

Minutes of Planning and Development

Meeting Date: Thursday, 29 June 2023, starting at 6.30 pm
Present: Councillor S Bibby (Chair)

Councillors:

T Austin	S Fletcher
K Barnsley	M French
D Brocklehurst	J Rogerson
I Brown	K Spencer
S Brunskill	N Stubbs
L Edge	

In attendance: Director of Economic Development and Planning, Head of Development management and Building Control and Head of Legal and Democratic Services

143 APOLOGIES FOR ABSENCE

Apologies for absence for the meeting were received from Councillors K Horkin, S Hore and S O'Rourke.

144 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 1 June 2023 were approved as a correct record and signed by the Chairman.

145 DECLARATIONS OF DISCLOSABLE PECUNIARY, OTHER REGISTRABLE AND NON REGISTRABLE INTERESTS

Councillor K Barnsley declared an interest in Agenda item 5(i) – Application 3/2022/0754 Coar Brook House, Clitheroe Road, Waddington BB7 3HH.

146 PUBLIC PARTICIPATION

There was no public participation

147 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

148 3/2022/0754 - COAR BROOK HOUSE, CLITHEROE ROAD, WADDINGTON BB7 3HH

Councillor K Barnsley left the meeting and took no part in the vote.

The application was for a lawful development certificate for the continued use of Coar Brook House as a single dwelling house unfettered by an agricultural occupancy restriction.

Mr Bracken spoke in support of the application.

Members were advised that sufficient evidence had been provided to satisfy the Local Planning Authority that the applicants have continuously resided in the application property for a period in excess of 10 years and are not, or were not solely, mostly or lastly employed in agriculture or forestry during this period. On this basis there were not considered to be any reasons to refuse to grant the certificate of lawfulness.

RESOLVED THAT COMMITTEE:

To approve the application for a Certificate of Lawfulness

Councillor K Barnsley returned to the meeting.

149 TREE PRESERVATION ORDER 3/19/3/233 2 LIMEFIELD AVENUE & 10 STATION ROAD, WHALLEY

The Director of Economic Development and Planning submitted a report asking Committee to consider whether the 2 Limefield Avenue and 10 Station Road, Whalley Tree Preservation Order (TPO) 2023 should be confirmed.

The trees were noted to be an important feature within the locality of Whalley. The TPO was made to enable the Council to make an informed decision on the future management of the trees.

Due to the high amenity value of the trees, the Council cannot allow these native, mature trees to be pruned without being consulted by way of a Treework Application. Although the trees do have a high target area, through regular inspection and carrying out any recommended management works, both beech trees should be able to be retained for a good number of years.

RESOLVED THAT COMMITTEE:

Confirm the 2 Limefield Avenue and 10 Station Road, Whalley, Tree Preservation Order 2023.

150 BARROW PLANNING OBLIGATION

The Director of Economic Development and Planning submitted a report seeking authority from Members to release section 106 contributions to Barrow Parish Council to facilitate improvement works at Barrow playing fields.

RESOLVED THAT COMMITTEE:

Authorise payment of £2,960 to Barrow Parish Council for the replacement of the picnic tables and benches. Payment will be made on completion of the works.

151 PLANNING ENFORCEMENT UPDATE

The Chief Executive submitted a report to provide the Committee with an update on planning enforcement.

Members were informed that the Council currently has 86 live planning enforcement matters.

Between 6 February 2023 and 20 June 2023, the Council received 46 new complaints. Of these, 14 matters had been closed with no further action.

Where the Council has taken formal action, the following notices had been served:

- 18 Planning Contravention Notices
- 4 Enforcement Notices
- 1 Breach of Condition Notice
- 1 Temporary Stop Notice

Committee noted the contents of the report.

152 LOCAL PLAN UPDATE

The Director of Economic Development and Planning submitted a report providing an update on progress with the replacement Ribble Valley Local Plan.

Councillor Malcolm Peplow was granted permission to speak during the meeting. He urged Ribble Valley Borough Council to consider the 2022 report by the Intergovernmental Panel on Climate Change (IPCC) in its evidence base, particularly with regards to climate resilient development.

Councillor Peplow further advised that a powerful means of addressing climate issues is through the development of the Local Plan, and that the greater the breadth of knowledge and voices heard, the better prepared Ribble Valley Borough Council will be.

153 APPEALS (IF ANY)

Members noted the contents of the Appeals report.

154 MINUTES OF WORKING GROUPS

There were no minutes from working groups.

155 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

156 EXCLUSION OF PRESS AND PUBLIC

There were no items under this heading.

The meeting closed at 6.49 pm

If you have any queries on these minutes please contact the committee clerk, Jenny Martin jenny.martin@ribblevalley.gov.uk jenny.martin@ribblevalley.gov.uk.