

Minutes of Planning and Development Committee

Meeting Date: Thursday, 9 January 2020 starting at 6.30pm
Present: Councillor (Chairman)

Councillors:

T Austin	A Humphreys
I Brown	S O'Rourke
B Buller	J Rogerson
J Clark	R Thompson
M French	N Walsh
B Holden	

In attendance: Director of Economic Development and Planning, Head of Legal and Democratic Services, Head of Financial Services, Head of Regeneration and Housing, Head of Planning Services and Senior Accountant.

Also in attendance: Councillor L Edge.

471 APPOINTMENT OF CHAIR

The Director of Economic Development and Planning informed Committee that both the Chair and Vice Chair had given apologies for the meeting. She asked for a nomination for someone to chair the meeting.

RESOLVED: That Councillor Jim Rogerson chair the meeting.

472 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors A Brown, S Carefoot, S Knox and R Sherras.

473 MINUTES

The minutes of the meeting held on 28 November 2019 were approved as a correct record and signed by the Chairman.

474 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

475 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2019/0894
GRID REF: SD 366324 431248

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF AGRICULTURAL LAND FOR THE SITING OF 12 HOLIDAY LODGES, ASSOCIATED SITE OFFICE/RECEPTION AND CAR PARKING AREA AT PENDLE VIEW PRIMROSE LANE MELLOR BB2 7EQ

The Head of Planning Services reported on three additional objections from residents who had already commented on this application. The following additional point of objection was raised.

- The planning officer's site visit was undertaken during summer months. The land is now saturated and is excessively wet.

The land is classified as a minor development proposal and there is no statutory requirement to consult with the Lead Local Flood Authority (LLFA) on this application. The application site is not identified as an area susceptible to surface water flooding and should the applicant intend to carry out any works to the watercourse located along the eastern and southern boundary of the site, then they will first need to obtain land drainage consent from Lancashire County Council.

APPROVED 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 by Section 51 of the Planning and Compulsory Purchase Act 2004.

Matters of Design

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.

Location Plan (Monk/924/2694/02B) amended 10.12.2019

Existing and Proposed Site Plans. Proposed Bin Store Plan and Elevations. (Monk/924/2694/01B) amended 10.12.2019

Modular-Group Specification Serenity (Standard) 1:50 received 09.12.2019

Modular-Group Specification Serenity (Reverse) 1:50 received 09.12.2019

Modular-Group Specification Opulence (Elevations) 1:50

Modular-Group Specification Opulence (Floor Plan) 1:50

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. No more than twelve (no.1-12) holiday lodges shall be stationed at any one time on the site as defined in red on this application. The external facing materials of the lodges, 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.

4. The approved bin store facilities shall be made available for use before the development 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.

Further Control over Development

5. Each holiday lodge hereby approved shall not be let to or occupied by the owner, any one person or group of persons for a combined total period exceeding 28 days in any one calendar year and in any event shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence.

The owner shall maintain a register of all guests of each lodge hereby approved at all times and shall be made available for inspection by the Local Planning Authority on request.

For the avoidance of doubt the register shall contain the name and address of the owner and the main guest who made the booking together with dates of occupation.

REASON: The permission relates to the provision of holiday lodge accommodation. The condition is necessary to define the scope of the permission hereby approved and to ensure that the development promotes sustainable tourism and contributes to the area's economy.

6. The office/reception lodge shown on the approved plans (Monk/924/2694/02B) shall be used solely as a site office/reception area in association with the 12 holiday lodges hereby approved. For the avoidance of doubt this building shall not be used as a holiday lodge.

REASON: The proposed facility relates to the operation of the business and is essential in respect of the management of the 12 adjacent holiday lodges.

Landscape and Ecology

7. The development hereby permitted shall be carried out in complete compliance with the recommendations of the Ecological Appraisal by Envirotech (ref. 5892) that was submitted with the application.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed or harmed.

8. Prior to the installation of any external lighting at the site full details shall have been submitted to, and approved in writing by, the Local Planning Authority.

The details shall include the location, intensity of lighting, type of application and direction. The details shall include the light mitigation measures designed

to reduce the impact of artificial lighting on protected species and/ or species of conservation concern.

The lighting shall thereafter be installed in accordance with the approved details.

REASON: In order to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected/species of conservation concern and in the interests of the visual amenities of the area.

9. A scheme for the landscaping of the development shall be submitted prior to the commencement of the development. These details shall indicate the types and numbers of trees to be retained and the types and numbers of trees shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped (including full details of the colour, form and texture); and detail any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures.

The agreed protection measures shall be put in place and maintained during the construction period of the development.

All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high-quality design.

10. Before the development commences the removal and disposal of Himalayan Balsam shall be undertaken at the site in strict accordance with the letter from Envirotech (ref.5892) dated 02 September 2019.

REASON: To ensure that there is no risk of further spread of a non-native plant species and to ensure that there are no residue non-native plant species parts remaining.

Highway Safety

11. Prior to the commencement of the development a scheme for the construction of the site access shall have been submitted to, and approved in writing by, the Local Planning Authority.

The site access shall thereafter be constructed in accordance with the approved details before the holiday lodges hereby approved are first brought into use.

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.

12. The car parking and manoeuvring areas, detailed on the approved plans, shall be marked out in accordance with the approved plan before the holiday lodges hereby approved are first brought into use. The car parking and manoeuvring areas shall be permanently maintained as such thereafter.

REASON: To ensure adequate parking is available within the site

13. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 10m behind the edge of the carriageway. The gates shall open away from the highway.

REASON: To permit vehicles to pull clear of the carriageway when entering and exiting the site and to ensure the swing of the gates do not affect the availability for a car to wait off road.

14. 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.

15. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) Details of working hours
- iv) Routing of delivery vehicles to/from site

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.

16. Before the access is used for vehicular purposes, the part of the access extending from the highway boundary (Primrose Lane) for a minimum distance of 10 metres into the site shall be appropriately paved in tarmacadam.

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

Residential Amenity

17. Notwithstanding the site Management Plan prior to the first use of the lodges hereby approved, an updated management plan shall be submitted to and approved in writing by the Local Planning Authority. The updated plan shall detail the location that the emergency contact details will be displayed at all

times. The site thereafter shall be operated in strict accordance with the approved Site Management Plan at all times.

REASON: To ensure the site is managed to a high standard and to protect both the neighbours' amenities and guests within the lodges.

Drainage and Flooding

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

REASON: To secure proper drainage and to manage the risk of flooding and pollution.

(Mr Colborn spoke against the above application)

(Councillor N Walsh left the meeting at 7.10pm)

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APPLICATIONS WITHDRAWN

<u>App No</u>	<u>Proposal</u>	<u>Location</u>
3/2019/0752	Construction of first floor extension over existing flat roof.	Roefield Leisure Centre Edisford Road Clitheroe
3/2019/0922	Listed Building Consent; Construction of first floor extension over existing flat roof.	Roefield Leisure Centre Edisford Road Clitheroe
3/2019/0795	Extension to dwelling to form porch, new window opening and new roof light and construction of detached two storey workshop with office over	New Elmridge Farm Gib Hey Lane Chipping
3/2019/1005	Proposed change of use of part of the B8 storage building, to provide office (B1) accommodation including external alterations to the building and demolition of the existing office building.	New Garage Mitton Road Whalley
3/2019/0949	Single storey extension to rear	17 St Peters Close Clayton le Dale
3/2019/0887	Erection of a garage and store	Shepherds View Skipton Road, Gisburn

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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>Costs App received</u>	<u>Date of Inquiry or Hearing if applicable</u>	<u>Progress</u>
3/2018/0474 R of pp	09/07/2019	Great Mitton Hall Mitton Road Mitton BB7 9PQ	WR			Appeal part allowed/part dismissed 25/11/2019

<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>Costs App received</u>	<u>Date of Inquiry or Hearing if applicable</u>	<u>Progress</u>
3/2018/0468 R of LBC	09/07/2019	Great Mitton Hall Mitton Road Mitton BB7 9PQ	WR			Appeal part allowed/part dismissed 25/11/2019
3/2018/0582 R of permission in principle	21/05/2019	Land to the south of Chatburn Old Rd Chatburn	Changed to Hearing Procedure		8/10/2019 10.00am Cttee Rm 1	Awaiting Decision
3/2018/1076 R of pp	16/07/2019	Sabden House Wesley Street Sabden	WR			Appeal dismissed 28/11/2019
3/2018/1006 R of LBC	16/07/2019	Sabden House Wesley Street Sabden	WR			Appeal dismissed 28/11/2019
3/2018/0507 R of outline PP	24/09/2019	Land adj John Smith Playing Field Chaigley Road Longridge	Hearing		10/12/2019 meeting room level D	Awaiting Decision
3/2018/0685 R of pp	17/09/2019	Land off Whalley Rd Hurst Green (Adj Reed Deep)	WR			Appeal Dismissed 26/11/2019
3/2019/0497 R of pp	29/10/2019	DJP Domestic Appliances Ltd 1-3 King Lane Clitheroe	CAS			Awaiting Decision
3/2019/0040 R of PIP	26/09/2019	Land at Kingsmill Avenue Whalley	WR			Awaiting Decision
3/2019/0390 R of Prior Approval	26/09/2019	Dutton Manor Mill Clitheroe Road Dutton	WR			Awaiting Decision
3/2019/0479 R	19/11/2019	1 Willow Avenue Whalley	HAS			Awaiting Decision
3/2019/0554 R	11/11/2019	Three Millstones Inn Waddington Rd West Bradford	WR			Statement due 16/12/2019
3/2019/0698 R	Awaiting start date from PINS	Wilkinsons Farmhouse Simonstone Lane Simonstone	WR (to be confirmed by PINS)			
3/2019/0698 R	Awaiting start date from PINS	Land at Hawthorne Place Clitheroe	WR (to be confirmed by PINS)			
3/2018/0246 R (Enforcement appeal)	05/12/2019	12 Poplar Drive Longridge	WR			Statement due 16/01/2020

<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>Costs App received</u>	<u>Date of Inquiry or Hearing if applicable</u>	<u>Progress</u>
3/2018/0932 R (Enforcement appeal)	Awaiting start date from PINS	Bolton Peel Farm Bolton by Bowland Road Bolton by Bowland	WR (to be confirmed by PINS)			
3/2018/1105 R	Awaiting start date from PINS	Higher College Fm Lower Road Longridge	Hearing (to be confirmed by PINS)			

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REVISED CAPITAL PROGRAMME 2019/2020

The Director of Resources submitted a report seeking Committee's approval of the revised capital programme for the current financial year for this Committee. There was a total approved budget for this Committee's capital programme of three schemes of £365,840. Each of these schemes in the capital programme had been discussed with budget holders and the programme had been revised to reflect their progress and estimated full year expenditure. Following this review, the revised estimate showed a reduction of £40,920 from the total approved budget. The reasons for this were given.

- Replacement of plotter/copier in the planning section – this scheme is on hold awaiting the outcome of the wider process review in the planning section. The changed plotting/copying requirements in the planning section will be considered alongside the wider review. As a result this scheme will not be completed in year. It is recommended that the £14,500 scheme is moved into the 2020/21 financial year and the 2019/20 revised estimate is nil.
- Introduction of planning portal link to the planning application system and planning system update. This scheme was on hold awaiting the outcome of the wider process review in the planning section. The current elements included in this capital scheme need to be compatible with the functionality of the planning system going forward and may change as a result of the wider process review. As a result this scheme would not be completed in year. It was recommended that the £26,420 budget for this scheme was moved into the 2020/21 financial year and the 2019/20 revised estimate is nil.

RESOLVED: That Committee approve the 2019/20 revised estimate of £324,920 for this Committee's capital programme and approve the moving of the following capital budgets from 2019/20 to 2020/21:

- Replacement of plotter copier in the planning section - £14,500
- Introduction of planning portal link to the planning application system and planning system update - £26,420

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REVISED REVENUE BUDGET 2019/2020

The Director of Resources submitted a report outlining the revised revenue budget for 2019/20 for this Committee. Members were reminded that at this time of year the estimates were revised for the current financial year in order to predict the likely

outturn. This also assists in preparing the original estimates for the coming financial year.

The original budget for 2019/20 included provision for pay increases at 3% and price increases at 2%. As well as using data on past performance, there had been detailed discussions with budget holders and Heads of Service on past service provision and on future plans which played an integral part in the budget setting process. Committee were informed that the revised budget for 2019/20 showed an increase in net expenditure of £10,400 more than the original estimate after allowing for transfers to and from earmarked reserves.

A comparison between the original and revised budgets for each cost centre was included for Committee's information and the significant variances were highlighted.

RESOLVED: That Committee agree the revenue revised estimate for 2019/20.

481 ORIGINAL REVENUE BUDGET 2020/21

The Director of Resources submitted a report asking Committee to agree the draft revenue budget for 2020/21 for this Committee for consideration at Special Policy and Finance Committee.

With regard to the Council's overall financial position, she reminded Members that in September the four-year budget forecast had predicted the following budget gaps; £0k in 2020/21, £372k in 2021/22, £410k in 2022/23 after allowing for the use of general fund balances.

She also reminded Members that 2019/20 was the final year of the multi-year grant settlement from the Government. The Government had also announced a delay to the implementation of 75% business rate retention and the Fair Funding Review until April 2021.

On 20 December 2019 the Government announced the provisional financial settlement; for Ribble Valley this would mean

- A Business Rate Baseline of £1,354,393
- Our negative Revenue Support grant will be reset to zero
- New Homes Bonus allocation of £1,758,302
- Rural Services Delivery Grant of £107,921
- Revocation of the Lancashire 75% Business Rate Pilot but designation of a new Lancashire 50% Business Rate Pool

The Budget Working Group would continue to meet over the coming weeks and they would ultimately make recommendations to Special Policy and Finance Committee on 4 February 2020 in order to achieve a balanced budget.

The proposed fees and charges for 2020/21 had been considered by Committee in October and had been incorporated into the service budgets following in-depth service analysis and meetings between accountants, budget holders, Heads of Service and Management Team. The proposed draft budget was now presented to Members.

Estimates had been prepared on current levels of service allowing for pay increases at 3% and price increases at 2%. The budget for each cost centre within the report was presented individually showing the original estimate, savings, inflation, variations to the standard budgeted inflation, unavoidable changes to service costs, support services and capital charges, which then culminated in the draft original estimate for 2020/21.

The report detailed individual budget areas under this Committee and comments were provided on the main variances.

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

The net expenditure for this Committee is estimated to decrease by £1,150 after allowing for associated movements on earmarked reserves. The main reasons for the net increase were summarised for Committee's information. Committee were also informed that this budget did not take into account any expenditure on the local development plan review, which was to be considered in a later agenda item.

RESOLVED: That Committee agree the revenue original estimate for 2020/21 and submit this to Policy and Finance Committee.

482 LOCAL DEVELOPMENT PLAN BUDGET REQUIREMENTS

The Director of Economic Development and Planning submitted a report asking Committee to consider the budget implications for progressing the update of the Local Plan. The report outlined the plan making process and the preparation of key evidence base, some of which would be resourced in-house and some of which would need consultancy input. A budget estimate for each part of the process was outlined for Committee's information. It was estimated that a budget provision of some £300,000 would be necessary to progress and update the Local Plan.

RESOLVED: That Committee note the budget proposals set out in the report and ask Policy and Finance Committee to consider this growth request as part of the Council's annual budget setting process.

483 APPEALS

- a) 3/2018/0474 – Erection of single storey extension to the south of an existing modern extension to Great Mitton Hall, the reconfiguration of the existing patio and railings, the removal of the pointed archaeological doorway to the southern wall of the modern extension and its replacement with a window, and the repainting of the existing rendered gable to the Hall at Great Mitton Hall, Mitton Road, Mitton BB7 9PQ – part dismissed/part allowed.
- b) 3/2018/0685 – Change of use of agricultural land to a site for 8 No Eco holiday lodges and associated parking at Reed Deep, Whalley Road, Hurst Green – appeal dismissed.
- c) 3/2018/1076 – Demolition of existing timber framed conservatory and erection of new timber framed conservatory at Sabden House, Wesley Street, Sabden – appeal dismissed.

484 MINUTES OF THE LOCAL DEVELOPMENT PLAN WORKING GROUP

The minutes of the Local Development Plan Working Groups on 25 September 2019 and 13 November 2019 were included for Committee's information.

RESOLVED: That the report be noted.

485 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.30pm.

If you have any queries on these minutes please contact Nicola Hopkins (414532).