

## Minutes of Planning and Development

Meeting Date: Thursday, 1 June 2023, starting at 6.30 pm  
Present: Councillor S Bibby (Chair)

Councillors:

T Austin	S Fletcher
K Barnsley	S Hore
D Brocklehurst	K Horkin
I Brown	S O'Rourke
S Brunskill	J Rogerson
L Edge	K Spencer

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

### 25 APOLOGIES FOR ABSENCE

Apologies for absence for the meeting were received from Councillors M French and N Stubbs.

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

The minutes of the meeting held on 13 April 2023 were approved as a correct record and signed by the Chairman.

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

Councillors S O'Rourke and I Brown declared an interest in Agenda Item 7(iii) – Application 3/2023/0199 Roefield Leisure Centre, Edisford Road, Clitheroe BB7 3LA

### 28 PUBLIC PARTICIPATION

Mr Peter Hitchen spoke on Agenda Item 7(i) – 3/2022/1039 – Land adj Kemple View, Clitheroe BB7 2QJ

### 29 BRIEFING OF THE WORK OF THE PLANNING & DEVELOPMENT COMMITTEE

As the members had already undertaken a training course immediately prior to the Committee, the Director of Economic Development and Planning gave a brief overview of the Planning and Development Committee.

### 30 APPOINTMENT TO 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 its membership.

RESOLVED THAT COMMITTEE:

Approve the continuance of the Local Development Plan working group for the 2023/24 municipal year, being made up of five members consisting of two Conservatives, one Liberal Democrat, one Labour and one Independent Group Councillor.

The membership of the working group is as follows:

Councillors S Bibby, S Brunskill, S O'Rourke, K Spencer and J Rogerson

31 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

32 3/2022/1039 - LAND ADJ KEMPLE VIEW, CLITHEROE BB7 2QJ

Councillor Mary Robinson was given permission to speak on the above item.

RESOLVED THAT COMMITTEE:

1. Grant planning permission (contrary to the recommendation) subject to conditions.
2. The application is to be brought back to a future committee meeting for decision with conditions drafted.

33 3/2023/0068 - ROSE GARDEN WITHIN CLITHEROE CASTLE GROUNDS, CLITHEROE BB7 1AZ

RESOLVED THAT COMMITTEE:

The application was withdrawn as reported on the Late Items Sheet.

34 3/2023/0199 - ROEFIELD LEISURE CENTRE EDISFORD ROAD CLITHEROE BB7 3LA

Councillor Simon O'Rourke left the room.

Councillor Ian Brown made a brief comment in support of the application then left the room.

RESOLVED THAT COMMITTEE:

Approved the application subject to the imposition of the following condition(s):

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 pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

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:

0677/93 Drawing 00: Proposed Location Plan  
0677/99 Drawing 05: Proposed Site Plan

0677/99 Drawing 10C: Proposed Ground Floor Plan  
0677/99 Drawing 11A: Proposed First Floor Plan  
0677/99 Drawing 17A: Proposed Elevations

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

3. The rating level of sound emitted from the external air-conditioning units hereby approved shall not exceed background sound levels by more than 5dB(A) between the hours of 0700 - 2300 (taken as a 15 minute LA90 at the nearest sound-sensitive premises) and shall not exceed the background sound level between 2300 - 0700 (taken as a 15 minute LA90 at the nearest/any sound-sensitive premises).

All measurements shall be made in accordance with the methodology of BS4142 (2014) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Where access to the nearest sound-sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound-sensitive property.

Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority.

REASON: To protect nearby residential amenities and to ensure the proposed development does not cause undue noise disturbance.

Councillors Simon O'Rourke and Ian Brown returned to the room.

35

#### LOCAL VALIDATION CHECKLIST FOR PLANNING APPLICATIONS

The Director of Economic Development and Planning submitted a report seeking authority from Members to publish a consultation draft version of the Council's updated Local Validation Checklist for a six-week consultation period. This document sets out the information that is required to validate a planning application and is required to be reviewed and updated every two years.

It was noted that section 1 of the document provides information on procedural matters of validation and section 2 sets out the national requirements which are set by central government.

Several Members noted concerns with regards to the lack of reference on environmental factors such as net zero carbon emissions. It was suggested that these issues could be included in the Council's core strategy and the Local Plan.

RESOLVED THAT COMMITTEE:

Agree for the Local Planning Authority to publish the draft version of the updated Local Validation Checklist for a six-week consultation period.

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#### UPDATED GUIDANCE NOTES FOR PRE-APPLICATION ENQUIRY FEES

The Director of Economic Development and Planning submitted a report updating Members on the Local Planning Authority's recently published Pre-Application guidance note. It included information on:

- Fees (as approved by Full Council)
- A description of what type of proposals fall within each of the development categories
- Timescales for when customers can expect to receive responses

37 GOVERNMENT CONSULTATION ON INTRODUCING A USE CLASS FOR SHORT-TERM LETS

The Director of Economic Development and Planning submitted a report updating Members on the current government consultation on 'Introduction of a use class for short term lets and associated permitted development rights'.

It was noted that the government is consulting on planning measures that would help local areas have greater ability to control any future increase in the number of short term lets in their area and support the retention of existing properties to buy or to rent.

In addition it seeks views on the introduction of new permitted development rights to provide flexibility where short term lets are not a local issue, and which allows for this flexibility to be removed where there is local concern. The consultation also seeks views on how homeowners might be provided with flexibility to let out their sole or main home for up to 30 nights in a calendar year.

38 APPEALS (IF ANY)

Members noted the content of the appeals update report.

39 MINUTES OF WORKING GROUPS

There were no minutes from working groups

40 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

41 EXCLUSION OF PRESS AND PUBLIC

There were no items under this heading

The meeting closed at 7.37 pm

If you have any queries on these minutes please contact the committee clerk, Jenny Martin [jenny.martin@ribblevalley.gov.uk](mailto:jenny.martin@ribblevalley.gov.uk).