in respect of the revenue budget for this Committee. There was an overall underspend of £44,108 for this Committee and, after allowing for transfers to and from earmarked reserves, the underspend was decreased to £41,030. The main variations related to this underspend were highlighted and detailed information was also provided.

RESOLVED: That the report be noted.

262 REVENUE MONITORING 2018/2019

The Director of Resources submitted a report for Committee's information relating to progress of the Committee's 2018/2019 revenue budget as at the end of July 2018. The comparison between actual expenditure and budget to date showed an underspend of £4,254 as at the end of July 2018. After allowing for transfers to and from earmarked reserves, the underspend was decreased to £198. The main variations related to this underspend were highlighted.

RESOLVED: That the report be noted.

263 CAPITAL MONITORING 2018/2019

The Director of Resources submitted a report for Committee's information on the progress of the approved Health and Housing Committee 2018/2019 capital programme for the period to the end of July 2018. The report gave a summary of the capital programme expenditure to date and variances, and also included detailed financial information and budget holders comments for each individual capital scheme. At the end of July 2018, £269,719 had been spent or committed which equated to 30.4% of the annual capital programme budget for this Committee.

RESOLVED: That the report be noted.

264 2017/2018 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.

265 RIBBLE VALLEY COUNTRY LEISURE, PAYTHORNE CARAVAN SITE

The Chief Executive submitted a report for Committee's information on the grant of a new licence for a caravan site at Ribble Valley Country Leisure, Paythorne, a site for which planning permission had been granted, and for which, therefore, a licence had to be granted subject to the imposition of appropriate conditions.

RESOLVED: That the report be noted.

266 HIGHER FARM LODGES, PAYTHORNE CARAVAN SITE

The Chief Executive submitted a report for Committee's information on the grant of a new licence for a caravan site at Higher Farm Lodges, Paythorne, a site for which planning permission had been granted, and for which, therefore, a licence had to be granted subject to the imposition of appropriate conditions.

RESOLVED: That the report be noted.

267 MINUTES OF THE TARMAC LIAISON COMMITTEE DATED 7 AUGUST 2018

The notes of the Tarmac Liaison Committee meeting held on 7 August 2018 were circulated for Committee's information.

268 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

Committee received a report circulated by Councillor Bibby as the Older People's Champion on 'Living well in the Ribble Valley'.

Councillor Sherras reported that he would update the Strategic Housing Working Group on housing issues reported in the Rural Services Network newsletter.

Councillor Hind reported that he and Councillor Hilton, together with the Head of Regeneration and Housing, were to meet the Chair and Chief Executive of Mersey Care in December 2018 with regard to the Calderstones site. Members considered that it would be beneficial for the Committee to visit the site, including consideration of its possible suitability for use as a dementia village.

Councillor Brunskill reported on courses to be delivered in the Ribble Valley by Lancashire County Council as part of the Positive Parenting Programme to support parents of children with particular issues or in certain age groups. Members agreed that it would be useful for the Committee to attend a workshop with regard to the problems encountered by children and young people.

269 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.

270 18 SIDDOWS AVENUE, CLITHEROE

The Chief Executive submitted a report for Committee's information updating them on communications with the owner of 18 Siddows Avenue and his representatives. The property had not yet been sold, and arrangements had been put in place for the Strategic Housing Officer to inspect internally at the end of September 2018.

RESOLVED: That the report be noted.

271 GENERAL REPORT – GRANTS

The Chief Executive submitted a report for Committee's information of approval of 11 Disabled Facilities grants, 5 Affordable Warmth grants and one Landlord/Tenant grant.

182 applications had been made for Household Property Flood Resilience grants, of which 180 had been approved. 176 had been fully completed. Two owners had decided not to proceed with the scheme. 4 approved applications had not progressed to completion and the applications had been closed with no payments being made.

32 business applications had been approved and fully completed and payments had been made.

RESOLVED: That the report be noted.

The meeting closed at 7.53pm.

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

Minutes of Licensing Sub-Committee

Meeting Date: Monday, 17 September 2018, starting at 10am
Present: Councillor J Alcock (Chairman)

Councillors:

S Brunskill
N Walsh

In attendance: Solicitor, Ribble Valley Borough Council.

Meeting held at the Palace Cinema, Longridge.

272 APOLOGIES

None.

273 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

None.

274 PUBLIC PARTICIPATION

There was no public participation.

275 THE PALACE CINEMA, MARKET PLACE, LONGRIDGE, PR3 3RR

The Sub-Committee considered a report from the Head of Legal and Democratic Services, outlining an application received from the Palace Cinema, Longridge for reclassification of a film "The Spy Who Dumped Me". The British Board of Film Centres had classified the film as Certificate 15.

Depending upon the outcome of the application, the cinema proposed to hold parent and baby screenings, not allowing attendance by children over the age of 12 months.

The Sub-Committee viewed the film and considered the application, together with the Council's Policy for determining film classification. In accordance with the Policy, the Council also considered the guidelines of the British Board of Film Centres as a reference point in reaching their decision on the application.

RESOLVED: That the film "The Spy Who Dumped Me" should not be reclassified and should remain as a Certificate 15 for exhibition in the Ribble Valley.

The meeting closed at 1pm.

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

Minutes of Licensing Committee

Meeting Date: Tuesday, 18 September 2018, starting at 6.30pm
Present: Councillor J Alcock (Chairman)

Councillors:

A Brown	K Hind
S Brunskill	S Hind
M Fenton	S Hore
G Geldard	A Knox
T Hill	N Walsh

In attendance: Solicitor.

276 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors L Graves, R Hargreaves, G Mirfin, G Scott.

277 MINUTES

The minutes of the meeting held on 12 June 2018 were approved as a correct record and signed by the Chairman.

Committee received the minutes of the Licensing Sub-Committee meetings held on 3 July 2018 and 6 August 2018.

278 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

279 PUBLIC PARTICIPATION

There was no public participation.

280 REVISITING MEMBER/OFFICER PROTOCOL

The Chief Executive submitted a report for Members to take a further look at the Member/Officer Protocol. One of the recommendations of the Peer Challenge review was that the Council should revisit this Member/Officer Protocol as an opportunity to make suggestions as to how the Protocol could be strengthened or improved.

RESOLVED: That Committee make no changes to the Member Officer Protocol at this time.

281 REVISION OF TAXI LICENSING POLICY AND PROCEDURES FOLLOWING GUIDANCE ON DETERMINING SUITABILITY OF APPLICANTS AND LICENSEES IN THE HACKNEY AND PRIVATE HIRE TRADES

The Chief Executive submitted a report seeking Committee's approval of amendments made to the Taxi Licensing Policy, the Statement of Policy and

Guidelines on Relevant Convictions, and the Licence Conditions of Private Hire Operators and Vehicles.

Committee had previously resolved to adopt the guidance of the Institute of Licensing on determining the suitability of applicants and licensees in the hackney carriage and private hire trades.

The Head of Legal and Democratic Services had reviewed the Council's Policies and Standard Conditions to take the guidance into account, and sought Committee's approval of the proposed amendments.

RESOLVED: That Committee

1. approve the revisions to the documents comprising Appendices 1, 2 and 3 to the report;
2. authorise the Head of Legal and Democratic Services to consult upon the amendments.

282 REVISION OF STATEMENT OF PRINCIPLES GAMBLING ACT 2005

The Chief Executive submitted a report informing Committee of the requirement to review the Council's Statement of Principles Gambling Act 2005 and seeking Committee's authorisation to consult on the proposed amendments.

Members were informed of the legal requirement for the Council to have a Statement of Principles, which had to be reviewed and published every 3 years. The Gambling Commission Licence Conditions and Codes of Practice had been revised to incorporate a requirement for licensed operators of certain gambling establishments to undertake local risk assessments on application for a new premises licence or on application for variation of an existing premises licence and in certain other circumstances. Draft amendments to the Statement of Principles were considered by Committee, together with a draft Local Area Profile which had been prepared to assist applicants and licence holders in preparation of their risk assessments.

RESOLVED: That Committee:

1. approve the draft Gambling Statement of Principles detailed in Appendices 1 and 2 of the report;
2. authorise the Head of Legal and Democratic Services to consult upon the draft between 20 September 2018 and 12 November 2018;
3. receive a report on the results of that consultation.

283 REVIEW OF SCRAP METAL LICENSING POLICY

The Chief Executive submitted a report seeking Committee's approval of draft revisions to the Council's Scrap Metal Dealers' Policy and authorisation of the Head of Legal and Democratic Services to consult upon the draft Policy.

The Scrap Metal Dealers' Act 2013 had come in to force on 1 October 2013, and the Council had introduced its own Scrap Metal Dealers' Policy in March 2015. The legislation provided for the Act to be reviewed after 5 years. However, this review had been brought forward and Members considered the review which had been published in December 2017, reflecting the successful outcomes arising from the legislation and its enforcement.

Members were advised that there were currently 3 licensed mobile collectors and 1 licensed scrap metal site in the Ribble Valley.

The Council's own Scrap Metal Dealers' Policy had been reviewed and amended to reflect legislative amendments.

RESOLVED: That Committee

1. approve the revisions to the Scrap Metal Dealers' Policy;
2. authorise the Head of Legal and Democratic Services to consult upon the revised Policy.

284 REVIEW OF SEX ESTABLISHMENTS LICENSING POLICY

The Chief Executive submitted a report seeking Committee's approval of the revised Policy on the licensing of sex establishments and authorisation for the Head of Legal and Democratic Services to consult on the revised Policy.

The Policy had been approved in March 2012. Although no applications had been received or licenses issued, it was important that the Policy be reviewed to reflect the relevant legislation.

Committee considered draft revisions to the Policy.

RESOLVED: That Committee:

1. approve the revisions to the Council's Policy for the determination of applications for sex establishments;
2. authorise the Head of Legal and Democratic Services to consult upon the revised Policy.

285 REVIEW OF RESPONSE TO CUMULATIVE IMPACT ASSESSMENT SURVEY

The Chief Executive submitted a report informing Committee of the results of the Cumulative Impact Assessment Survey, carried out on a preliminary basis with licensees in Whalley, the Parish Council and Community Groups and other interested parties.

The survey had been conducted due to concerns with regard to the recent proliferation of premises licenced to sell alcohol in Whalley and the effect which this was having on the area.

Members considered an analysis of the 194 responses received. A substantial majority of respondents expressed support for the introduction of restrictions on the number of new premises and the hours at which they could operate, as well as increased controls on the way in which new premises could operate.

Members were also informed of the way in which respondents stated that they had been affected by the impact of the number of licensed premises in the Whalley and Painter Wood Ward.

Committee were informed of the further steps required to collate evidence to establish whether there is a sound evidential basis for any decision to publish a Cumulative Impact Assessment, including consideration of crime and disorder statistics, local anti-social behaviour statistics, health related statistics, environmental health complaints and complaints received by the Local Authority including those from residents or from residents' associations.

RESOLVED: That Committee authorise the Head of Legal and Democratic Services to seek and collate the evidence necessary to create an evidence base and to formally consult upon the proposed Cumulative Impact Assessment for Whalley and Painter Wood as required by the Licensing Act 2003.

286 TAXI ENFORCEMENT OPERATION

The Chief Executive reported on the results of an inspection of licenced private hire and hackney carriage vehicles, carried out on 3 August 2018, in conjunction with the Police and the Vehicle and Operator Services Agency.

Of 12 vehicles tested, 8 were of the required standard. The drivers of 3 vehicles had been served with Delayed Prohibition Notices, requiring work to be carried out on the vehicles within 7 days. Work had been carried out satisfactorily to the 3 vehicles.

The remaining vehicle which had a rear seatbelt which had a loose mounting bolt was issued with a Prohibition Notice and taken off the road with immediate effect. This issue had been rectified.

The Council had issued a press release notifying the public of the results of the operation.

RESOLVED: That the report be noted.

287 NOTES OF THE RIBBLE VALLEY EVENTS SAFETY ADVISORY GROUP DATED 26 JULY 2018

Committee received the minutes of the Ribble Valley Events Safety Advisory Group meeting held on 26 July 2018.

The meeting closed at 6.59pm.

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

Minutes of Economic Development Committee

Meeting Date: Thursday, 20 September 2018, starting at 6.30pm
Present: Councillor R Swarbrick (Chairman)

Councillors:

S Atkinson	K Hind
S Bibby	J Holgate
I Brown	J Rogerson
P Dowson	I Sayers
M Fenton	D Taylor

In attendance: Director of Economic Development and Planning and Head of Cultural and Leisure Services.

288 APOLOGIES

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

289 MINUTES

The minutes of the meeting held on 14 June 2018 were approved as a correct record and signed by the Chairman.

290 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

291 PUBLIC PARTICIPATION

There was no public participation.

292 REVISITING MEMBER/OFFICER PROTOCOL

The Chief Executive submitted a report to take a further look at the Member/Officer Protocol. One of the recommendations of the Peer Challenge Review was that the Council should revisit this Member/Officer Protocol as an opportunity to make suggestions as to how the Protocol could be strengthened or improved.

It was suggested that this Protocol should be reviewed once the new Council is in place after the Elections in May 2019 and thereafter after every three years.

RESOLVED: That the report be noted and the above suggested changes be reported to Accounts and Audit Committee.

293 RIBBLE VALLEY TOURISM DESTINATION MANAGEMENT PLAN

The Director of Community Services submitted a report asking Members to approve the Ribble Valley Tourism Destination Plan 2018/19. One of the key

objectives of the Council is to encourage Economic Development throughout the borough with the specific focus on tourism which it achieves through a number of services 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.

The Head of Cultural and Leisure Services reminded Members that at their meeting on 21 September 2017, they had approved a draft plan for consultation purposes with the private sector partners. Destination Management is process of leading, influencing and co-ordinating the management of all the aspects of a destination that contribute to a visitor's experience taking account of the needs of visitors, local residents, businesses and the environment.

The draft plan had been subject of consultation with private sector partners from whom it had received widespread approval. There were a few areas where the plan had been strengthened namely:

- a greater appreciation of the value of the arts and in particular musical performance;
- a better representation of countryside recreation and associated activities;
- a better description of the importance of value of digital marketing and social media;
- a better link with marketing Lancashire's Visitor Economy Strategy which has now been launched.

Following approval of the plan it becomes an effective management framework with regard to tourism. Although it was highlighted that we must also remain responsive to new opportunities as they arise.

Members were impressed with the Tourism Destination Management Plan and acknowledged that Ribble Valley had gone from strength to strength with tourism being one of the fastest growing economies.

Members asked questions with regard to some of the statistical information and how they compared with past years. Comments were also made about the tourism signs on the roadsides not being kept clean by Lancashire County Council and that this reflected badly on the area.

Members requested a report on the latest STEAM figures with the last few years to a subsequent Economic Development Committee and also suggested taking to Parish Council Liaison meeting.

RESOLVED: That Committee approve the Destination Management Plan 2018/19 as submitted and prepare a summary promotional version to share with consultees and partners.

294 SERVICE CENTRE HEALTH CHECKS

The Chief Executive submitted a report outlining information on the Ribble Valley borough's key centres of Clitheroe, Longridge and Whalley. The Council are committed to ensuring the vitality and viability of the key service centres within the borough and recognise that they represent an important resource of retail,

service, leisure and employment provision. In connection with this the Council continues to support initiatives that contribute towards these aims and work in partnership with local businesses and town centre groups to help ensure that the borough's key service centres are economically successful and attractive places.

Clitheroe, Longridge and Whalley like other centres nationally, play an important role in serving the requirements of the local community on a day to day basis. They form a focal point for the surrounding area and provide a wide range of services that are accessible to the population, including retail, employment, leisure, along with such things as financial and health services.

The Council is required to review and assess the vitality and viability of its service centres to help ensure an adequate supply of services and facilities and to meet the requirements of the local population, both currently and in the future. Also the policies within the Council's Local Development Framework must be informed by a robust evidence base and work is currently being undertaken to update the evidence base to support the LDF and the Core Strategy.

The service centre health check assessments draw some positive conclusions in that the vitality and viability of all three centres – Clitheroe, Longridge and Whalley appear to be continuing in their own individual roles and function in the wider borough in terms of healthy functioning centres.

Members discussed various aspects of the town centres and in particular the night-time economy of Whalley.

RESOLVED: That Committee agree that the Service Centre Health Checks document be published as part of the Local Plan review evidence base and that the findings are taken into consideration in preparing the review of the Council's economic strategy.

295 GATEWAY SIGNS

The Director of Community Services submitted a report providing details and costings for gateway signs which could be located on the entry points to the borough's main settlements. At the last Committee Members had requested a report on options for large road signs on the entry point to Clitheroe, Longridge and Whalley that are termed as Gateway Signs by the Department for Transport. The report gave an illustration of what a sign could look like and outlined the cost per sign as being around £2000 plus VAT to purchase and install a sign (1.5m x 2m). The number of signs required would be known after an assessment by a suitable contractor. At present it was estimated at 7 signs in total covering the main routes into Clitheroe, Longridge and Whalley.

Members discussed the merit of having gateway signs as well as again raising the issue that the current signs in the borough are not kept clean by Lancashire County Council. It was pointed out that these signs would be the Borough Council's responsibility.

RESOLVED: That Committee agree to proceed the project of gateway signs and ask officers to prepare a capital bid to cover the cost of the project.

296 CAPITAL MONITORING 2018/19

The Director of Resources submitted a report on progress on the approved 2018/2019 capital programme for this Committee for the period to the end of August 2018. There had been no spend to date on the economic development initiatives scheme and development opportunities to bring forward land for employment will be reported to this Committee in due course.

RESOLVED: That the report be noted.

297 GOVERNMENT CALL FOR EVIDENCE

The Chief Executive submitted a report for Committee's information on the House of Lords Select Committee on the Rural Economy call for evidence. The Select Committee is investigating a wide range of themes such as local services and amenities, rural business and investment, housing, transport, digital connectivity, employment, democratic change, deprivation and equality and rural isolation. Response to the call for evidence were requested to be received by Monday, 10 September 2018 and the focus of the Committee's inquiry is stated to include how the government is performing on the rural economy, improving and maintaining provision for essential services as well as helping rural business to thrive. The response to the consultation which had been prepared in consultation with the Chairman of the Economic Development Committee was attached for Committee's information.

RESOLVED: That the report be noted.

298 REVENUE OUTTURN 2017/18

The Director of Resources submitted a report on the outturn for the financial year 2017/2018 in respect of the revenue budget for this Committee. There had been a considerable number of variations in both income and expenditure during the year that had given rise to an overall underspend of £10,797 on the net cost of services. There had been no transfers to or from reserves.

RESOLVED: That the report be noted.

299 REVENUE MONITORING 2018/19

The Director of Resources submitted a report updating Committee on the position for the period April to July 2018 of this year's revenue budget as far as this Committee was concerned. The comparison between actual and budgeted expenditure shows an overspend of £108 for the first four months of the financial year 2018/2019. At this point it was too early in the year to predict any likely outturn position and the current situation may fluctuate as the year progresses. Departmental budgets are currently being reallocated following the recent restructuring which may impact on the budgets reported to this Committee.

RESOLVED: That the report be noted.

REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

A report had been circulated by Councillor Richard Sherras following his attendance to the Rural Services Network rural conference on 4/5 September 2018.

Councillor Ken Hind reported on the LEP Board and the current consultation taking place as to whether it should be free standing rather than under the auspices of Lancashire County Council.

The meeting closed at 7.25pm.

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

Minutes of Emergency Committee

Meeting Date: Tuesday, 25 September 2018 starting at 9.15am
Present: Councillor K Hind (Chairman)

Councillors:

S Atkinson
A Knox
S Hirst

In attendance: Chief Executive, Director of Resources, Director of Community Services and Director of Economic Development and Planning.

301 APOLOGIES

There were no apologies for absence from the meeting.

302 BUSINESS RATES POOL PILOT – A LANCASHIRE APPLICATION

The Director of Resources submitted a report asking Committee to consider a report that had been prepared for Lancashire Leaders and Chief Executives which set out the details of the proposed 75% Business Rates Pilot Pool bid for Lancashire. The report set out the potential risks and rewards if a successful bid was to be submitted and outlined the tight timetable that had to be adhered to.

The Director of Resources explained that to agree a bid which 15 out of 16 local authorities, including fire, would agree to was extremely challenging and was only achieved as a result of some degree of compromise on the various elements of the scheme.

Each of the Lancashire Councils would be considering whether to join the pilot bid through their own decision making processes and the deadline for submitting the application was Tuesday, 25 September 2018 to the MHCLG.

Therefore a meeting of the Emergency Committee had been called to determine whether Ribble Valley Borough Council joins the pilot bid for Lancashire.

The Budget Working Group had considered in some detail the proposed pilot scheme and supported the Council's participation in the bid.

The Director of Resources gave Members a verbal update on the responses from the other Lancashire authorities received so far. She also informed them that a letter would accompany the application if it was submitted requesting that the current Lancashire Business Rate Pool would continue in the event that the pilot application was to be unsuccessful.

As Lead Authority for the current pool it was agreed that Ribble Valley Borough Council would also be Lead Authority for the new pilot pool if the application was successful.

RESOLVED: That Committee approve Ribble Valley Borough Council joining the pilot bid for Lancashire.

The meeting closed at 9.30am.

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

Minutes of Policy & Finance Committee

Meeting Date: Tuesday, 25 September 2018, starting at 6.30pm
Present: Councillor K Hind (Chairman)

Councillors:

J Alcock	S Hirst
S Atkinson	A Knox
R Bennett	G Mirfin
S Bibby	J Rogerson
A Brown	I Sayers
M French	R Swarbrick
T Hill	

In attendance: Chief Executive, Director of Resources, Director of Community Services, Director of Economic Development and Planning, Head of Revenues and Benefits and Principal Policy Performance Officer.

Also in attendance: Councillors P Elms, M Fenton, S Knox, M Robinson, R Thompson.

303 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor DT Smith.

304 MINUTES

The minutes of the Sub-Committee meetings held on 23 and 24 April 2018, the minutes of Policy and Finance Committee held on 19 June 2018 and the minutes of the Emergency Committee held on 28 June 2018 were approved as correct records and signed by the Chairman.

305 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

306 PUBLIC PARTICIPATION

There was no public participation.

307 REVISITING MEMBER OFFICER PROTOCOL

The Chief Executive submitted a report to take a further look at the Member/Officer Protocol. One of the recommendations of the Peer Challenge Review was that the Council should revisit this Member/Officer Protocol as an opportunity to make suggestions as to how the Protocol could be strengthened or improved.

It was suggested that this Protocol should be reviewed again once the new Council is in place after the Elections in May 2019 and thereafter after every three years.

RESOLVED: That the report be noted and the above suggested changes be reported to Accounts and Audit Committee.

308 MEMBERS' ALLOWANCE SCHEME – APPOINTMENT OF INDEPENDENT PANEL

The Director of Resources submitted a report informing Members of the requirement to review the Members' Allowance Scheme and the setting up of an Independent Panel to carry out the review. The Local Authorities (Members' Allowances) (England) 2003 require the Council to establish a scheme of Members' allowances in accordance with these regulations.

The Council is required to agree and publicise its Members' Allowance Scheme each year and have an independent review at least every 4 years. The last review took place in early 2015. The Council in revising the existing scheme must have regard to the recommendations made by the panel.

The report outlined the Independent Panel that was used in 2015 and the Director of Resources indicated it was her intention to approach the same individuals to see if they were available to carry out the review this time.

The panel was expected to meet a number of times and interview a number of existing Members regarding various aspects of the current scheme with the outcome of their review being reported early in the new calendar year ready for the recommendations to be considered and then ultimately approved by Full Council.

The Director of Resources reminded Members that the Council must make the independent remuneration panel's report available for public inspection as well as the approved scheme for Members' allowances by publishing a notice in the local press describing the main features of the scheme and specifying the amounts payable in respect of each allowance mentioned in the scheme.

Members discussed the makeup of the membership of the Independent Panel.

RESOLVED: That an Independent Panel be appointed to commence the review of the Members' Allowance Scheme in time for the 2019/20 municipal year.

309 CAPITAL MONITORING 2018/2019

The Director of Resources submitted a report of the progress on the approved 2018/19 capital programme for this Committee for the period to the end of August 2018 and to request approval for additional capital budget on 1 capital scheme.

The total approved budget for this Committee's capital programme of 6 schemes is £242,560. The report outlined the Committee's capital programme budget expenditure to date and variance as at the end of August 2018, along with the full capital programme by scheme showing details, financial information and budget holder comments to date for each scheme. At the end of August 2018 £89,429 had been spent or committed which equalled 36.9% of the annual capital programme budget for this Committee. The main reasons for the underspend on the full year budget were outlined for Committee's information.

The Director of Resources requested approval for an increase of £10,500 budget required for the replacement server for Revenues and Benefits Scheme which could be funded from the Housing Benefits and Local Council Tax Support New Burdens Equipment Reserve.

She informed Committee that the Civic Suite upgrade scheme had been completed; 3 schemes are on track to be completed in the year and officers are aiming to complete the new Council telephone system scheme in the year, dependant on the timescale for the preferred solution. However the lift replacement at the Council Offices scheme would not be completed in the year.

RESOLVED: That Committee approved additional budget of £10,500 for the replacement server for Revenues and Benefits Scheme to funded by amounts already set aside in the Housing Benefits and Local Council Tax Support New Burdens Equipment Reserve.

310 PERFORMANCE MANAGEMENT FRAMEWORK REVIEW 2018

The Director of Resources submitted a report seeking approval for the new Performance Management Framework following a review. Performance Management is a way of describing the number of different areas of work and management arrangements that the Council uses to ensure that it achieves what it sets out to do within the resources it has committed. The framework supports a co-ordinated approach with everyone understanding their part in the different processes and actively participating in them. It also provides the basis for ensuring that we understand the various elements which contribute to delivering effective and efficient services that meet the needs of the local community.

The Performance Management Framework links plans and performance outcomes and measures together connecting corporate priorities with the activities and actions of managers and staff at a service team and individual level.

Following the Peer Challenge an action plan was formulated and approved by Committee which included a commitment to reviewing the Council's Performance Management Framework. Various aspects of the framework were highlighted.

RESOLVED: That Committee approve the Performance Management Framework as outlined to be reviewed on an annual basis.

311 REDEVELOPMENT OF CLITHEROE MARKET SITE – UPDATE

The Director of Economic Development and Planning submitted a report updating Members on the market area redevelopment project and asking for actions to be agreed in respect of the development scheme for this site.

She reminded Committee that at Policy and Finance Committee on 19 June 2018 Members considered the work done to date by the design team which saw a reduction in the scale of development and consideration of the level of leisure offer within the development and had agreed to:

1. approve the scheme as now proposed in principle for it to move to the next stage;

2. agree that heads of terms, a development agreement and financial appraisal be prepared based upon the scheme as now presented and reported back to this Committee for consideration; and
3. delegate to the Chief Executive in consultation with the Chairman and Vice-Chairman of this Committee, a strategy for publicising the scheme as it develops.

Since June 2018, 2 further meetings had been held between Barnfield Construction and Council Officers and whilst both meetings were constructive, no further progress had been made. Concerns had been raised in respect of access to the site and the deliverability of the scheme, along with concerns raised by residents and businesses. The Director of Economic Development and Planning reiterated that the Council was committed to bringing forward a scheme for the redevelopment of the market area which meets the needs of Clitheroe Town Centre, the existing market traders and businesses, the existing visitors and the future potential tenants and visitors to the town centre.

In order to ensure that the right development was secured for the town centre it was recommended that rather than proceed with the actions agreed at the June Committee, officers bring a further report to a subsequent Policy and Finance Committee advising on ways to move forward with the redevelopment of Clitheroe Town Centre.

Councillor Paul Elms was given permission to speak on this item.

Members discussed the scheme and the many reasons it had taken so long to get to this point. It was agreed that the new Director should look at the scheme and the options available to the Council. It was important to keep moving forward and that once a suitable scheme was found that the Council had the courage to go ahead with it.

RESOLVED: That Committee agree to a report being brought to a future meeting of this Committee to advise Members on the most appropriate way forward with the redevelopment of the site outlining various options rather than progress with the actions agreed at the June Policy and Finance Committee.

312 BUSINESS RATE 75% PILOT

The Director of Resources submitted a report informing Members regarding the announcement of the Government's invitation for applications for 75% Business Rate Pilots for 2019/20.

She informed Committee that the deadline for submitting an application was Tuesday, 25 September 2018 so the Emergency Committee had met earlier that morning and supported the recommendation to join a Lancashire bid to become a new 75% Pilot pool.

She informed Committee that the Budget Working Group had also considered in some detail the proposed pilot scheme and supported this Council's participation in the bid. The Director of Resources gave Members a verbal update on the responses from the other Lancashire Authorities and informed them that 15 out of 16 Local Authorities, including fire and rescue, had agreed to participate in the

bid. This had been extremely challenging and was only achieved as a result of some degree of compromise on the various elements of the scheme.

She also informed Committee that a letter would accompany the application requesting that the current Lancashire Business Rate Pool continue in the event that the pilot application was unsuccessful.

As lead Authority for the current pool it was agreed that Ribble Valley Borough Council would also be Lead Authority for the new pilot pool if the application was successful.

RESOLVED: Committee noted the decision taken by the Emergency Committee for Ribble Valley Borough Council to join the pilot bid for Lancashire.

313 ATTENDANCE AT LGA CONFERENCE

The Chief Executive submitted a reporting asking Committee to consider a request from the Conservative Group to increase attendance at the Annual Local Government Association Conference.

This is an annual event held over 3 days and provides an opportunity for delegates to engage in a range of sessions on how innovation and good practice can deliver the best local public services for their communities.

Historically the event had been attended by the Leaders of the 2 political groups on the Council, accompanied by the Chief Executive. A request had been made by the Conservative Group to increase the number of attendees at this Conference in order to give the Deputy Leader of the Conservative Group and some Chairmen the opportunity to familiarise themselves with the LGA and issues within Local Government. The estimated cost of attendance was approximately £1,000 per delegate.

Members discussed this request and felt that succession planning was important. However it was also pointed out that the LGA put on lots of other events, some of which are free, that any Councillor can attend.

RESOLVED: That Committee agree to increase the number of attendees at next year's LGA Conference to 3 Councillors plus the Chief Executive and that these be the Leaders of the two political groups plus one other.

At this point in the meeting a comfort break was taken 7.45pm to 7.50pm.

314 RENTAL OF FORMER PHYSIOTHERAPY CENTRE TO THE FOUNDATION FOR RIBBLE VALLEY FAMILIES

The Chief Executive submitted a report asking Committee to consider giving a 6 months' rent free period to the Foundation for Ribble Valley Families for the use of the former Physiotherapy Centre in Clitheroe.

He reminded Committee at their last meeting they had agreed to rent the above building to the Foundation for Ribble Valley Families with the agreement being for a temporary licence for 28 weeks at £60 per week with the licence then continuing subject to a week's notice either side.

Since then the Conservative Group had advised that they wish the Council to grant a 6 month rent free period to the above charity.

RESOLVED: That Committee agree to give the Foundation for Ribble Valley Families a 6 months' rent free period for the former Physiotherapy Centre.

315 REPORT FROM SOCIAL MOBILITY WORKING GROUP

The Director of Resources submitted a report presenting findings of the Social Mobility Working Group with some potential actions. Following the publication of the "State of the Nation 2017: Social Mobility in Great Britain Report" in November 2017 questions were asked about Ribble Valley's ranking in the youth area. The borough was ranked 13th worst in the cold spots.

The Policy and Finance Committee at their meeting on 20 March 2018 had looked at the results of the report for Ribble Valley and agreed to set up a working group to determine the reasons for the apparent lack of social mobility amongst young people in the Ribble Valley and to provide recommendations for the Council and partners as to how they should tackle the problems going forward.

The group had looked at all sources of evidence and further information available before coming to any conclusions. This included the DWP, CAB, Ribble Valley Foodbank, Lancashire County Council and Local Enterprise Partnership. The group felt the focus should be on young people who are "NEET" (Not in Education, Employment or Training) as well as those who were in employment but not doing any training as these are likely to be on minimum wage and therefore not as socially mobile.

Janet Jackson who works in the LEP Schools Hub came to talk to the working group about what they were doing to increase social mobility and was able to share up to date data on the number of NEETS. She also informed the working group that there was now an enterprise adviser scheme working with 120 schools in Lancashire to match employers with schools to enhance work experience opportunities or careers support.

She also reported upon more than 50 apprenticeships currently available in the borough.

The working group had considered the possible actions that could be taken by the Council and came to the conclusion that the main way was by signposting what is available and in particular using the new Council website to do this.

RESOLVED: That Committee

1. agree to the Council taking a more pro-active approach to signposting and encouraging partnerships; and
2. agree that any future State of the Nation: Social Mobility in Great Britain Reports are reported to this Committee in order to monitor the situation and any progress made.

316 LOCAL TAXATION WRITE-OFFS

Committee were asked to approve the write-offs of certain Council Tax and Business Rate debts relating to one case where a company had been dissolved and one case where the company had been liquidated.

Reasonable steps by various means had been taken to collect these debts.

RESOLVED: That Committee approve the writing off of £996.03 Council Tax and £120 costs and £14,641.05 Business Rates and £180 costs where it had not been possible to collect the amounts due.

317 COMMEMORATING THE 100TH ANNIVERSARY OF THE ARMISTICE IN 1918

The Chief Executive submitted a report for Committee's information on how the Council intend to commemorate the 100th anniversary of the Armistice in 1918. The Council had agreed to take part in a National Beacon Lighting Event which would be lit by the Mayor on the Clitheroe Castle curtain wall.

In addition Corporate Management Team had decided to project a poppy on to the surface of the Castle Keep for the week leading up to 11 November 2018.

RESOLVED: That the report be noted.

318 CORPORATE PEER CHALLENGE – ACTION PLAN UPDATE

The Director of Resources submitted a report for Committee's information on progress made with implementing the Corporate Peer Challenge Action Plan which was devised to deal with the issues raised by the Peer Challenge Team.

RESOLVED: That the report be noted.

319 CORPORATE STRATEGY 2017/18 PERFORMANCE REPORT

The Director of Resources submitted a report informing Committee of progress made with achieving the Corporate Strategy priorities during 2017/18.

RESOLVED: That the report be noted.

320 2017/18 YEAR END PERFORMANCE INFORMATION REPORT

The Director of Resources submitted a report for Committee's information on the year-end report of 2017/18 that details performance against our Local Performance Indicators.

RESOLVED: That the report be noted.

321 TIMETABLE FOR BUDGET SETTING

The Director of Resources submitted a report for Committee's information of the timetable for setting the 2019/20 budget.

RESOLVED: That the report be noted.

322 OVERALL CAPITAL MONITORING 2018/19

The Director of Resources submitted a report for Committee's information relating to the progress of the Council's approved Capital Programme for the period to the end of August 2018. At the end of August 2018 £907,816 had been spent or committed which equated to 42.9% of the overall Capital Programme for 2018/19.

Four schemes had already been completed and based on a review of progress on each of the remaining 28 schemes at this stage, 16 schemes are currently on track to be completed in year, 6 schemes are in progress but may not be fully completed in year, 1 scheme will not be completed in year, 2 schemes are on hold awaiting developments in other areas before any progress can be made and 3 are ongoing housing grant schemes.

RESOLVED: That the report be noted.

323 REVENUE OUTTURN 2017/2018

The Director of Resources submitted a report for Committee's information on the outturn for the financial year 2017/18 in respect of the Revenue Budget for this Committee.

There had been a number of variations in both income and expenditure during the year and this had given rise to an overall underspending of £34,679 on the net cost of services. After transfers to and from earmarked reserves the overall underspend is £15,543.

RESOLVED: That the report be noted.

324 REVENUE MONITORING 2018/2019

The Director of Resources submitted a report informing Committee of the position April to July 2018 on this year's Revenue Budget as far as this Committee was concerned.

The comparison between actual and budgeted expenditure shows an overspend of £23,249 for the first 4 months of the financial year 2018/19. There is concern around the lower level of income being received and anticipated in respect of the land charge search fees but further review work on the reasons for the fall in search requests/income is also to be carried out by the Legal Section.

RESOLVED: That the report be noted.

325 OVERALL REVENUE MONITORING 2018/2019

The Director of Resources submitted a report for Committee's information on the overall revenue position for the current financial year up to the end of July 2018. The report showed the overall budget broken down subjectively and monitored against the profiled budget, with any variances highlighted and reasons given.

RESOLVED: That the report be noted.

326 TREASURY MANAGEMENT MONITORING 2018/2019

The Director of Resources submitted a report for Committee's information on the Treasury Management activities for the period 1 April 2018 to 31 August 2018. The report outlined the following topics:

- Public Works Loan Board;
- borrowing requirements;
- temporary investments;
- Prudential indicators;
- Local Government Bonds Agency;
- approved organisation;
- recent events; and
- exposure to risk.

RESOLVED: That the report be noted.

327 LOCAL GOVERNMENT FINANCE SETTLEMENT 2019/2020 – TECHNICAL CONSULTATION PAPER

The Director of Resources submitted a report updating Members regarding the recent technical consultation paper on the Local Government Finance Settlement 2019/2020 and to receive the response agreed by the Budget Working Group.

The consultation ran for 8 weeks and closed on Tuesday, 18 September 2018 and as such it was not possible for a response to be agreed by Committee before the deadline. The Budget Working Group however had considered the consultation questions and agreed a response as set out in the report.

RESOLVED: That the report be noted.

328 INSURANCE RENEWALS

The Director of Resources submitted a report informing Committee of the recent procurement exercise for the Council's insurance services. Following discussion with the Director of Resources and the Head of Financial Services the tender submitted by Zurich Municipal for a 5 year term agreement effective from 20 June 2018 had been accepted.

RESOLVED: That the report be noted.

329 REVENUES AND BENEFITS GENERAL REPORT

Committee considered a report which covered the following:

- 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.

330 BUDGET WORKING GROUP

Committee received the minutes of the Budget Working Group meetings held on 28 June 2018 and 8 August 2018.

331 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

Committee received reports from Councillor Richard Sherras who had attended the Rural Services Network Conference and from Councillor Jim White giving an update on the Armed Forces Community Covenant.

332 EXCLUSION OF PRESS AND PUBLIC

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

333 LOCAL TAXATION AND HOUSING BENEFIT WRITE-OFFS

Committee considered a report asking them to approve writing off of 2 cases where Council Tax debtors have a Debt Relief Order, 2 where they are bankrupt, 1 business rates case where the debtor has passed away and 1 where they have gone bankrupt. There was also 1 case where a housing benefit administration error had occurred and the resulting overpayment had been unable to be recovered.

RESOLVED: That Committee approve the writing off of £9,321.78 of Council Tax debts plus £180 costs, £10,628.33 business rates and £1,252.42 of housing benefit debt where it had not been possible to collect the amount due.

334 DISCRETIONARY RATE RELIEF APPLICATION

The Director of Resources submitted a report informing Committee that a request had been received for discretionary rate relief in respect of 2 Market Place, Clitheroe, BB7 2DA.

The Head of Revenues and Benefits explained the background with regard to this application which had arisen following the delisting of these premises without the owner's knowledge.

RESOLVED: That Committee agree to award discretionary rate relief due to exceptional circumstances for the period 28 July 2017 to 24 January 2018 in the sum of £5,948.91.

The meeting closed at 8.17pm.

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

Minutes of Parish Councils' Liaison Committee

Meeting Date: Thursday, 27 September 2018, starting at 6.30pm
Present: D Peat (Chairman)

Councillors:

P Ainsworth	G Scott
P Dobson	R Sherras
L Graves	R Swarbrick
J Holgate	D Taylor

Parish Representatives:

T Austin	Billington & Langho
E Twist	Bolton-by-Bowland, Gisburn Forest & Sawley
W Leeming	Bowland Forest (Lower)
H Douglas	Chatburn
P Brown	Chipping
E Pickup	Clayton-le-Dale
M Fenton	Clitheroe
R Assheton	Downham
J Hargreaves	Dutton
P Entwistle	Grindleton
K Hutton	Grindleton
I Forrester	Hothersall
R Beacham	Longridge
M Everett	Longridge
S Rosthorn	Newsholme & Paythorne
P Young	Ramsgreave
I Sayers	Ribchester
T Perry	Rimington & Middop
R Whittaker	Rimington & Middop
A Haworth	Sabden
J Shorter	Sabden
J Aaron	Salesbury
T Westwell	Salesbury
R Hirst	Simonstone
K Hodson	Slaidburn & Easington
P Hallett	Thornley-with-Wheatley
J Hilton	Waddington
HD Parker	Waddington
R Chew	West Bradford
J Brown	Whalley
M J Highton	Whalley
T Gaffney	Wilpshire
A Scholfield	Wiswell

In attendance: Chief Executive, Head of Regeneration & Housing and Housing Officer.

Also in attendance: County Councillor Keith Iddon, Phil Durnell (Lancashire County Council Highways) and Councillor N Walsh.

335 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Borough Councillors P Dowson, B Hilton, M Robinson, D Smith, County Councillor P Rigby (Parish Champion) and from the following Parish Representatives:

R Carr	Bowland Fore (Higher)
A Schofield	Clayton-le-Dale
P Robinson	Clitheroe
J Turner	Dinckley
A Steer	Osbaldeston
J Bremner	Wilpshire

336 MINUTES

The minutes of the meeting held on 21 June 2018 were approved as a correct record and signed by the Chairman.

337 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

338 MATTERS ARISING

There were no matters arising.

339 PRESENTATION BY COUNTY COUNCILLOR KEITH IDDON AND PHIL DURNELL – LANCASHIRE COUNTY COUNCIL HIGHWAYS

County Councillor Iddon gave an overview of his role and responsibilities as Cabinet Member for Highways and Transport, advising Committee of the extent of the road network in Lancashire, along with related aspects of pavements and gullies and road drainage system.

He explained that the available budget for highway maintenance, repairs and improvement, was comprised of £24m Central Government Funding, £10m from Lancashire County Council funds and a £5m allocation specifically for work on potholes.

The County Council had systems in place to plan certain projects, and to respond to reports of faults. He acknowledged that there had been difficulties with the “Report It” process for reporting faults and monitoring progress of repairs, particularly in relation to communication with customers and updating the site, but explained that these issues were being addressed with additional resources.

Mr Durnell explained his role as Head of Service for Highways, acknowledging that, within budget restraints, the County Council endeavoured to spend available funds sensibly and where required.

Questions were asked by a number of Parish Representatives. Concern was expressed that, whilst the initial process of the “Report It” system was excellent,

the follow up on the system, including timeliness of repairs and updating of the online information, was unsatisfactory. County Councillor Iddon explained that there had been improvements to the system in recent months, and that Lancashire County Council were willing to meet Parish Councils to advise their members of the position. More staff had been engaged to seek to improve communications and to ensure that the system was kept up to date. One Parish Representative reported to Committee that they had noticed the improvements in communication.

County Councillor Iddon and Mr Durnell explained the improvements to the pothole repair process in 2018, when 6 dedicated machines had been hired to carry out work while weather conditions allowed, and informed Committee that the machines would be hired once again in 2019.

Further information was given on gully maintenance systems, and the reactive work which was carried out if there was flooding from surface water which could bring soil and debris to block gullies. This applied particularly on roads that were not on gritting routes, where there was a potential for ice hazards.

Members were also advised of work patterns of Lancashire County Council Parking Enforcement Officers, which included weekend and evening work, and the availability to attend particular areas on a reactive basis if parking problems were reported.

There was discussion about particular sites and issues in the Ribble Valley and Members were encouraged to contact County Councillor Iddon and Mr Durnell with details to be investigated.

RESOLVED: That County Councillor Iddon and Mr Durnell be thanked for attending the meeting.

340 OVERVIEW OF THE AFFORDABLE WARMTH SCHEME

The Head of Regeneration and Housing introduced Jill Brown, the Housing Officer with responsibility for administration and management of the Affordable Warmth Scheme in the Ribble Valley.

She outlined the Cosy Homes in Lancashire Scheme and explained that Ribble Valley receive funding from Lancashire County Council to improve efficiency, tackle emissions and to try to address fuel poverty for residents. Support could be given to improve homes, including replacement of windows, first time installation of central heating, insulation work, provision of heating and radiators, and smaller projects such as radiator reflectors and carbon monoxide detectors.

Members were advised of the eligibility criteria and the means by which the scheme was promoted on the Ribble Valley Borough Council website, by word of mouth and at events with partner agencies.

Booklets and information were made available to Members.

RESOLVED: That Jill be thanked for her presentation.

MATTERS BROUGHT FORWARD BY PARISH COUNCILS

a) Simonstone Parish Council – Update on Neighbourhood Plans

Simonstone Parish Council expressed an interest in the experience of other Parish Councils who had embarked on the neighbourhood plan process. The Head of Regeneration and Housing explained the progress that had been made on the 3 schemes commenced, 2 of which had been discontinued for various reasons and that the examiner's report had recently been received for the Longridge Neighbourhood Plan.

The Parish Representative for Longridge agreed that there was a lot of work involved in the scheme and that it was not a project for the faint hearted. The Head of Regeneration and Housing was willing to bring the topic forward at a future meeting of the Committee.

b) Hothersall – Difficulties in Recruitment of Parish Clerk

Hothersall Parish Council sought the assistance of the Committee in relation to recruitment of a Parish Clerk. Because the parish had a low precept, the position had previously been a voluntary role, but the increased workload and employment, tax and pension responsibilities meant that they had not been able to recruit a suitable candidate.

The Chief Executive explained that some Clerks serviced more than one Parish and that this might be an approach be adopted. He considered that there could be difficulty in Ribble Valley Borough Council employing a peripatetic Clerk, including the possibility for conflict of interest on matters such as planning. It could be that the Lancashire Association of Local Councils or the National Association of Local Councils could provide guidance to Parishes.

c) Dutton – Seek Experience of any Issues with GDPR

Dutton Parish Council expressed continuing concerns with regard to Data Protection since the introduction of GDPR. The Chief Executive indicated that problems had not been encountered at borough level, but he would be interested to know if any Parishes had encountered specific issues.

d) Chipping – Distribution and Disposal of Dog Waste Bags

Chipping Parish Council raised a query with regard to dog waste bag dispensers and how Parishes arranged for and funded emptying of their own bins. The Chair explained that Simonstone had decided to fund additional bins and their emptying themselves. The Chief Executive reminded Members that dog waste in closed bags could be accepted in any Ribble Valley Borough Council litter bin.

ANY OTHER BUSINESS

The Head of Regeneration and Housing advised Members of the PPP (Positive Parenting Programme) Course provided by Lancashire County Council and the Ynot Aspire Scheme to support young people to achieve their full potential. Information will be circulated to Parish Clerks.

The Representative for Chipping expressed his thanks to Borough Councillor Fenton for her hard work in promotion of the recent Heritage Open Weekends.

The Representative for Slaidburn and Easington queried the availability of grants for copiers and computers for Parish Clerks. The Chair explained that funding in this respect may be available from the Lancashire County Council Parish Champion.

The meeting closed at 7.54pm.

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

Minutes of Planning and Development Committee

Meeting Date: Thursday, 4 October 2018 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

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

In attendance: Director of Economic Development and Planning, Director of Community Services, Head of Planning Services, Head of Legal and Democratic Services, Head of Regeneration and Housing (Part 2 item only) and Assistant Planning Officer.

Councillor Geldard was not in attendance.

Also in attendance: Councillors S Hirst and K Hind.

343 APOLOGIES

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

344 MINUTES

The minutes of the meeting held on 6 September 2018 were approved as a correct record and signed by the Chairman.

345 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor S Atkinson declared an interest in planning applications 3/2018/0300 – Conference Centre, Gleneagles Drive, Brockhall, 3/2018/0008 – Peel Park Avenue, Clitheroe and 3/2018/0362 and 0363 – Former Punch Bowl, Hurst Green.

Councillor P Dowson declared an interest in planning application 3/2018/0008 – Peel Park Avenue, Clitheroe.

346 PUBLIC PARTICIPATION

There was no public participation.

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

(Councillor S Atkinson spoke on this item and then left the meeting).

1. APPLICATION NO: 3/2018/0300/P
GRID REF: SD 370274 436468

DEVELOPMENT DESCRIPTION:

TWO-STOREY EXTENSION OF EXISTING OFFICE BUILDING AT THE CONFERENCE CENTRE OFFICES, GLENEAGLES DRIVE, BROCKHALL VILLAGE BB6 8AY

APPROVED subject to the imposition of the following conditions:

Time

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

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

Plans

2. Unless explicitly required by this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:
 - Proposed Site Plan/ Roof Plan Drawing No P007
 - Proposed Ground Floor Plan Drawing No P008
 - Proposed First Floor Plan Drawing No P009
 - Proposed Elevations Drawing No P010
 - Proposed Elevations Drawing No P011

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

Materials

3. Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

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

4. No external lighting shall be installed on the external façade of the new extension, 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.

Highways

5. No deliveries during the construction period shall be made before 9.00 and after 3.00pm to avoid conflict with traffic (vehicular or pedestrian) entering/leaving the estate.

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

6. No Development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period.

It shall provide for:

1. The parking of vehicles of site operatives and visitors
2. The loading and unloading of plant and materials
3. The storage of plant and materials used in constructing the development
4. The erection and maintenance of security hoarding
5. The location of wheel washing facilities
6. Measure to ensure that construction and delivery vehicles do not impede access to the surrounding neighbouring properties.
7. The hours of operation for all construction works.

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

REASON: In the interest 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. Notwithstanding the submitted details, precise details of the proposed refuse storage and cycle storage provision shall have been submitted to and approved by the Local Planning Authority prior to commencement of development. For the avoidance of doubt all proposed cycle storage shall be enclosed and lockable.

The development shall be carried out in strict accordance with the approved details. For the avoidance of doubt the approved details shall be made available for use prior to the use hereby approved first becoming operative. The agreed details/provision shall be retained for use at all times thereafter.

REASON: In order that the Local Planning Authority may ensure that the development provides adequate provision for the storage of domestic/commercial waste and adequate provision that 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.

Use Classes

7. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (as amended or re-enacted) the area indicated as 'office space' on drawings P008 and P009 shall only be used for the purposes of office use (B1a) and for no other purpose, including any other purpose within Use Class B1.

REASON: For the avoidance of doubt and to ensure that the development remains compatible with the character of the area in accordance with Policies DMB1 and DMG1 of the Ribble Valley Core Strategy.

Landscape and Ecology

8. Notwithstanding the submitted details, no development, including any site preparation, 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 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 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 and DME2 of the Ribble Valley Core Strategy.

9. 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 detailed construction specification and arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented wholly in accordance with the approved details unless otherwise and firstly approved in writing by the Local Planning Authority.

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.

REASON: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policies DMG1 and DME2 of the Ribble Valley Core Strategy.

10. Within two months of the development commencing on site, details of the provision of two bat boxes shall have been submitted to, and approved in writing by the Local Planning Authority. The details of the exact siting of the bat boxes shall be submitted on a site plan and the duly approved boxes shall be installed in accordance with the agreed details within two months of the offices hereby approved being first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of biodiversity and to enhance roosting opportunities for species of conservation concern and protected species in accordance with Section 9 of the NPPF, and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

(Nathan Lowe spoke against the above application. Councillor Atkinson returned to the meeting)

2. APPLICATION REF: 3/2018/0380
GRID REF: SD 368134 432869

DEVELOPMENT DESCRIPTION:

PROPOSED EXTENSION TO THE CHURCH TO INCORPORATE NEW CAR PARKING FACILITY AT ST PETERS CHURCH, RIBCHESTER ROAD, CLAYTON LE DALE BB1 9EQ

The Head of Planning Services reported an additional letter from the agent.

REFUSED for the following reasons:

1. The proposal due to the size and footprint of the extension would result in a disproportionate addition above the size of the existing building and as such be harmful, to the Green Belt and contrary to NPPF Paragraph 145(C) and Key Statement EN1 of the Core Strategy.
2. The proposed extension by virtue of its size and footprint would have a detrimental visual impact on the character of the existing building by creating a visual imbalance and harmful appearance and such be contrary to Policies DMG1 and DME4 of the Core Strategy.

(Annette Patterson spoke against the above application).

3. APPLICATION REF: 3/2018/0435
GRID REF: SD 374247 441101

DEVELOPMENT DESCRIPTION:

DEMOLITION OF EXISTING PROPERTY AND ASSOCIATED OUTBUILDINGS AND ERECTION OF SIX DWELLINGS AT 32 HALL STREET, CLITHEROE, BB7 1HJ

The Head of Planning Services reported upon 5 additional letters of objection.

REFUSED for the following reasons:

1. The proposed development, by virtue of its design and density, would result in an unsympathetic and incongruous scheme of development that would be harmful to the character, setting and visual amenities of the wider built environment. This would be contrary to Policy DMG1 of the Ribble Valley Core Strategy.
2. The proposed development, by virtue of its scale, design, mass and proximity to the neighbouring properties, would result in a development that would have an overbearing impact resulting in loss of natural light and outlook. This would be detrimental to the residential amenity of the occupants of neighbouring properties and would be contrary to Policy DMG1 of the Ribble Valley Core Strategy.

(Mr Kinder spoke in favour of the above application. Mr Doran spoke against the above application).

(Councillor Atkinson and Councillor Dowson left the meeting)

4. APPLICATION REF: 3/2018/0008
GRID REF: SD 374748 441061

DEVELOPMENT DESCRIPTION:

DEMOLITION OF EXISTING DWELLING AND ERECTION OF 34 BUNGALOWS FOR THE OVER 55S WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND OPEN SPACE AT 30 PEEL PARK AVENUE, CLITHEROE BB7 1ET AND LAND TO THE REAR

The Head of Planning Services reported changes to the unilateral undertaking and the increased offer of affordable units from 4 to 5 units.

DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval subject to the satisfactory completion of a revised Heritage Assessment and satisfactory justification and the following conditions:

Timings and Commencement

1. The development must be begun no later than the expiration of one year 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 – OS-01
- Site Layout – 17-15-SK01 A
- Street Scenes – 17-15-S01
- Garage Detail – GD-01
- Materials Plan – 17-15-SK02
- Boundary detail – 17-15-SK01
- House Type booklet
- Design and Access Statement

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

Matters of Design

3. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

REASON: The proposed materials are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. Prior to the commencement of the development details of the 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.

Landscape

5. The development hereby permitted shall be carried out in accordance with the boundary treatment proposals as detailed on approved drawing no. 17-15-SK01.

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

- 6 No development including any site preparation, scrub/hedgerow clearance shall commence until the measures to protect the trees identified in the approved Arboricultural Impact Assessment prepared by Ascerta and shown in Appendix 2, drawing no. P.904.17.02A have been carried out in accordance with BS5837 (2012): 'Trees in Relation to Construction'. Such fencing shall be erected in its entirety prior to any other operations taking place on the site. This fencing should not be breached or removed during development. Furthermore within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials unless expressly agreed by the Local Planning Authority.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development in accordance with Policies DMG1 and DME2 of the Ribble Valley Core Strategy.

Drainage and Flooding

7. 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.

- 8 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 post development surface water run-off rate will not exceed the pre-development greenfield run-off rate for the corresponding rainfall event. The maximum surface water run-off rate from the development will be no greater than 10.6l/s. 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 watercourses (open or culverted) 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 a site investigation and test results to confirm infiltrations rates. If infiltration is shown to be a viable option for the disposal of surface water, then this should then be used as the primary method for disposing of surface water from the site. Disposal via an ordinary watercourse will only be considered where infiltration is proved to be unsuitable.
- 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 to ensure 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.

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

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the

development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

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

- 10 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 proposed development can be adequately maintained and to ensure 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.

Highways

11. Prior to any building work commencing on site a scheme for the provision of facilities to charge electric vehicles within at least 30% of the dwellings hereby approved shall have been submitted to the Local Planning Authority for approval. The development shall be carried out in strict accordance with the approved details and the charging facilities shall be made available for use prior to the occupation of each dwellings house within which they will be installed.

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.

12. 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.

13. 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 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;
- 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.
- Details of working hours
- The method of demolition for the existing property
- The erection and maintenance of security hoarding
- 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.

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

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

15. The parking, 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 Site Layout Drawing prior to the occupation of any of the dwellings. 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.

16. 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.

Ecology and Trees

17. The development hereby approved shall be carried out in complete accordance with the recommendations and mitigation measures detailed within the submitted Protected Species Survey (Dec 2016) and Phase 1 Habitat Survey (Dec 16).

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.

18. 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.

Residential Amenity

19. 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.

Archaeology and Heritage

20. No development shall take place until the applicant or their agent or successors in title have secured the implementation of a programme of archaeological investigation and recording works. This must be carried out in accordance with a written scheme of investigation which shall first be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the safeguarding of recording of any items of archaeological importance associated with the site and in accordance with Policy DME4 of the Ribble Valley Core Strategy.

21. No development shall be commenced until details of proposed arrangements of future management and maintenance of the proposed streets within the development have been submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

REASON: In to ensure safe access for residents of the estate and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

INFORMATIVES:

1. 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.
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 on 0300 123 6780, or emailing the Developer Support Section, Lancashire County Council, Environment Directorate, at lhscustomerservice@lancashire.gov.uk
3. 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.

(Mr Love spoke in favour of the above application. Mr Farrar spoke against the above application).

(Councillor Dowson returned to the meeting)

5. APPLICATION REF: 3/2018/0362 (Full Planning Application)
GRID REF: 367396 437862

DEVELOPMENT DESCRIPTION:

CONVERSION OF THE FORMER PUNCH BOWL INN (GRADE II LISTED) INTO FIVE HOLIDAY LETS AND STORAGE AREA INCLUDING DEMOLITION AND EXTENSIONS. NEW PITCH STATIC CARAVAN HOLIDAY PARK WITH 15 UNITS WITH CURTILAGE AT FORMER PUNCH BOWL INN, LONGRIDGE ROAD, HURST GREEN BB7 9QW

The Head of Planning Services reported upon additional conditions and updated heritage assessment.

DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval subject to the satisfactory completion of a revised Heritage Assessment and satisfactory justification and the following conditions:

1. The works to which this application relates shall be begun before the expiration of three years from the date of this consent.

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:

- Application form, including materials, dated 13.03.18;
- Site Location Plan, Ref. SD6737NW, dated 21.12.15 (1:1250);
- Proposed Site Plan, dated 21.03.17 (1:500);
- Proposed Side Elevations, dated 06.04.17 (1:100);
- Proposed Front / Side Elevations, dated 19.09.18 (1:100);
- Proposed Ground Floor Plan Rev C, dated 17.09.18 (1:100)

REASON: To ensure that the development as carried out does not vary from the approved plans.

3. Notwithstanding the submitted plans prior to commencement of development further details of the Proposed Elevations of the South Elevation and First Floor Plan showing the omission of the extension to incorporate a café area shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved plans.

REASON: For avoidance of doubt since no amended elevations have been submitted to reflect the submitted alterations.

4. The proposed storage area shown on approved Floor Plan, dated 17/09/18, shall only be used in connection with the holiday let and holiday lodge park the subject of this application and for no other purpose.

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

5. Notwithstanding the submitted Site Plan prior to the commencement of the development a revised parking layout shall be submitted to and approved in writing by the Local Planning Authority.

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

REASON: Due to the changes in the nature of the application following the removal of the café element from the scheme, or avoidance of doubt and in the interest of visual and highway amenity. To comply with Policy DMG1 of the Core Strategy.

- 6 Notwithstanding the submitted Heritage Statement prior to the commencement of the development a further Heritage Statement shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with any agreed mitigation measures set out within the approved Statement.

REASON: In order to assist the Local Planning Authority as the submitted Heritage Statement was considered inadequate to allow a full and proper assessment.

7. Precise specifications of proposed windows and doors including elevations cross – sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved windows 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 detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings, the character and appearance of the conservation area and that the detailed design of the proposal is appropriate to the locality area in accordance with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

8. Prior to commencement of the development a phasing plan shall be submitted to and agreed in writing by the Local Planning Authority. This plan shall incorporate measures to safeguard the Listed Building at an early stage of the programme and shall be completed prior to commencement of use of any holiday caravans the subject of this application.

REASON: In the interest of safeguarding the integrity of the Listed Building and in accordance with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

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

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

10. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site unless and until a scheme for protective fencing for trees within and adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority.

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

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development in accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

11. 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 European Protected Species Mitigation Licence has been submitted to and obtained from Natural England. A copy of the licence obtained shall then be submitted to and agreed in writing by local planning authority in consultation with Natural England.

The actions, methods & timings included in the mitigation measures identified and the conditions of the Natural England Licence shall be fully implemented and adhered to throughout the lifetime of the development.

REASON: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

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

For the avoidance of doubt these details shall be in accordance with Paragraph 5.9 of the Bagshaw Ecology report dated 9/06/17 submitted with the application and identify the nature and type of the nesting boxes/artificial roosting sites and the locations(s) on the trees into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated before the development is first brought into use.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

13. Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in National Planning Practice Guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.

REASON: To secure proper drainage and to manage the risk of flooding and pollution and to comply with Policy DMG1 of the Core Strategy.

14. No development, site clearance, preparation, strip-out or demolition shall commence until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site and to comply with Policy DME4 of the Core Strategy.

15. No phase of development shall be occupied until a management plan for the site has been submitted to and approved in writing by the local planning authority. The site shall be operated at all times in accordance with the approved plan. As a minimum, the management plan shall provide details of:

1. Access arrangements
2. Security arrangements
3. Site maintenance arrangements
4. Site rules and regulations for residents
5. Booking in and arrival arrangements.

REASON: In the interests of the amenity of the area and to comply with Policies DMG1 of Ribble Valley Core Strategy (Adoption Version).

16. The holiday lodges, cottages and cabins shall be used and occupied as holiday accommodation only and shall not be occupied as a person's sole or primary place of residence. The site operator shall maintain an up-to-date register of the names of all owners / occupiers of individual lodges, cottages and cabins on the site and of their main home addresses at all times, and shall make this information available to the local planning authority upon request.

REASON: In the interests of the amenity of the area and to comply with Policies DS1 and DMG1 of Ribble Valley Core Strategy.

(Mr Malcom Atkinson spoke against the above application).

6. APPLICATION REF: 3/2018/0363 (Listed Building Consent)
GRID REF: 367396 437862

DEVELOPMENT DESCRIPTION:

CONVERSION OF THE FORMER PUNCH BOWL INN (GRADE II LISTED) INTO FIVE HOLIDAY LETS AND STORAGE AREA INCLUDING DEMOLITION AND EXTENSIONS. NEW PITCH STATIC CARAVAN HOLIDAY PARK WITH 15 UNITS WITH CURTILAGE AT FORMER PUNCH BOWL INN, LONGRIDGE ROAD, HURST GREEN BB7 9QW

DEFERRED and DELEGATED to the Director of Economic Development and Planning or approval subject to the satisfactory completion of a revised Heritage Assessment and satisfactory justification and the following conditions:

1. The works to which this application relates shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:

- Application form, including materials, dated 13.03.18;
- Site Location Plan, Ref. SD6737NW, dated 21.12.15 (1:1250);
- Proposed Site Plan, dated 21.03.17 (1:500);
- Proposed Side Elevations, dated 06.04.17 (1:100);
- Proposed Front / Side Elevations, dated 19.09.18 (1:100);
- Proposed Ground Floor Plan Rev C, dated 17.09.18 (1:100)

REASON: To ensure that the development as carried out does not vary from the approved plans.

3. Notwithstanding the submitted plans prior to commencement of development further details of the Proposed Elevations of the South Elevation and First Floor Plan showing the omission of the extension to incorporate a café area shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved plans.

REASON: For avoidance of doubt since no amended elevations have been submitted to reflect the submitted alterations.

4. The proposed storage area shown on approved Floor Plan, dated 17/09/18, shall only be used in connection with the holiday let and holiday lodge park the subject of this application and for no other purpose.

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

5. Notwithstanding the submitted Site Plan prior to the commencement of the development a revised parking layout shall be submitted to and approved in writing by the Local Planning Authority.

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

REASON: Due to the changes in the nature of the application following the removal of the café element from the scheme, or avoidance of doubt and in the interest of visual and highway amenity. To comply with Policy DMG1 of the Core Strategy.

6. Notwithstanding the submitted Heritage Statement prior to the commencement of the development a further Heritage Statement shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with any agreed mitigation measures set out within the approved Statement.

REASON: In order to assist the Local Planning Authority as the submitted Heritage Statement was considered inadequate to allow a full and proper assessment.

7. Precise specifications of proposed windows and doors including elevations cross – sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved windows 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 detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings, the character and appearance of the conservation area and that the detailed design of the proposal is appropriate to the locality area in accordance with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

8. Prior to commencement of the development a phasing plan shall be submitted to and agreed in writing by the Local Planning Authority. This plan shall incorporate measures to safeguard the Listed Building at an early stage of the programme and shall be completed prior to commencement of use of any holiday caravans the subject of this application.

REASON: In the interest of safeguarding the integrity of the Listed Building and in accordance with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

(Councillor Atkinson returned to the meeting).

7. APPLICATION REF: 3/2018/0500
GRID REF: SD 373731 437844

DEVELOPMENT DESCRIPTION:

ERECTION OF TEN BUNGALOWS FOR THE OVER-55S AND ASSOCIATED WORKS AT LAND TO THE EAST OF CLITHEROE ROAD, BARROW BB7 9BN

DEFERRED AND DELEGATED to the Director of Community Services for approval subject to the receipt of acceptable highway and drainage details, amended plans and following the satisfactory completion of a legal agreement and subject to the following conditions:

Timings and Commencement

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:

Drawings TBC

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

Matters of Design

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 in writing by the Local Planning Authority before their use in the proposed works. The development thereafter shall be constructed utilising the approved materials.

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. Prior to the commencement of the development details of the design and position of the external meter boxes shall be submitted to and approved 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.

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.

Landscape

5. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until 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 in writing 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.

6. The approved soft landscaping scheme (drg. no. TBC) shall be implemented in the first planting season following occupation or use of the development 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 Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

7. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until 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 Policies DMG1, DME1 and DME3 of the Ribble Valley Core Strategy.

Highways

8. 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.

9. Each dwelling 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..

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. No development approved by this permission shall commence until a Construction Method Statement/Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Statement/Management Plan shall be adhered to throughout the construction period and shall provide for:
 - i) the routing of construction and delivery vehicles including 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)
 - ii) parking of vehicles of site operatives and visitors within the site;
 - iii) loading and unloading of plant and materials;
 - iv) storage of plant and materials used in constructing the development;
 - v) erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - vi) measures to ensure that construction and delivery vehicles do not impede access to adjoining properties;
 - vii) a management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures including measures to prevent pollution of habitats adjacent to development areas;
 - viii) a scheme for recycling/disposing of waste resulting from construction works (there shall be no burning on site);
 - ix) A scheme to control noise during the construction phase;
 - x) details of lighting to be used during the construction period which should be directional and screened wherever possible;

- xi) Details of hours of working including delivery times for construction materials;
- xii) Pollution prevention measures to be adopted throughout the construction process to ensure watercourses on and adjacent to the works are adequately protected; and
- xiii) Contact details of the site manager.

REASON: In the interests of protecting the residential amenities of the locality and highway safety and to comply with Policy DMG1 of the Core Strategy.

11. Other Highways Conditions TBC

Residential Amenity

12. 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.

Drainage and Flooding

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

REASON: To secure proper drainage and to manage the risk of flooding and pollution.

14. Other Drainage Conditions TBC

Further Control over Development

15. Notwithstanding the provisions of Classes A, B, C and E of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015, or any Order revoking and re-enacting that Order, plots 19-23 inclusive hereby permitted shall not be altered or extended and no buildings or structures shall be erected within the curtilage of the new dwellings 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 neighbour amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Ecology and Trees

16. 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 an arboricultural method statement and tree protection plan has been submitted to and approved in writing by the Local Planning Authority. This must provide for the protection of all existing trees within the site except those identified for removal in the

Arboricultural Impact Assessment by Bowland Tree Consultancy Ltd dated May 2018 and shall include details of the special materials and working methods for proposed construction within RPAs. Thereafter the development shall be implemented wholly in accordance with the approved details..

Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees to be retained shall be protected in accordance with the BS5837:2012 [Trees in Relation to Demolition, Design & Construction]. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

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.

17. The development shall be carried out in STRICT accordance with the recommendations of the submitted Ecological Appraisal dated 17 May 2018.

REASON: To minimise the impact on ecology in accordance with Policies DMG1 and DME3 of the 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 details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall be submitted on a dwelling/building dependent bird/bat species site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into those individual dwellings during the construction of those individual dwellings identified on the submitted plan and be made available for use before each such dwelling is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and 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.

19. No part of development shall commence until the details of artificial lighting have been submitted to and agreed in writing by the local planning authority. The information shall include details on the type and intensity of lighting and

how its impact on the natural roosting and foraging activity of protected/species of conservation concern shall be mitigated. The lighting thereafter shall be implemented in accordance with the approved details.

REASON: In order to mitigate impact on wildlife and habitat and to comply with Policies DMG1 and DME3 of the Ribble Valley Core Strategy Adopted Version.

(Mr Hellawell spoke in favour of the above application. Mr Borland spoke against the above application).

8. APPLICATION NO: 3/2018/0674
GRID REF: SD 368448 43208

DEVELOPMENT DESCRIPTION:

ERECTION OF AN AGRICULTURAL BUILDING FOR FREE RANGE EGG PRODUCTION ACCESS AND ASSOCIATED FEED BINS, HARDSTANDINGS AND ACCESS AT ALKER BOTTOMS, BROOKLYN ROAD, WILPSHIRE BB1 9PP

The Head of Planning Services reported upon a letter withdrawing their objection and two letters regarding highway issues.

DEFERRED AND DELEGATED to the Director of Economic Development and Planning for approval subject to the expiration of the consultation period and 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 Location Plan IP/MP/01, Site Plan IP/MP/02 and Elevation and Floor Plan IP/MP/03 and Wire Stock Fencing detail submitted with the application.

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

3. The external facing materials shall relate to that specified as detailed on the approved plans and submitted documents, shall be used and no others substituted.

REASON: To ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and EN2 of the Ribble Valley Core Strategy.

4. 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 post development surface water run-off rate will not exceed the pre-development greenfield run-off rate for the corresponding rainfall event. The maximum surface water run-off rate from the development will be no greater than 10.6l/s. 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 watercourses (open or culverted) 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 a site investigation and test results to confirm infiltrations rates. If infiltration is shown to be a viable option for the disposal of surface water, then this should then be used as the primary method for disposing of surface water from the site. Disposal via an ordinary watercourse will only be considered where infiltration is proved to be unsuitable.
- 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 to ensure 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.

5. No development shall commence until details of how surface water and pollution prevention will be managed have been submitted to and approved in writing by the L.P.A.

REASON: To ensure that the proposed development can be adequately drained and to ensure 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.

6. The drainage for the development hereby approved shall be carried out in accordance with the principles set out in the submitted Flood Risk Assessment (FRA) reference number JAG/AD/JD41303 – RP001 dated July 2018, as prepared by Allan Wood & Partners. No surface water will visit a drain directly or indirectly into the public sewer. Any variation to the discharge of the foul shall be agreed in writing by the Local Planning Authority prior to commencing the development. The development shall be completed in accordance with the approved details.

REASON: To ensure that the proposed development can be adequately drained and to ensure 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.

7. The rating levels for cumulative noise from the development shall not exceed the existing background level (LA90), as assessed in accordance with British Standard 4142: 2014 Methods for rating and assessing industrial and commercial sound, at the nearest noise sensitive premises. Alternative levels and monitoring locations may be used subject to the prior written agreement of the Local Planning Authority.

The Maximum Instantaneous Noise Levels (LAFmax) from the development shall not exceed 60dB(A) evening (19.00 - 23.00)* and night-time (23.00 - 07.00) at the façade of the nearest noise sensitive premises. Alternative levels and monitoring locations may be used subject to the prior written agreement of the Local Planning Authority. * The evening standard LAFmax will only apply where the evening LAFmax significantly exceeds the LAeq and the maximum levels reached are regular in occurrence, for example several times per hour.

REASON: In the interests of safeguarding residential amenity and to comply with Policy DMG1 of the Core Strategy.

8. There shall be no deliveries or collections (including waste and manure) to or from the development outside the hours of 08.00 to 18.00, Monday to Friday, 08.00 to 13.00 on Saturdays, and not on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of safeguarding residential amenity and to comply with Policy DMG1 of the Core Strategy.

9. Prior to first use of the development, an Odour Management Plan, for odours from all areas of the development, for example, the poultry building, feed storage/distribution areas, carcasses, and the storage/handling/disposal of litter, manure and waste water, shall be submitted to and agreed in writing by the Local Planning Authority. The agreed Odour Management Plan shall be adhered to at all times during the life of the development and any changes to the operation of the development should be submitted to and agreed in writing by the Local Planning Authority.

REASON: In the interests of safeguarding residential amenity and to comply with Policy DMG1 of the Core Strategy.

10. Prior to first use of the development, an Insect Management Plan, to include flying insects, shall be submitted to and agreed in writing by the Local Planning Authority. The agreed Insect Management Plan shall be adhered to at all times during the life of the development and any changes to the operation of the development should be submitted to and agreed in writing by the Local Planning Authority.

REASON: In the interests of safeguarding residential amenity and to comply with Policy DMG1 of the Core Strategy.

11. Artificial lighting to the development, for example, fixed lighting on the development structures and flood lighting to the yard/storage areas, shall not be intrusive to nearby sensitive premises. Light intrusion into the windows of any sensitive premises shall not exceed 5 Lux before 23.00, and 1 lux after 23.00 (Environmental Zone E2).

REASON: In the interests of safeguarding residential amenity and to comply with Policy DMG1 of the Core Strategy.

348 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2017/0653	Land at Chatburn Road Clitheroe	28/6/18	30	Out for signature

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2018/0361	Former Victoria Mill, Watt Street Sabden	6/9/18	2 weeks	30	Decision

349 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2018/0533	Single storey extension to bar and dining area	The Avenue Hotel Gleneagles Drive Brockhall
3/2018/0459	Proposed conversion of existing agricultural buildings to form a holiday let	The Old Reservoir Simonstone Road Sabden

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Date of Inquiry/Hearing If applicable</u>	<u>Progress</u>
3/2016/1192 R	16/11/17	Hammond Ground Whalley Road Read	Inquiry adjourned	09/10/18	Updated Proofs of Evidence submitted. Inquiry resumes 9 Oct 2018 for 4 days. Awaiting Decision
3/2017/1139 Conditions disputed	13/08/18	Sands Cottage The Sands Whalley	WR		
3/2017/0857 R	13/08/18	Lowood Whins Lane Read	WR		Awaiting Decision
3/2018/0113 Conditions not discharged	13/08/18	102 Lowergate Clitheroe	WR		Awaiting Decision
3/2018/0217 linked with 3/2018/0218 R of prior approval	29/08/18	Eastham House Fm Clitheroe Road Mitton	WR		Statements due 03/10/18
3/2017/0961 R (Variation of S106 Ag)	Awaiting start date from PINS	Land at Chapel Hill Longridge	Hearing (to be confirmed by PINS)		
3/2017/0962 R	Awaiting start date from PINS	land off Sheepfold Crescent Barrow	Hearing (to be confirmed by PINS)		
3/2018/0159 R	16/07/18	5 Barn Croft Clitheroe	HH		Awaiting Decision
3/2018/0069 R	29/08/18	Land off Whalley Road, Mellor Brook	WR		Statement due 3/10/18
3/2018/0263 R	20/08/18	Showley Brook Rest Home 10 Knowsley Road Wilpshire	WR		Statement due 24/09/18
3/2018/0303 R	Awaiting start date from PINS	Croftland Chipping	WR (to be confirmed by PINS)		
3/2018/0537 R	Awaiting start date from PINS	Wiswell Brook Fm Moorside Lane	WR (to be confirmed by PINS)		
3/2018/0079 R	23/07/18	New Ings Farm Hellifield Road Bolton by Bowland	WR		Awaiting Decision

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SCHEME OF DELEGATION OF DEVELOPMENT MANAGEMENT AND COUNTRYSIDE MATTERS

The Director of Economic Development and Planning submitted a report asking Committee to consider a full comprehensive review of the Council's scheme of delegation in relation to development management and countryside matters and to simplify the process to ensure that Members of the Planning and Development Committee focus their attention on key applications. The report outlined the proposed changes and clarified which applications would always be placed before Committee. The amended scheme also included the new types of application which have been introduced such as Permission in Principle, and delete application types that no longer exist such as Conservation Area consent. It was also proposed to delegate all refusals to the Director of Economic Development and Planning unless it was considered that determination of the application by Planning and Development Committee was appropriate.

The Director of Economic Development and Planning informed Committee that national government considers that it is in the public interest for Local Planning Authorities to have effect delegation arrangements in place to ensure that decisions on planning applications that raise no significant planning issues are made quickly and that resources are appropriately concentrated on the applications of greatest significance to the local area. The proposed changes sought to ensure the scheme of delegation accords with the guidance which will in turn help to facilitate economic growth, whilst enabling the Planning and Development Committee to concentrate on the significant applications.

The Director of Economic Development and Planning also requested that delegation in dealing with how appeals are dealt with be made to her in consultation with the Chairman and Vice Chairman on Committee. Members discussed the report in some detail.

RESOLVED: That Committee approved the revised changes to the scheme of delegation as set out in the report with the addition of discretion to direct changes in response to appeals to be included within the proposed changes to the Constitution at Council on 16 November 2018.

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EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Categories 3 and 5 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

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APPEALS UPDATE

The Director of Economic Development and Planning informed Committee of the up to date position on the Hammond Ground public inquiry which was due to reconvene on Tuesday, 9 October 2018. She reminded Committee that in July 2018 the National Planning Policy Framework was amended, subsequently on 13 September 2018 further Planning Policy Practice Guidance had been published to accompany the changes within the Framework. The amendments that had occurred had affected the Local Planning Authority's position in respect

of the appeal proposals. She outlined the changes and their implementation in some detail.

Councillor K Hind was given permission to speak on this item.

Members discussed the appeal and the effect of the changes to the Framework that had been made on the Council's position.

RESOLVED: That Committee ask the Director of Economic Development and Planning to defend the reason for refusal on landscape grounds by either appointing an external consultant or by other appropriate means to defend the Council's position.

The meeting closed at 9.10pm.

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