

Minutes of Planning and Development

Meeting Date: Thursday, 20 October 2022, starting at 6.30 pm
Present: Councillor A Brown (Chair)

Councillors:

T Austin	K Fletcher
I Brown	M French
S Brunskill	B Holden
B Buller	K Horkin
S Carefoot	S O'Rourke
J Clark	J Rogerson
L Edge	R Sherras

In attendance: Director of Economic Development and Planning and Head of Legal and Democratic Services

Also in attendance: Councillors S Atkinson and S Farmer

388 APOLOGIES FOR ABSENCE

There were no apologies for absence.

389 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 22 September 2022 were approved as a correct record and signed by the Chairman.

390 DECLARATIONS OF DISCLOSABLE PECUNIARY, OTHER REGISTRABLE AND NON-REGISTRABLE INTERESTS

Councillor K Horkin declared he owned business premises in Clitheroe.

Councillor T Austin declared an interest in planning application 3/2022/0857 and would speak only as ward councillor.

391 PUBLIC PARTICIPATION

There was no public participation.

392 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

393 PLANNING APPLICATION 3/2022/0637 - KEEPERS COTTAGE, NORTHCOTE ROAD, LANGHO, BB6 8DB

RESOLVED that the application be minded to approve and go back to committee for appropriate conditions.

(Rebecca Grundy spoke in favour of the above application. Councillor S Atkinson was given permission to speak on the above application)

394 PLANNING APPLICATION 3/2022/0857 - CROASDALE FARM, 1 WHINNEY LANE, LANGHO, BB6 8DQ

RESOLVED that the application be minded to approve and go back to committee for appropriate conditions.

(Katie Swingewood, on behalf of Billington & Langho Parish Council spoke in favour of the above application. Councillor S Farmer was given permission to speak on the above application)

(Councillor T Austin left the meeting and took no part in the vote)

395

ARCHAEOLOGICAL ADVICE

The Director of Economic Development and Planning submitted a report seeking authority from committee in respect of a Service Level Agreement with LCC for archaeological advice relating to planning applications.

The Director informed members that in 2019 a service level agreement had been entered in to for the period up to 2021. The agreement set out RVBC's contribution to the service and that payment is made within the first quarter of each financial year as one payment. The Historic Environment Team had confirmed that this was for budgetary reasons.

She outlined the current position which was an annual agreement with a fee of £10,603 for 2021/22, £10,837 for 2022/23 and £11,075 for 2023/24. The 2021 agreement was never signed but the invoice was paid. In 2022 a similar agreement was received; however, it had not been signed and the invoice not paid as there was no SLA in place.

LCC had confirmed the work carried out in relation to the outstanding invoice, and the Director recommended that the Council enter into the SLA and pay the invoice for this years' service. However, going forward it was suggested that the service being provided be reviewed to ensure the financial assistance provided by RVBC reflects the level of need for archaeological advice within the Borough.

RESOLVED THAT COMMITTEE

1. Agree for the Director of Economic Development and Planning enter into a SLA with LCC for the provision of Archaeological advice and pay this year's invoice, and
2. Agree that a full review of the service provided and the level of need of service for the Borough be undertaken in the new year with any suggested SLAs with LCC brought back to this committee.

396

HOUSING LAND EVIDENCE UPDATE

The Director of Economic Development and Planning submitted a report providing members with key information in relation to the updated Housing Land Availability Study (HLAS) which had a base date of 31 March 2022.

The Council has a duty to ensure a five-year supply of deliverable housing land and this should be identified at all points during any plan period. Current guidance emphasises that Local Authorities need to demonstrate that there is a reasonable prospect that housing sites are developable and deliverable within the next five years using robust and up to date evidence, and as such the Council had previously undertaken work to provide clear evidence required by the Framework to reinforce the five-year supply position.

The Standard Methodology Calculation was set out in the 5-year statement and was calculated as a baseline of 133 dwellings per annum. Measured against this, the relevant housing land supply set out in the evidence illustrates a 12.6-year supply.

Although the Council could identify an extensive supply of housing against the nationally defined methodology, members were reminded that the existing pipeline of housing consents were being built out at an accelerated rate. As a result, the supply position was likely to change quickly, the implications of which must be considered in respect of housing requirement and provision within the emerging Local Plan.

As the 5-year statement would form an important baseline for the Local Plan Review, it was proposed the document be published for a period of four weeks in draft form inviting comments from stakeholders on the evidence used and the assumptions made.

RESOLVED THAT COMMITTEE

1. Note the information set out in the latest Housing Land Availability Study (HLAS), endorse its publication and agree to publish the accompanying 5-year supply statement for a period of four weeks to allow for stakeholder consultation;
2. Agree that following the consultation period and subject to there being no issues that would warrant further consideration by committee and in agreement with the Chair of this committee, that the document be published as the Council's baseline 5-year housing supply position, and
3. Authorise the Director of Economic Development and Planning to undertake such technical amendments as are deemed necessary.

397

PLANNING ENFORCEMENT POLICY 2022 - 2025

The Chief Executive submitted a report seeking committee approval of the Planning Enforcement Policy 2022 – 2025.

The policy sought to set out in a clear and comprehensive format the purpose of enforcement, what amounts to a breach of planning, the process to be followed, how complaints would be categorised, investigated and the potential routes of action. Methods of reporting and proactive monitoring of development were also included.

Committee were pleased with the document which they felt would be useful when dealing with individual queries.

RESOLVED THAT COMMITTEE

Approve the Planning Enforcement Policy 2022 – 2025.

398

RIBBLE VALLEY LOCAL PLAN UPDATE

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

Consultation had taken place on Regulation 18 and briefings had been held with parish councils exploring issues and assisting parishes to contribute. The Local Plan working group will meet shortly to consider the outcome of the consultation ahead of the response and the next stages being considered by committee.

At this stage the headline position was that there is overall support for maintaining the existing Development Strategy, but that some consideration would need to be given to sustaining villages. Overall, climate change issues and mitigation would need strengthening and concerns that continued past rates of development were not appropriate had been expressed.

Also, to be considered would be the sites that had been promoted through the consultation, and suggested open space, as well as the wider response to call for sites which would help demonstrate if needed that the Council would be able to meet potential land requirements.

It was also noted that the progress for the Plan does remain subject to challenges with staffing, availability of consultants for evidence-based work and the possible imminent changes to National Policy and Planning Legislation.

399 CAPITAL MONITORING 2022/23

The Director of Resources submitted a report for information on the progress on this committee's 2022/23 capital programme for the period April to September 2022.

At the end of September there had been no spend on the one capital scheme that was currently on hold, and it was unclear whether there would be any spend on the scheme in 2022/23.

400 REVENUE MONITORING 2022/23

The Director of Resources submitted a report for information on the position for the period April to September 2022 of this year's original revenue budget as far as this committee was concerned.

The comparison between actual and budgeted expenditure showed an overspend of £85,405 to September 2022. After allowing for transfers to/from earmarked reserves that was an overspend of £121,279.

401 APPEALS (IF ANY)

Appeals update.

3/2021/0979 – extension to residential dwelling (unit 5) and erection of garage a garage and car port at New Drop, Stoneygate Lane, Ribchester, PR3 2XE – appeal allowed.

3/2021/1020 – development of land without complying with conditions subject to which a previous planning permission was granted – construction of 15 eco-lodges and infrastructure at Eaves Hall, West Bradford – appeal dismissed.

3/2021/1028 – replacement windows with new single glazed sliding slash, external redecoration including the removal of modern paints from render and stonework, reinstatement of timber canopy and internal alterations associated with thermal upgrades, new bathroom, and kitchen reconfiguration at 11 Railway View Road, Clitheroe, BB7 2HE – appeal dismissed.

402 MINUTES OF WORKING GROUPS

There were no minutes of working groups.

403 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

404 EXCLUSION OF PRESS AND PUBLIC

There were no items under this heading.

The meeting closed at 7.30 pm

If you have any queries on these minutes please contact the committee clerk, Olwen Heap 01200 414408 olwen.heap@ribblevalley.gov.uk.