

Minutes of Planning and Development

Meeting Date: Thursday, 19 October 2023, starting at 6.30 pm
Present: Councillor S Bibby (Chair)

Councillors:

T Austin	S Hore
D Brocklehurst	K Horkin
I Brown	S O'Rourke
S Brunskill	J Rogerson
L Edge	K Spencer
S Fletcher	N Stubbs
M French	L Jameson

In attendance: Head of Development Management and Building Control, Head of Legal and Democratic Services and Senior Accountant

385 APOLOGIES FOR ABSENCE

There were no apologies for absence.

386 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 21st September 2023 were approved as a correct record and signed by the Chair.

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

Councillor S Hore declared an interest in Agenda Item 5(a) – Planning Application at the Dog and Partridge, Hesketh Lane, Chipping PR3 2TH

388 PUBLIC PARTICIPATION

There was no public participation.

389 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

390 3/2023/0156 - DOG AND PARTRIDGE HESKETH LANE CHIPPING PR3 2TH

Councillor S Hore left the meeting and took no part in the discussion or vote.

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 Block Plan Dwg no LP01 Rev A
- Proposed Site Plan Dwg no P05 Rev H
- Proposed Floor Plan Dwg no P14 Rev E
- Proposed Elevations Dwg no P22 Rev D
- Proposed Ground Floor Plan Dwg no P12 Rev A
- Proposed First Floor Plan Dwg no no P13 Rev A
- Proposed Elevations Dwg no P21 Rev B

REASON: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

3. Notwithstanding the submitted details, precise specifications, or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been made available to view to and approved by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy/Policies DMG1 and DME2 of the Ribble Valley Core Strategy.

4. The holiday cottages hereby approved (identified as plots 8-10 on the approved site plan) shall be restricted to holiday accommodation use only and shall not be occupied at any time as permanent residential accommodation or as a person's main place of residence. These units shall not be occupied by the same occupant/s for periods of more than 28 days in any 3 month period.

The owners/operators of the site shall maintain an up-to-date register of the names of all occupiers of the individual holiday cottages on the site, and of their main home addresses, and shall make this information available, on request, to the Local Planning Authority.

REASON: To prevent the permanent residential occupation of the site in a location where new residential development is unacceptable in principle and to define the scope of the permission hereby approved.

5. No development shall commence on plots 8-10 as indicated on Dwg no P05 Rev H until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the site-specific flood risk assessment and indicative surface water sustainable drainage strategy submitted (20th April 2023 / C-1050 - Issue 1 / Hamilton Technical Services) and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly, and shall be limited to a maximum peak flow rate of 20l/s.

The details of the drainage strategy to be submitted for approval shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control for the:
 - i. 100% (1 in 1-year) annual exceedance probability event;
 - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
 - iii. 1% (1 in 100-year) annual exceedance probability event + 50% climate change allowance, with an allowance for urban creep

Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
 - i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
 - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
 - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
- c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.
- d) Evidence of an assessment of the existing on-site sewer to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.
- e) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

6. No development shall commence on plots 8-10 as indicated on Dwg no P05 Rev H until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent runoff rate from the site prior to redevelopment.
- b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

REASON: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the National Planning Policy Framework.

7. The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;
- b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures,
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and

g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

REASON: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework.

8. The occupation of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

REASON: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

9. No part of the development shall be occupied or brought into first use until the foul drainage works have been completed in accordance with the approved scheme for foul water as identified in the FRA & Drainage Strategy, Issue 2, 6/27/2023, C-1050. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

REASON: To promote sustainable development using appropriate drainage systems and ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health.

10. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

11. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Black Barn drawing number P05 Rev H have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

12. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 70 metres have been provided at the site access serving the proposed 6 apartments and 3 holiday lets and vehicular visibility splays of 2 metres by 70 metres have been provided at the site access serving the proposed dwelling. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

13. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 5 metres of the highway boundary. The gates shall then open away from the highway only.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2021).

14. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

15. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Black Barn drawing number P05 Rev H. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

16. Prior to the first occupation of the 1no. 3-bed dwelling hereby approved details of the provision of 1no. electric vehicle charging point within the curtilage of this dwelling shall have been submitted to and approved in writing by the local

planning authority. The approved scheme shall have been made available for use prior to the first occupation of the dwelling and thereafter retained as such.

REASON: To contribute towards sustainable transport objectives and the reduction of harmful vehicle emissions.

17. Notwithstanding the submitted details, no building works hereby approved shall progress beyond slab level until a scheme for the hard and soft landscaping of the site, including details of boundary treatment, has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted details shall include the following: types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, and the location and types of all new boundary treatments to be installed.

The approved boundary treatments and hard landscaping details shall be implemented prior to first occupation of the dwelling. The approved soft landscaping scheme shall be implemented in the first planting season following occupation of the dwelling, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To ensure the proposal is satisfactorily landscaped.

18. Notwithstanding the submitted details, no building works hereby approved shall progress beyond slab level until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) has been submitted to and approved in writing by the Local Planning Authority.

The landscape shall thereafter be managed and maintained in accordance with the approved plan.

REASON: To ensure the proper long-term management and maintenance of the landscaped areas in the interests of visual amenity and biodiversity enhancement.

19. The development shall be constructed in accordance with the submitted Ecological Survey and Assessment ref 2023-006 July 2023 including the mitigation measures contained therein (including details of the specification and siting of 2no. house sparrow terraces and 4no. bat access panels), prior to use hereby approved first becoming operational. The approved details and mitigation shall remain in place thereafter.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development.

20. The development shall be constructed in accordance with the submitted Acoustic Survey and Assessment document (prepared June 2023) including the mitigation measures contained therein, prior to use hereby approved first

becoming operational. The approved details and mitigation shall remain in place thereafter.

REASON: In the interests of protecting the amenities of nearby residents and businesses.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2, Part 1, Classes A-E) or any subsequent re-enactment thereof, no development that falls within the above Classes shall be constructed without express planning permission first being obtained.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the visual and residential amenities of the immediate area.

22. There shall be no changes to the existing ground levels/FFL as indicated on the approved Proposed Elevations Dwg no P21 Rev B without express planning permission being obtained.

REASON: In order that the Local Planning Authority may ensure that proposed development responds appropriately to the topography of the site, is appropriate to the locality and to protect neighbouring amenity.

23. Notwithstanding the submitted details, elevational details at a scale of not less than 1:20 and details of the precise location of all proposed refuse storage provision shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation.

The development shall be carried out in strict accordance with the approved details which shall be in place prior to first occupation of any dwelling or holiday unit, and the approved details shall be retained and made available for use at all times thereafter.

REASON: In order that the Local Planning Authority may ensure that the development provides adequate dedicated provision for the storage of domestic waste.

Councillor S Hore returned to the meeting.

391

3/2023/0680 - PARKS STORE CLITHEROE CASTLE CASTLE GATE CLITHEROE BB7 1AZ

RESOLVED THAT COMMITTEE:

Grant planning permission subject to the following conditions:

1. The proposed development must be begun not later than three years from the date of this permission.

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Park Store Location Plan
Park Store Proposed Plan

REASON: To define the permission and in the interests of the proper development of the site.

3. The external facing materials, detailed on the submitted application form, namely natural Welsh Blue Slate, shall be used and no others substituted.

REASON: To ensure that the materials used are visually appropriate to the locality.

4. The development hereby approved shall be carried out in accordance with the Bat Survey Report and Method Statement European Protected Species (Bats) dated 4th September 2023. In particular:

As part of the construction of the new roof four bat access slates, two per roof face, shall be fitted, two slate rows below ridge tiles. A loft space will be created within the new roof for bats to roost.

Prior to the commencement of the development compensatory bat box (Two Greenwood Eco Habitats two crevice box) shall be placed on trees within Clitheroe Castle grounds to south of the building. Thereafter the bat boxes shall be retained on site in perpetuity.

REASON: To ensure the continued protection of bats as part of the development and in the interests of biodiversity enhancement.

5. Before the commencement of any works, full details of the proposed rainwater goods, including the eaves detail, to be used on the building shall have been submitted to and been approved in writing by the Local Planning Authority. All works undertaken on site should be strictly in accordance with the approved details.

REASON: In the interests of the character and appearance of the building

INFORMATIVES:

1. In the event that bats are found during works, all works shall cease until the appropriate licence has been secured to rehouse the bats.

(i) 3/2023/0681 - Parks Store Clitheroe Castle Castle Gate Clitheroe BB7 1AZ

RESOLVED THAT COMMITTEE:

Grant Listed Building Consent subject to the following conditions:-

1. The proposed development must be begun not later than three years from the date of this permission.

REASON: Required to be imposed by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Park Store Location Plan
Park Store Proposed Plan

REASON: To define the permission and in the interests of the proper development of the site

3. The external facing materials, detailed on the submitted application form, namely natural Welsh Blue Slate, shall be used and no others substituted.

REASON: To ensure that the materials used are visually appropriate to the locality.

4. Before the commencement of any works, full details of the proposed rainwater goods, including the eaves detail, to be used on the building shall have been submitted to and been approved in writing by the Local Planning Authority. All works undertaken on site should be strictly in accordance with the approved details.

REASON: In the interests of the character and appearance of the building

392

3/2022/1129 - BRIDGE HEY WOOD CARAVAN PARK DUNKIRK FARM READ BB12 7RR

Mr C Pollard spoke against the application.

Councillors M Peplow and D Birtwhistle were given permission to speak and both spoke against the application.

RESOLVED THAT COMMITTEE:

Minded to refuse Planning Permission on the grounds of visual harm, impact on character of area and insufficient information on impact to Martholme Viaduct (Grade II Listed). To be brought back to a future committee with draft reasons for refusal.

393

3/2022/1039 LAND ADJACENT 115 KEMPLE VIEW CLITHEROE BB7 2QJ

Mr P Hitchen spoke in support of the application.

RESOLVED THAT COMMITTEE:

Defer and delegate to the Director of Economic Development and Planning for approval subject to the drainage issues being resolved and no objections being raised by United Utilities and subject to the following conditions:

1. 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:

- A102: Proposed Floor Plans and elevations Building 1

- A202: Proposed Floor Plans and Elevations Building 2
- A302: Proposed Site Plan
- A303: Site Plan Boundary Dimensions
- A400: Sections
- A401: Location Plan
- PH/366 Revision A (received 7/09/23): Site Drainage Diversion (TBC)

2. Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

3. Details of the alignment, height, and appearance of all walling, retaining wall structures and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out in strict accordance with the approved details.

REASON: To ensure a satisfactory standard of appearance in the interests of the visual amenities of the area.

4. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site unless and until a scheme for protective fencing for trees and hedgerow within and adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall be in accordance with BS5837 (2012): 'Trees in Relation to Construction'. The agreed fencing/protection shall be erected in its entirety prior to any other operations taking place on the site and shall not be breached nor removed during development. Furthermore, within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials unless expressly agreed by the Local Planning Authority.

For the avoidance of doubt all trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.

REASON: To ensure the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of the development.

5. The flat roof/ roofed area(s) of the dwellings hereby approved shall not be used as a balcony, roof garden, terrace or similar amenity area.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm nearby residential amenity.

6. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the

construction period of the development hereby approved. For the avoidance of doubt the submitted details shall include the following:

- i. The parking of vehicles of site operatives and visitors
- ii. The loading and unloading of plant and materials
- iii. The storage of plant and materials used in constructing the development
- iv. The erection and maintenance of security hoarding
- v. Wheel washing facilities
- vi. Measures to control the emission of dust and dirt during construction
- vii. A scheme for recycling/disposing of waste resulting from demolition and construction works
- viii. Details of working hours
- ix. Routing of delivery vehicles to/from site

REASON: To minimise disruption during the construction phase of the development hereby approved.

7. Prior to commencement of any building works, the drainage diversion works shown on drawing 'Site drainage diversion and proposed building outline' PHA/366-100 Revision A shall be completed in accordance with Lancashire County Council Specification under an appropriate agreement with access rights agreed thereafter.

REASON: To ensure the appropriate provision(s) of drainage infrastructure to be installed/diverted.

8. The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before any other construction work is carried out.

9. Prior to the first occupation of any dwelling hereby approved, the car parking and turning areas shall be provided and made available for use. Such areas thereafter shall solely be maintained for the purposes of vehicle parking.

REASON: To ensure adequate dedicated parking provision is made available on site to accommodate the development hereby approved.

10. Prior to first occupation of each of the dwellings hereby approved, each dwelling shall be afforded the provision of an electric vehicle charging point. For the avoidance of doubt the installed charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of current electric vehicle.

REASON: To encourage sustainable methods of transport and to reduce carbon emissions associated with the dwellings(s) hereby approved.

11. The development hereby approved shall be carried out in accordance with the Preliminary Bat Roost Assessment Report dated 2nd December 2021. In particular:

- Prior to commencement of development above slab level a Greenwoods Ecohabitats Two Chamber Bat Box or Kent Bat Box shall be installed within the site to provide roosting potential for the local bat population. Thereafter the bat box shall be retained on site in perpetuity.

REASON: To ensure the continued protection of bats as part of the development and in the interests of biodiversity enhancement.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the dwellings shall not be altered or extended, nor shall any building, structure or enclosure be erected within the curtilage of the dwellings without planning permission.

REASON: To ensure that the Local Planning Authority have control over any future development of the dwellings in the interests of the residential amenity of occupants / neighbours.

394 FEES AND CHARGES 2024/25

The Director of Resources and Deputy Chief Executive submitted a report seeking Member approval on proposals to increase this Committee's fees and charges with effect from the 1 April 2024.

Work had been undertaken by financial services, heads of service and budget holders in reviewing the fees and charges operated by this Committee in advance of the next financial year. The Council's three-year budget forecast that was approved by Policy and Finance Committee in September 2023 assumed that fees and charges are increased next year by 4%. Members were advised that the charges set out in the annexes to the report would meet the 4% target for the financial year 2024/25.

RESOLVED THAT COMMITTEE:

Considered and approved the level of fees and charges to be levied for this committee for 2024/25.

395 CAPITAL MONITORING 2023/24

The Director of Resources and Deputy Chief Executive submitted a report for information on the progress on this Committee's 2023/24 capital programme for the period to the end of September 2023. At the end of September 2023 there had been no spend or commitments made against the capital programme budget.

There was one capital scheme for this Committee with a budget of £26,420. Whilst it is unlikely to be completed within the financial year, it was noted that, due to the residual purpose of the scheme, this should not cause concern for Members.

396 REVENUE MONITORING 2023/24

The Director of Resources and Deputy Chief Executive submitted a report for information on the position for the period April 2023 to September 2023 of this year's original revenue budget as far as this Committee is concerned.

The comparison between actual and budgeted expenditure showed an underspend of £20,157 to September 2023 of the financial year 2023/24. After allowing for transfers to/from earmarked reserves there was an underspend of £30,256.

397 APPEALS (IF ANY)

Committee noted the contents of the Appeals report.

398 MINUTES OF WORKING GROUPS

There were no minutes from working groups.

399 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

400 EXCLUSION OF PRESS AND PUBLIC

There were no items under this heading.

The meeting closed at 7.49 pm

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