

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

meeting date: THURSDAY 10th FEBRUARY 2022
title: DISPLAY OF PLANS AT PLANNING AND DEVELOPMENT COMMITTEE
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING
principal author: NICOLA HOPKINS – DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

1 PURPOSE

1.1 The purpose of this report is for Members of the Planning and Development Committee to consider the request to displaying plans during the Committee meeting.

1.2 Relevance to the Council's ambitions and priorities:

- Community Ambitions-
 - To be a well-managed Council providing efficient services based on identified customer needs;
- Corporate Objectives –
 - To engage with all our communities to ensure we deliver services to meet customer needs and expectations
 - To seek to continually improve, ensuring that council services are fit for purpose and customer focused
 - To continue to be a responsive Council meeting the needs of the people who live, work and visit the borough

2 BACKGROUND

2.1 At previous meetings of this Committee there have been queries about whether paper copies of the plans, associated with the planning applications under consideration, could be displayed at Committee. Paper copies of the plans used to be displayed around the Chamber however this process was stopped at least 5 years ago.

2.2 This report seeks to set out possible options for Member's consideration.

3 OPTIONS

3.1 Following the request, the following options have been considered by Officers:

Option one- Return to displaying paper copies of the plans within the Council Chamber

3.2 The process of displaying paper copies of the plans in the Chamber ceased a number of years ago as it is understood the process became very resource intensive for limited benefit particularly given that all of the plans are available to view online with each Committee report containing a link to the relevant file online.

3.3 Appended to this report is an example of the number and size of plans which would have been displayed in the Chamber for recent Committee agendas if this process was still undertaken.

3.4 Members will note that numerous very large plans would have been on display for recent Committees. This would have brought the following challenges:

- All these plans would have been required to be printed. There is no longer a requirement to submit three copies of paper plans with an application as everything can be (and typically is) submitted electronically. Printing off the required plans would have associated time, resource, cost and waste implications. This would be at odds with the services move to reduce paper and waste in line with the Council's climate change aspirations.
- There is limited resource within the service area firstly to print off all the required plans and then display them prior to Committee
- The Committee Chamber has limited display space and as such it would not be possible to display all the plans listed.
- The Committee Chamber is often used for other uses during the day limiting the time availability to display the plans
- During the pandemic display of plans would be challenging for people to view and socially distance

3.5 Whilst paper copies of the plans were displayed in previous years at Committee there have been significant changes within the planning service and how plans are accessed since then. With plans available to view all of time electronically Members are asked to consider what benefits would be secured from returning to the process of displaying paper copies of the plans given the above constraints. Members should also note that with the current pandemic and limited staff resources returning to displaying plans could not be achieved straight away.

Option two- Powerpoint presentation

3.6 Other Local Authorities display plans and photographs of the application site on a large screen via PowerPoint during the Committee meeting. We also trialled such a process previously albeit a long time ago and for a limited number of Committee meetings.

3.7 The technology does exist within the Chamber for such a presentation to be done. If Members were minded to trial this it is important to note that there is always the potential for such technology to fail, not all the plans (in particular large scale housing developments) may be clear on the screen and such a presentation would replicate what is available to view online and on site.

3.8 Similar to option one if Members were minded trialling this option this could only be commenced when the service is fully resourced and would need to be kept under review in respect of any resource issues.

Option three- await the rollout of the new IT Equipment

3.9 Members will be aware that following the resolution of Policy and Finance Committee the task and finish group, tasked within considering what type of replacement IT equipment to purchase, have chosen to purchase surface pros for all Members. These are on order. The surface pro can be transported easily and will replicate the capabilities of a laptop. The screen size will enable documents, including plans, to be viewed much more clearly than on the current iPad.

3.10 Within each Committee report there is a link, at the end of the report, to the planning application online, including the associated plans. Following the rollout of the new equipment Members will be able to review both the Committee report, via ModGov, and the planning application details, via the Council's website, clearly and easily using the new surface pros.

3.11 Given one of the reasons for investing in new equipment was due to the introduction of ModGov and to enable Member access to all Council systems it is suggested that this rollout is completed before any changes are implemented in terms of viewing plans at Planning and Development Committee meetings. This new technology will enable Members and Officers to view plans and documents during the Committee deliberations on planning applications.

4 NATIONAL DIRECTION OF TRAVEL

4.1 At a national level the 2020 Planning White Paper included a clear direction of travel to digitise the planning process with online map-based plans enabling the community to be more engaged within the planning system. The Planning Service has moved some way towards this goal with applications available to view online and a reduction in the amount of paper produced within the service. Whilst further improvements are proposed it is important that any changes implemented, including during the decision-making process at Committee, achieve an efficient and effective planning system and accord with the Council's climate change goals.

5 RECOMMENDATION

5.1 Giving the resource challenges at the current time it is considered that option three is the only available option currently. However, as this option will allow the rollout of the Surface Pros this will give Members the opportunity to fully consider the preferable way to view the relevant plans and documents during Committee meetings. This could be reviewed 6 months after the new tablets have been distributed.



NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Committee Date	Application Number	Location	Proposal	Plans which would have been displayed	Size of Plans
21 st October 2021	3/2021/0699	Clitheroe Castle	Dismantle parapet to level of copper/lead tray. Make adjustments/replace lead/copper trays and rebuild parapet using the retained stone and matching mortar.	Elevation Plan	A3
	3/2021/0809	Wellsprings	Retention of unauthorised timber canopy over an existing outdoor seating area	Elevation Plan (Previous)	A3
				Elevation Plan (Proposed)	A3
				Site Plan	A1
	3/2021/0725	Buck Inn	Proposed replacement two-storey side and single-storey extensions to rear, external and internal alterations including first floor manager's accommodation (amended scheme).	Elevation Plan	A2
				Floor Plan	A2
				Existing Elevations	A2
				Existing Floor Plan	A2
				Site Plan	A3
	3/2021/0810	Wellsprings	Proposed construction of two single storey one bedroom holiday let units with parking. Resubmission of 3/2021/0254.	Proposed Site Plan	A1
				Proposed Elevations	A3
				Proposed Visualisation	A3
				Existing Site Plan	A1
	3/2021/0205	Neddy Lane	Proposed erection of 36 residential dwellings, along with landscaping and associated site infrastructure.	Site Layout	A0
Affordable Home Layout				A0	

Committee Date	Application Number	Location	Proposal	Plans which would have been displayed	Size of Plans
				House Type	A3
				House Type	A3
				House Type	A3
				House Type	A3
				House Type	A3
NUMBER OF PLANS					35
2 ND December 2021	3/2021/0725	Buck Inn	Proposed replacement two-storey side and single-storey extensions to rear, external and internal alterations including first floor manager's accommodation (amended scheme).	Elevation Plan	A2
				Floor Plan	A2
				Existing Elevations	A2
				Existing Floor Plan	A2
				Site Plan	A3
	3/2021/1042	Whiteacre Lane	Proposed erection of one new, two-storey, three-bedroom dwelling. Resubmission of 3/2020/0677	Proposed Site Plan	A1
				Proposed Plans	A3
	3/2021/0205	Neddy Lane	Proposed erection of 36 residential dwellings, along with landscaping and associated site infrastructure.	Site Layout	A0
				Affordable Home Layout	A0

Committee Date	Application Number	Location	Proposal	Plans which would have been displayed	Size of Plans
				House Type	A3
				House Type	A3
				House Type	A3
				House Type	A3
				House Type	A3
	3/2021/0720	Twyn Ghyll	Change of use of land to form an extension of Ribble Valley Country and Leisure Park to facilitate an additional 62 static caravan pitches (allowing a total of 420 pitches across the park), associated highway works, sewage treatment plant and pumping station, improvements to the existing open space and the creation of additional open space, landscaping and other associated works. (amended layout 5.11.21)	Proposed Site Plan	A1
				Landscape Strategy	A2
				Proposed Site Sections	A1
				Proposed Masterplan	A1
				Original Proposed Plans	A1
NUMBER OF PLANS					34
6 th January 2022	3/2021/0720	Twyn Ghyll	Change of use of land to form an extension of Ribble Valley Country and Leisure Park to facilitate an additional 62 static caravan pitches (allowing a total of 420 pitches across the park), associated highway works, sewage treatment plant and pumping station, improvements to the existing open space and the creation of additional open space, landscaping and other associated works. (amended layout 5.11.21)	Proposed Site Plan	A1
				Landscape Strategy	A2
				Proposed Site Sections	A1
				Proposed Masterplan	A1

Committee Date	Application Number	Location	Proposal	Plans which would have been displayed	Size of Plans
				Original Proposed Plans	A1
	3/2021/1042	Whiteacre Lane	Proposed erection of one new, two-storey, three-bedroom dwelling. Resubmission of 3/2020/0677	Proposed Site Plan	A1
				Proposed Plans	A3
	3/2021/0760	Lawsonsteads	Changes to planning permission 3/2018/0914 for the erection of 188 new dwellings. House type C (Plots 73, 74, 75, 80, 81, 82) 4 bed with integral garage redesigned because the living space was felt to be significantly compromised. This typology has been replaced with a large detached 3 bed with no integral garage. House type D (Plot 157) has increased in area from 101m2 to 108.9m2. House type E (Plots 79, 86, 99, 102, 109, 113 previously House type D) to be replaced with a new 4 bed wide frontage house type. This means that the overall mix of property sizes remains unchanged. House type K (Plots 35, 36, 143, 144, 145, 146, 147) this property has slightly increased in footprint and a further window has been added to bedroom 2. Changes to layout: rearrangement of plots 82 - 84 inclusive has been updated to create a stronger street scene with larger properties now bookending the southern end of the crescent.	Existing Site Plan	A0
				Proposed Site Plan	A0
				Proposed Street Scenes (Sheet 1)	
				Proposed Street Scenes (Sheet 2)	
				Proposed Street Scenes (Sheet 3)	
				House Type A	A1
				House Type B	A1
				House Type C	A1
				House Type D	A1
				House Type F	A1
				House Type G	A1
				House Type K	A1

Committee Date	Application Number	Location	Proposal	Plans which would have been displayed	Size of Plans
				Unit Mix	A1
NUMBER OF PLANS					20