

## Minutes of Planning and Development

Meeting Date: Thursday, 29 May 2025, starting at 6.03 pm  
Present: Councillor L Street (Chairman)

Councillors:

S Bibby	M Hindle
T Austin	G Hibbert
I Brown	K Horkin
S Brunskill	M Peplow
M French	J Rogerson
M Graveston	K Spencer

In attendance: Director of Economic Development and Planning, Head of Development Management and Building Control and Solicitor

Also in attendance: Councillor M Robinson

### 24 APOLOGIES FOR ABSENCE

Apologies for absence for the meeting were received from Councillors M Sutcliffe and J Hill.

### 25 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 17 April 2025 were approved as a correct record and signed by the Chairman.

### 26 DECLARATIONS OF DISCLOSABLE PECUNIARY, OTHER REGISTRABLE AND NON REGISTRABLE INTERESTS

There were no declarations of disclosable pecuniary, other registrable or non-registrable interests.

### 27 PUBLIC PARTICIPATION

There was no public participation.

### 28 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

(i) 3/2025/0194 - 27 Poplar Way Barrow BB7 9ZN

RESOLVED THAT COMMITTEE:

Grant planning permission, subject to the following conditions

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

REASON: Required to be imposed 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 and Site Plan (amended 13th May 2025)  
Floor Plans (dwg no. EF\_OXFO\_DM.2.0 dated March 2018)  
Proposed Side Elevation

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

3. The materials to be used on the external surfaces of the development as indicated within the application form and on drawing 'Proposed Side Elevation' shall be implemented as indicated.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

4. The development hereby permitted shall not be occupied until such time as the parking facilities have been implemented in accordance with the amended Location and Site Plan received 13th May 2025. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety.

5. The parking area hereby approved shall be surfaced with porous hard bound material (not loose aggregate) or if surfaced in impermeable materials then the surface water runoff shall be drained within the site and to a suitable internal outfall. Thereafter, the porous material/ drainage shall be maintained in perpetuity.

REASON: In the interest of highway safety and to prevent water from being discharged and deleterious materials being deposited onto the public highway.

(ii) 3/2025/0180 - Land to the west of A671 Pimlico Link Road

Mr J Cullen spoke in support of the application and Mr D Heaton spoke against the application.

Councillor G Scott was granted permission to speak and advocated for the application being deferred.

RESOLVED THAT COMMITTEE:

Application deferred for the following reason(s):-

To enable further discussions with the applicant and local highways authority regarding highway safety mitigation and also pedestrian and cycle improvements associated with the development.

(iii) 3/2024/1012 - Unit 7 Mitton Road Business Park Mitton Road Whalley BB7 9YE

Mr M Vickers spoke in support of the application.

RESOLVED THAT COMMITTEE:

Refuse planning permission for the following reason(s):

The proposal would result in the loss of employment generating floorspace within a designated 'Existing Employment Area' through the introduction of a use which is primarily a retail-type use falling within the definition of a 'Main Town Centre Use'. There are no material considerations in this case to justify or warrant the harm resulting from the loss of employment generating floorspace use within an 'Existing Employment Area' or allowing a 'Main Town Centre Use' in an out-of-town centre location.

As such the proposal would result in direct conflict with Policy DMB1 of the Ribble Valley Core Strategy and the aims and objectives of Paragraph 91 of the National Planning Policy Framework.

## 29 HOUSING LAND EVIDENCE UPDATE

The Director of Economic Development and Planning submitted a report providing Committee with key information in relation to the updated Housing Land Availability Survey (HLAS) and accompanying Five Year Housing Land Supply (5YHLS) documents which have a base date of 31 March 2025. Members were also asked to authorise the publication of these documents as the Council's baseline 5-year housing land supply position.

Members were advised that since the report was published, the Government had issued new data which meant that the Housing Land Supply document needed to be amended. The new data changed the housing land supply position to 6.2 year supply rather than a 6.4 year supply.

## 30 LOCAL VALIDATION CHECKLIST FOR PLANNING APPLICATIONS

The Director of Economic Development and Planning submitted a report seeking authority from Committee to publish an updated version of the Council's Local Validation Checklist.

It was noted that the checklist was last approved in August 2023 and there is a requirement to review the document every two years. The proposed amendments reflect the changes nationally in planning guidance / legislation that have arisen relating to national flood risk mapping and the application of Biodiversity Net Gain (BNG).

RESOLVED THAT COMMITTEE:

1. Approve the updated Local Validation checklist for publication on the Council's website and for validating planning applications with immediate effect.
2. Authorise the Director of Economic Development and Planning to make any minor technical changes to the document which may be deemed necessary

## 31 AFFORDABLE HOUSING NEEDS ASSESSMENT

The Director of Economic Development and Planning submitted a report seeking authority from Committee to accept the findings of an updated Affordable Housing Needs Assessment (AHNA) for Ribble Valley to be used as a material consideration in determining planning applications with immediate effect and as an evidence base document to support the development of housing policies in the new Ribble Valley Local Plan.

The AHNA provides a contextual picture and analysis of the housing market for the Council's administrative area which considers the size, type and tenure of housing needed for different groups in the community, including those who require affordable housing.

It was noted that the area profile data pointed to Ribble Valley being an affluent area with house prices and large proportions of households living in owner-occupied housing. The Borough also sees a housing mix of larger and detached homes. The analysis pointed to relatively high levels of housing demand. However, the data suggested some issues, in particular the relative lack of social rented housing means it will be difficult for the Council to meet affordable housing needs when they arise.

**RESOLVED THAT COMMITTEE:**

1. Approve the updated Affordable Housing Needs Assessment (AHNA) for publication on the Council's website to be used as a material consideration for determining planning applications with immediate effect.
2. Approve the updated AHNA as an evidence base document to support the development of housing policies in the new Ribble Valley Local Plan.
3. Agree to continue with the strategy presented in this report for negotiating affordable housing on planning applications.

32

**APPOINTMENT OF WORKING GROUPS**

The Chief Executive submitted a report asking Committee to consider the reappointment of the Local Development Plan working group under the remit of the Planning and Development Committee and to confirm its membership.

Committee agreed that Councillors L Street, S Bibby, K Spencer, J Rogerson and G Hibbert would sit on the working group.

**RESOLVED THAT COMMITTEE:**

Approve the continuation of the Local Development Plan Working Group under the remit of this Committee for 2025/26 with the Membership to consist of 2 Conservatives, 1 Labour, 1 Liberal Democrat and 1 Independent Group member.

33

**CAPITAL OUTTURN 2024/25**

The Director of Resources and Deputy Chief Executive submitted a report informing Members of the final outturn of the 2024/25 capital programme for this Committee.

Members were reminded that there was one capital scheme for this Committee's original estimate budget, for £20,370. This was approved by the Special Policy and Finance Committee and Full Council at their meetings in February 2024 and March 2024 respectively. This scheme had been moved from the 2023/24 capital programme.

It was noted that there was no expenditure on this Committee's capital programme in 2024/25. Slippage was not requested for the unspent element of the capital programme scheme as this scheme has been replaced by the 'Software Upgrade for Regulatory Services' capital scheme in 2025/26, which falls under Policy and Finance Committee.

34 PLANNING APPLICATION STATISTICS REPORT

The Director of Economic Development and Planning submitted an information report updating Committee on key information in relation to the determination of planning applications.

It was noted that the Local Planning Authority met the Government performance targets for determining planning applications falling within the 'Major' 'Minor' and 'Other' categories. Whilst the appeals target was not met, overall performance on appeals did not present a cause for concern.

35 APPEALS (IF ANY)

Members noted the contents of the Appeals report.

36 MINUTES OF WORKING GROUPS

There were no minutes from working groups.

37 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

38 EXCLUSION OF PRESS AND PUBLIC

There were no items under this heading.

The meeting closed at 8.31 pm

If you have any queries on these minutes please contact the Democratic Services officer, Jenny Martin - 01200 413214 or [democraticservices@ribblevalley.gov.uk](mailto:democraticservices@ribblevalley.gov.uk)